

The Summit

1025 W. Rudisill Blvd., Fort Wayne IN 46807

Office Space for Lease

Prepared By:

Whitney Peterson

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Broker

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HIGHLIGHTS

- Beautiful 22 Acre Campus
- Ample Parking
- Modified Gross Leases
- Located off W. Rudisill near Foster Park
- Build to Suit Options Available



Suite	Tenant	Floor	Square Feet	Lease Rate Per Sq. Ft.	Lease Type	Notes
1007	Suite 1007	1	4,600	\$19.00	Modified Gross	4,600 square feet of space in the Lehman building next door to the new Parkview Physicians Group. The space can be built out to Tenants specifications. Lease rate could fluctuate depending on finishes selected. The space offers a modified gross lease so Tenant is responsible for utilities, interior maintenance and their share of taxes on top of rent. This suite is currently rented on a month to month basis for storage.
1025-100	Former College of Biblical Studies	1	2,159	\$16.00	Modified Gross	Move-in ready, open concept suite with a couple offices, storage and large open workspace. This suite has direct access off the parking lot! The space offers a modified gross lease so Tenant is responsible for utilities and interior maintenance on top of rent.

Suite	Tenant	Floor	Square Feet	Lease Rate Per Sq. Ft.	Lease Type	Notes
105	1027 - Suite 105	1	3,592	\$16.00	Modified Gross	First floor office space directly off the lobby. The suite includes 6 private offices, a large conference room, reception area, kitchenette and open space for cubicles. Tenant is responsible for utilities, interior maintenance, and their share of taxes on top of rent.
127	1027 - Suite 127	1	764	\$16.00	Modified Gross	First floor space directly off the lobby. Space includes 3 rooms that are all connected. Tenant is responsible for utilities, interior maintenance, and their share of taxes on top of rent.
304	Community Center - Suite 304	3	665	\$12.00	Modified Gross	Third floor office space with reception area, two offices, and a storage room. Tenant is responsible for utilities, interior maintenance, and their share of taxes on top of rent.
Atrium	Atrium	1	936	\$16.00	Modified Gross	Open concept space with lots of windows. Tenant is responsible for their share of utilities, interior maintenance and their share of taxes on top of rent.
Green Lab	Green Lab	1	864	\$16.00	Modified Gross	Former lab space directly off the lobby. Space is an open office with glass walls. In addition to rent, Tenant is responsible for utilities, interior maintenance and their share of taxes on top of rent.

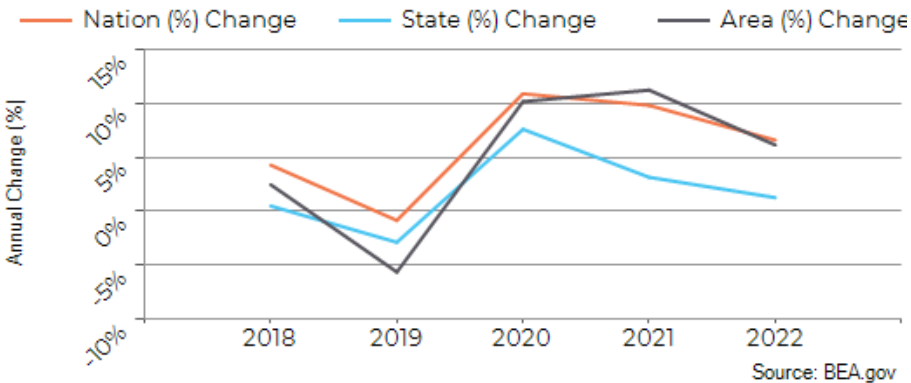
Location Summary

- Located in the beautiful Southwood Park neighborhood off of Rudisill Blvd. The Summit Campus is the home of the former Taylor University and consists of 6 buildings on 22 acres.

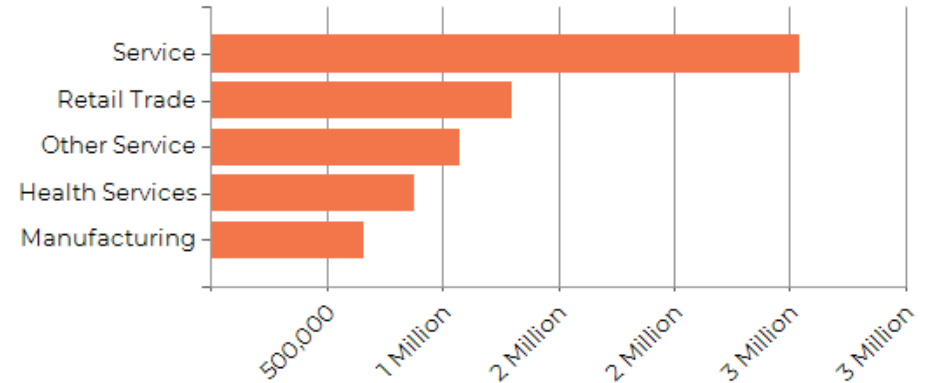
Property Description

- The Summit Campus offers office space for lease on a beautiful 22 acre campus. The property has ample parking, outdoor seating areas, indoor common areas, and lots of green space. The property offers both executive suites and individual suites for lease. Major tenants on campus include Big Brothers Big Sisters, Healthier Moms and Babies, and Parkview Physicians Group - Family Medicine.

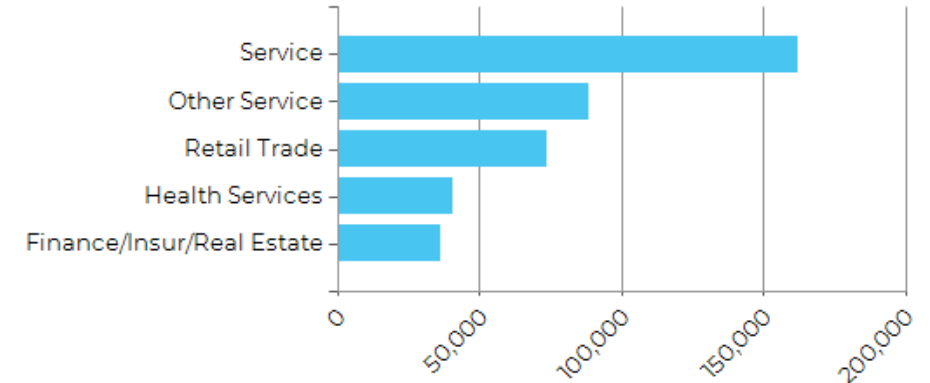
Allen County GDP Trend



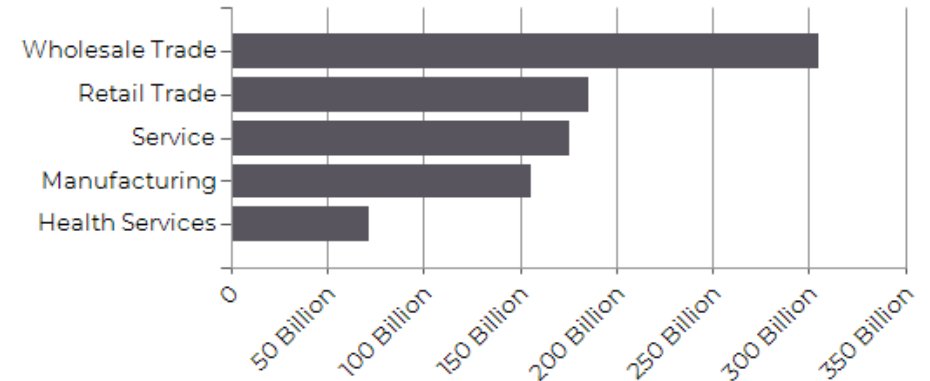
Major Industries by Employee Count

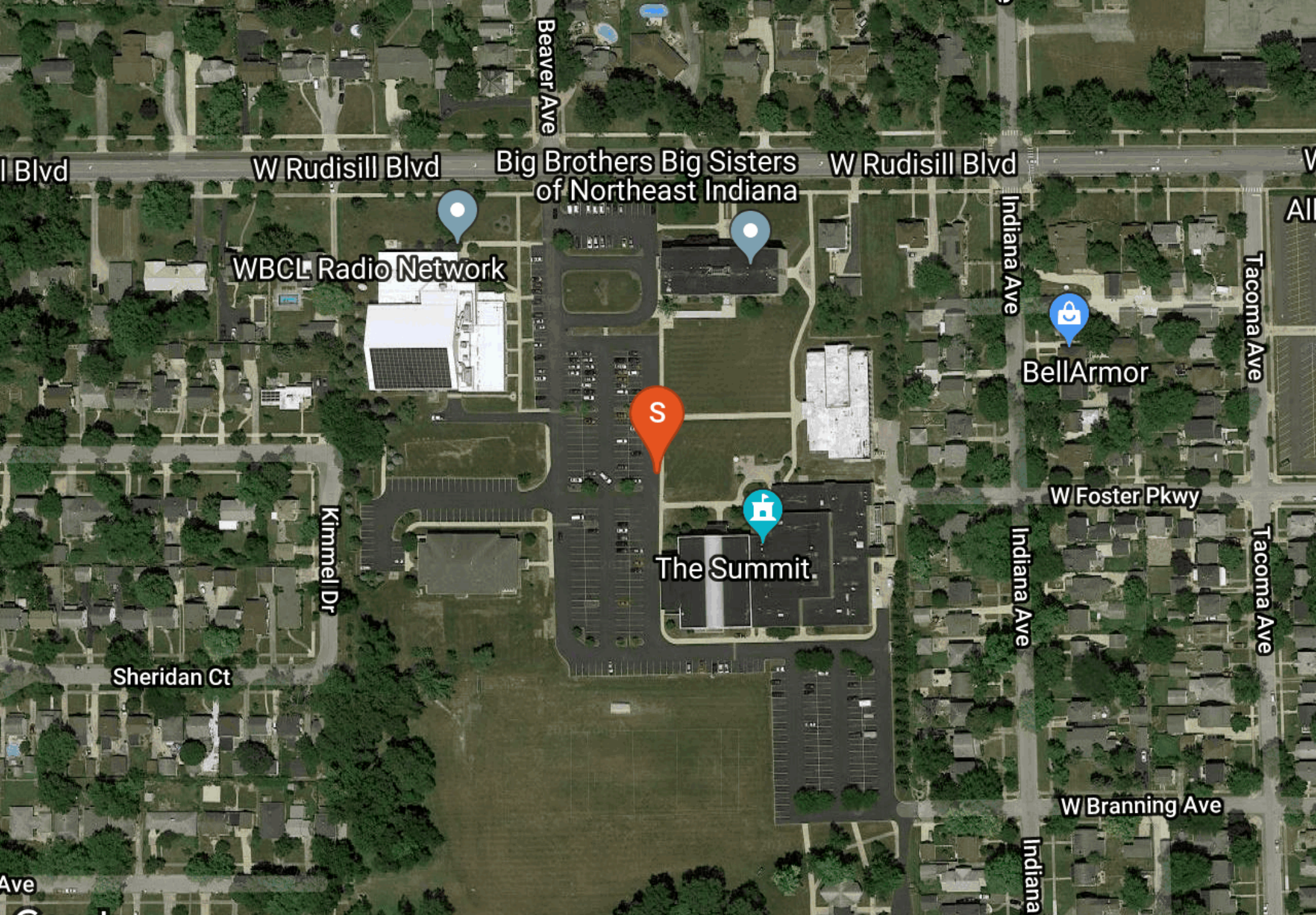


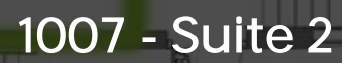
Major Industries by Business Count



Major Industries by Sales Amount

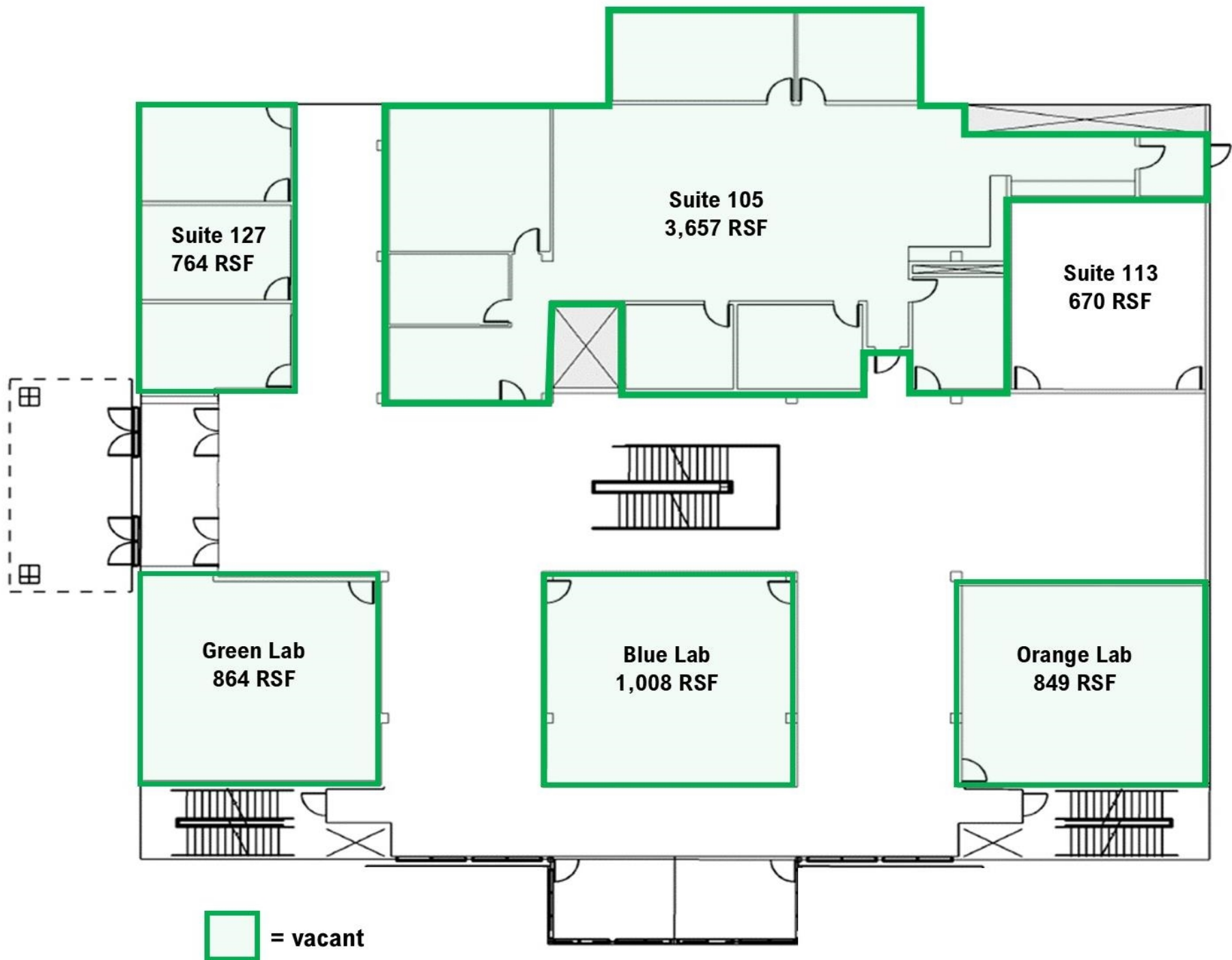












Learning Center First Floor Vacancies





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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Exclusively Marketed by:

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