

SUBLEASE

OFFICE



BRIDGEWATER



14417 ILLINOIS RD., FORT WAYNE, IN 46814

PROPERTY HIGHLIGHTS

- High-end salon space with upscale finishes serving high-end clientele
- Flexible floor plan to accommodate various business needs
- Fully occupied building with reputable medical and financial tenants
- Ample parking for tenants and visitors
- Convenient location with easy access to major roadways
- Flexible landlord
- Universal floor plan

SUBLEASE RATE

**\$18.50 SF/YR
PLUS UTILITIES & JANITORIAL**

Available SF:	1,633 SF
Building Size:	8,998 SF



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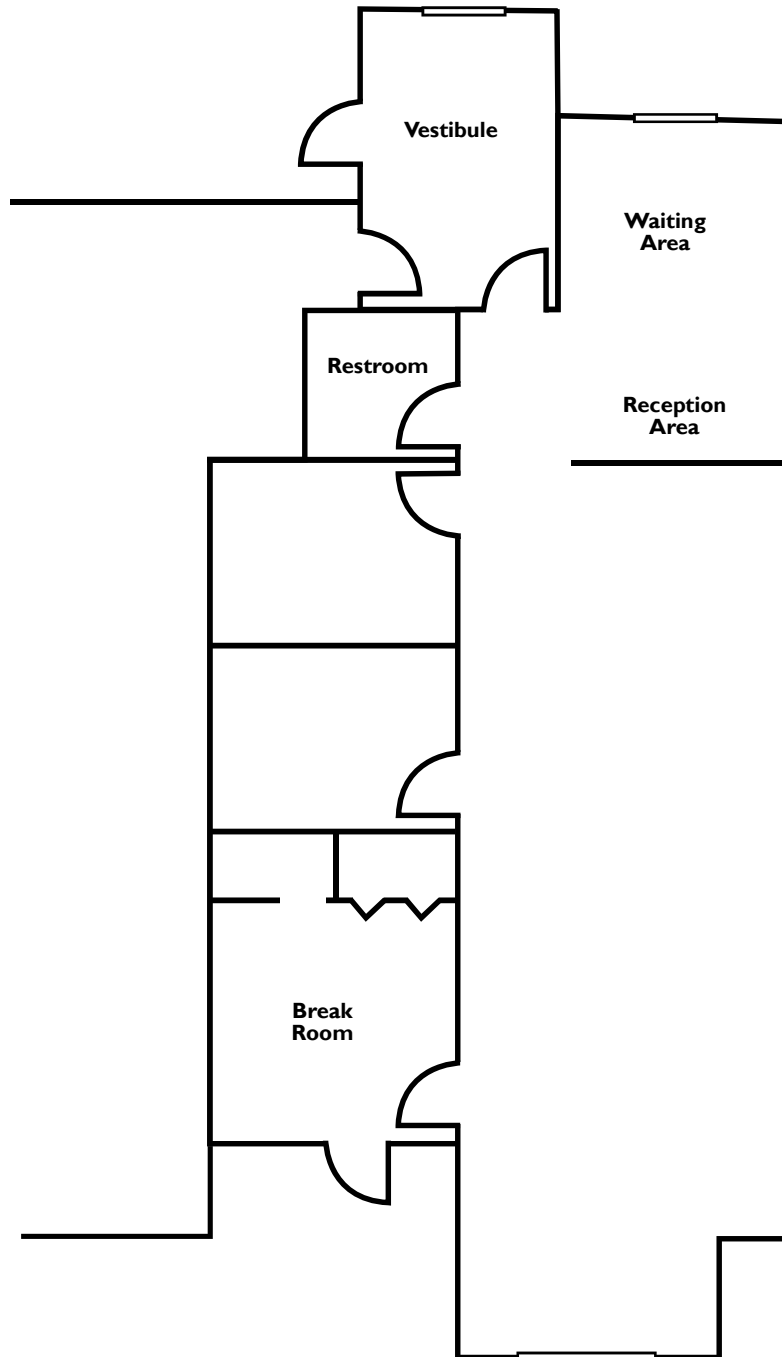


FLOOR PLAN - SUITE D

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SUITE D
NOT TO SCALE

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LOCATION INFORMATION

Building Name	Bridgewater
Street Address	14417 Illinois Rd., Ste. D
City, State, Zip	Fort Wayne, IN 46814
County	Allen
Market	Fort Wayne

BUILDING INFORMATION

Building Size	8,998 SF
Office Space	1,633 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	1
Year Built	2020
Construction Status	Existing
Framing	Wood
Exterior	Stone/Brick
Condition	Excellent
Finishes	High grade finishes
Roof	4 Years old / Shingle
Floor	Hard Surface
Number of Buildings	1
Office Buildout	Salon

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	02-11-07-200-008.013-038
Space Available	30 Days after Execution of Sublease
Lease Term	3 + Years

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Lot	Asphalt
Number of Parking Spaces	55
Road Type	Paved

UTILITIES & AMENITIES

Handicap Access / ADA	Yes
Restrooms	1
Signage Type	Building exterior

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,475	18,909	48,040
Average Age	34	39	40
Average Age (Male)	33	38	39
Average Age (Female)	35	39	41

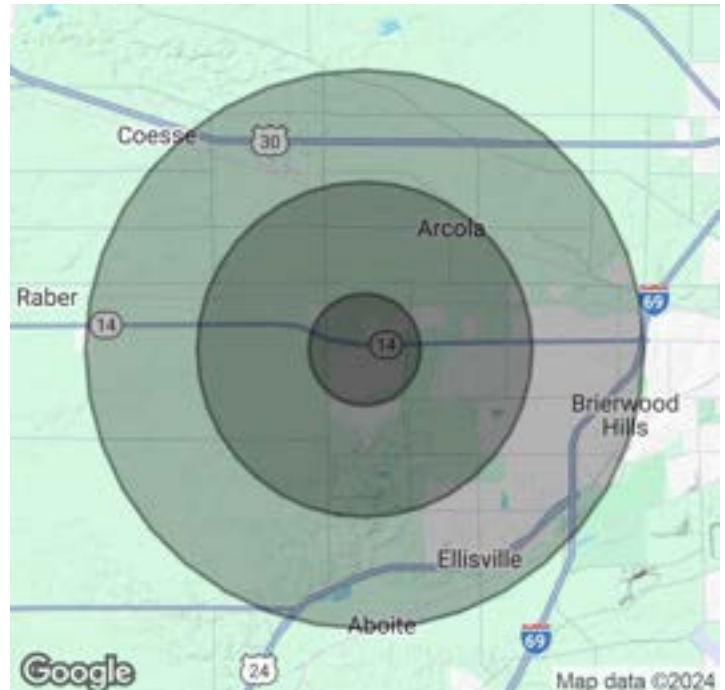
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,135	6,672	18,463
# of Persons per HH	3	2.8	2.6
Average HH Income	\$145,506	\$147,765	\$131,034
Average House Value	\$399,830	\$417,311	\$355,569

TRAFFIC COUNTS

Illinois Rd. 14,630/day

Demographics data derived from AlphaMap & INDOT



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