



# FOR SALE / LEASE

## OFFICE PROPERTY



10020 Dupont Circle Court  
Fort Wayne, IN 46825

## 4,659 SF Premium Office Near Dupont Hospital

### About The Property

- 4,043 SF main level, 616 SF upper level
- Landlord incentives available
- Close proximity to Dupont Hospital, Dupont Office Centers and DeBrand Fine Chocolates
- Convenient location near traffic light and I-69
- Flexible layout with multiple exam rooms, administrative offices, breakroom, reception and waiting area
- Lease Rate: \$16.00 SF/yr NNN
- Sale Price: \$650,000



**the**  
**Zacher**  
company

**EVAN RUBIN**  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

**STEVE ZACHER**  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL

### BUILDING LOCATION/SIZE/ZONING

Street Address	10020 Dupont Circle Court
City, State, Zip	Fort Wayne, IN 46825
Total Building Size	30,623 SF
Zoning	C1/Professional Offices and Personal Services

### PRICE/AVAILABILITY

Suite 110	4,659 SF
Sale Price	\$650,000.00
Sale Price/SF	\$21.23
Lease Rate	\$16.00 SF/yr
Lease Type	NNN
Available	Immediately

### BUILDING DATA

Date of Construction	2005
Building Type	Office
Number of Stories	2

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

*\*Pro-rata share based on SF/area*

### POPULATION DEMOGRAPHICS

1 Mile	4,432
3 Miles	54,503
5 Miles	121,601

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



**EVAN RUBIN**  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

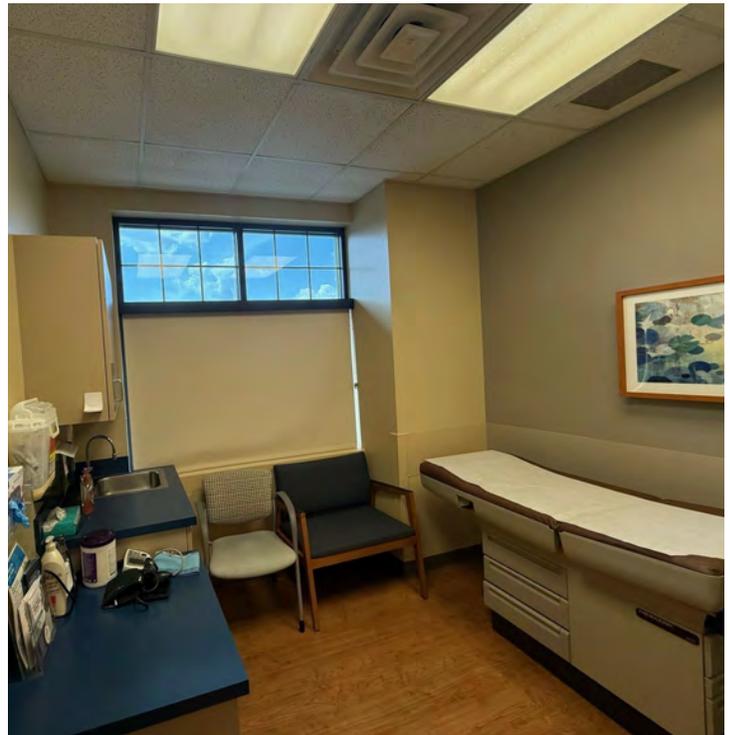
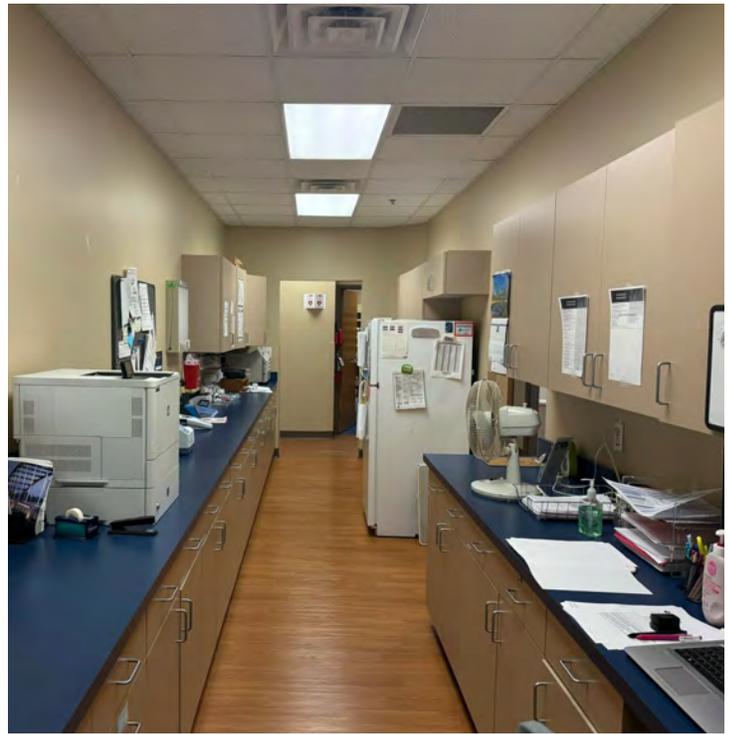
**STEVE ZACHER**  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# ADDITIONAL PHOTOS

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



EVAN RUBIN  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

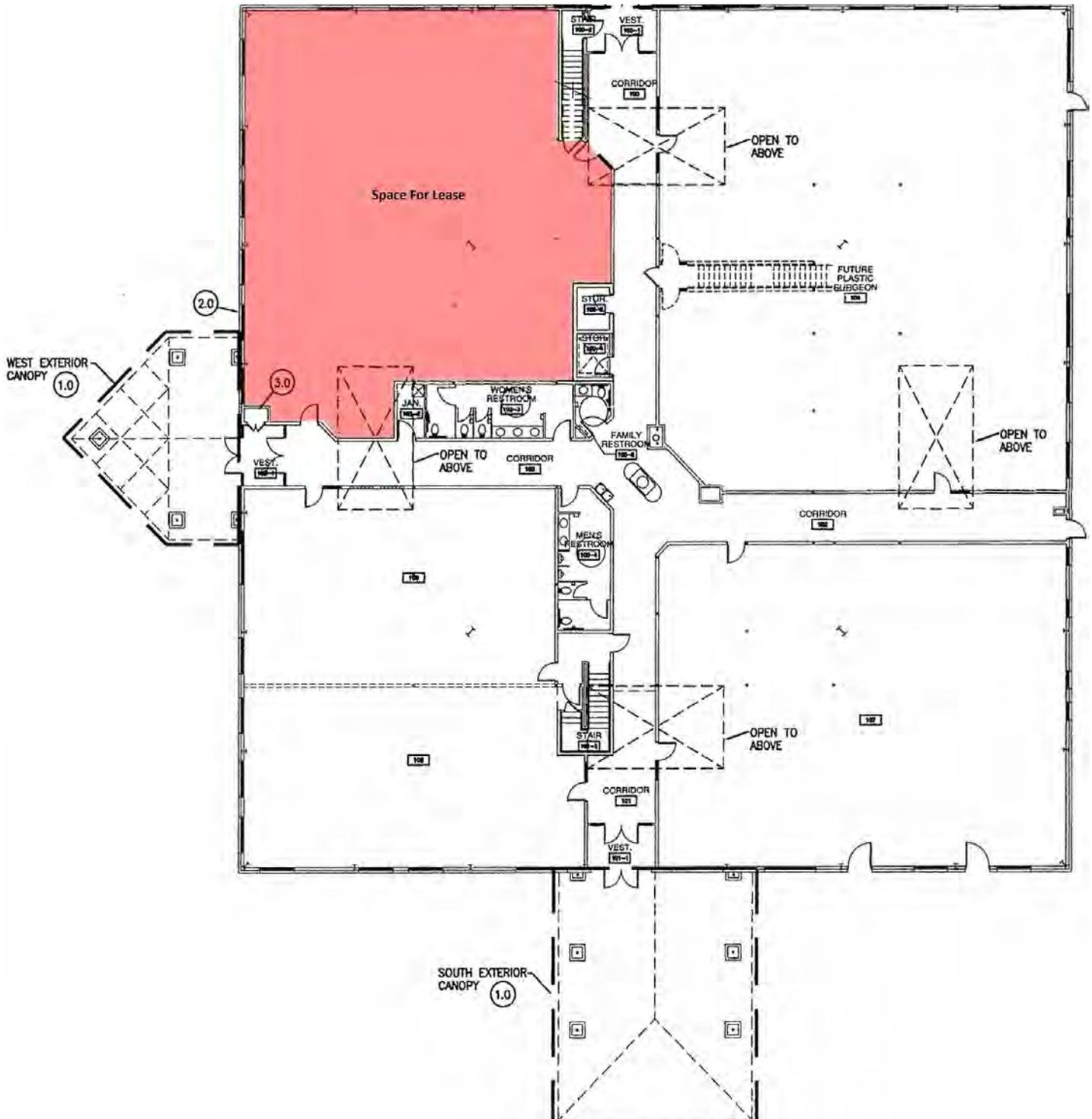
STEVE ZACHER  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# MAIN LEVEL

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



EVAN RUBIN  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

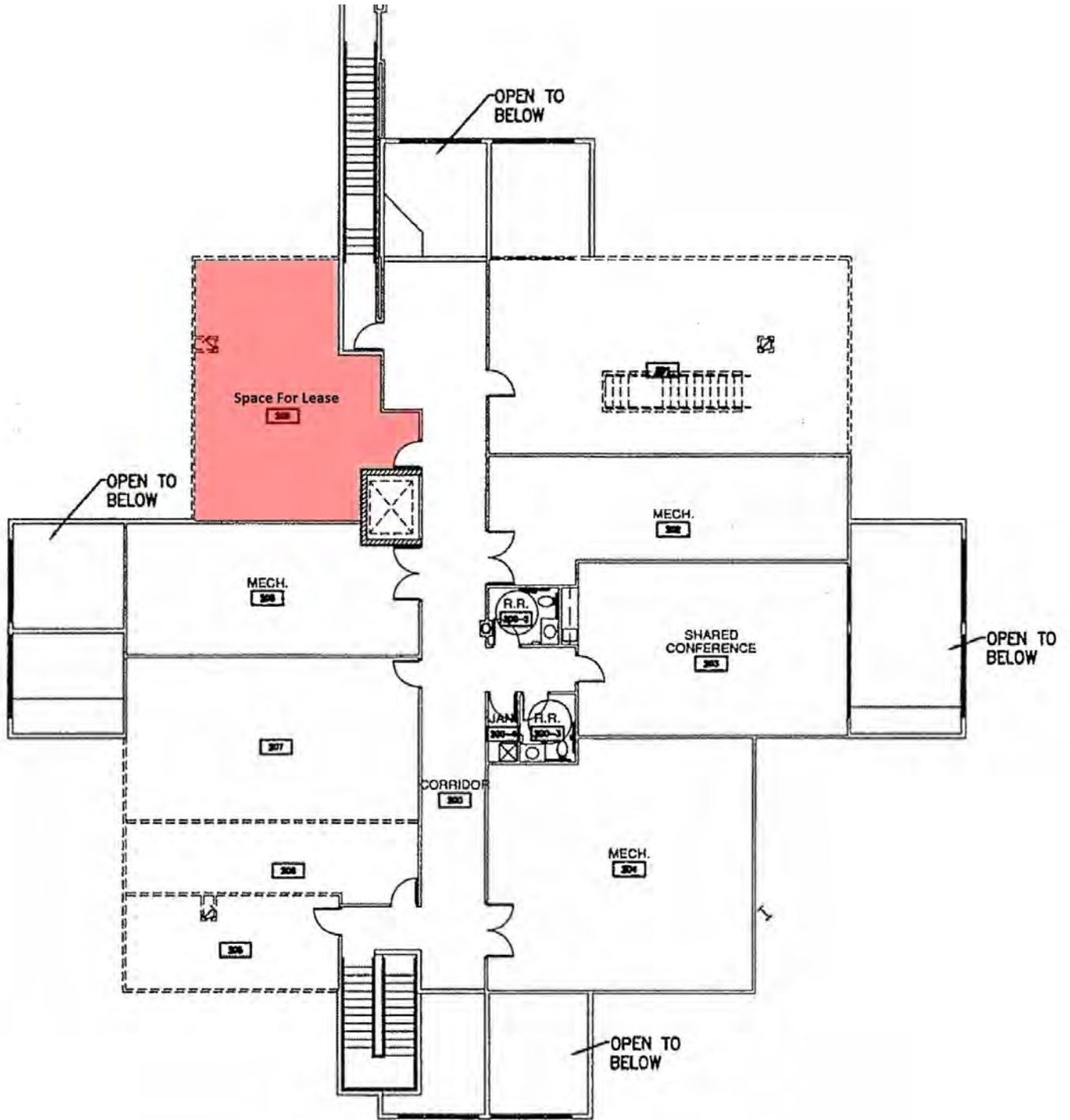
STEVE ZACHER  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# UPPER LEVEL

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



EVAN RUBIN  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

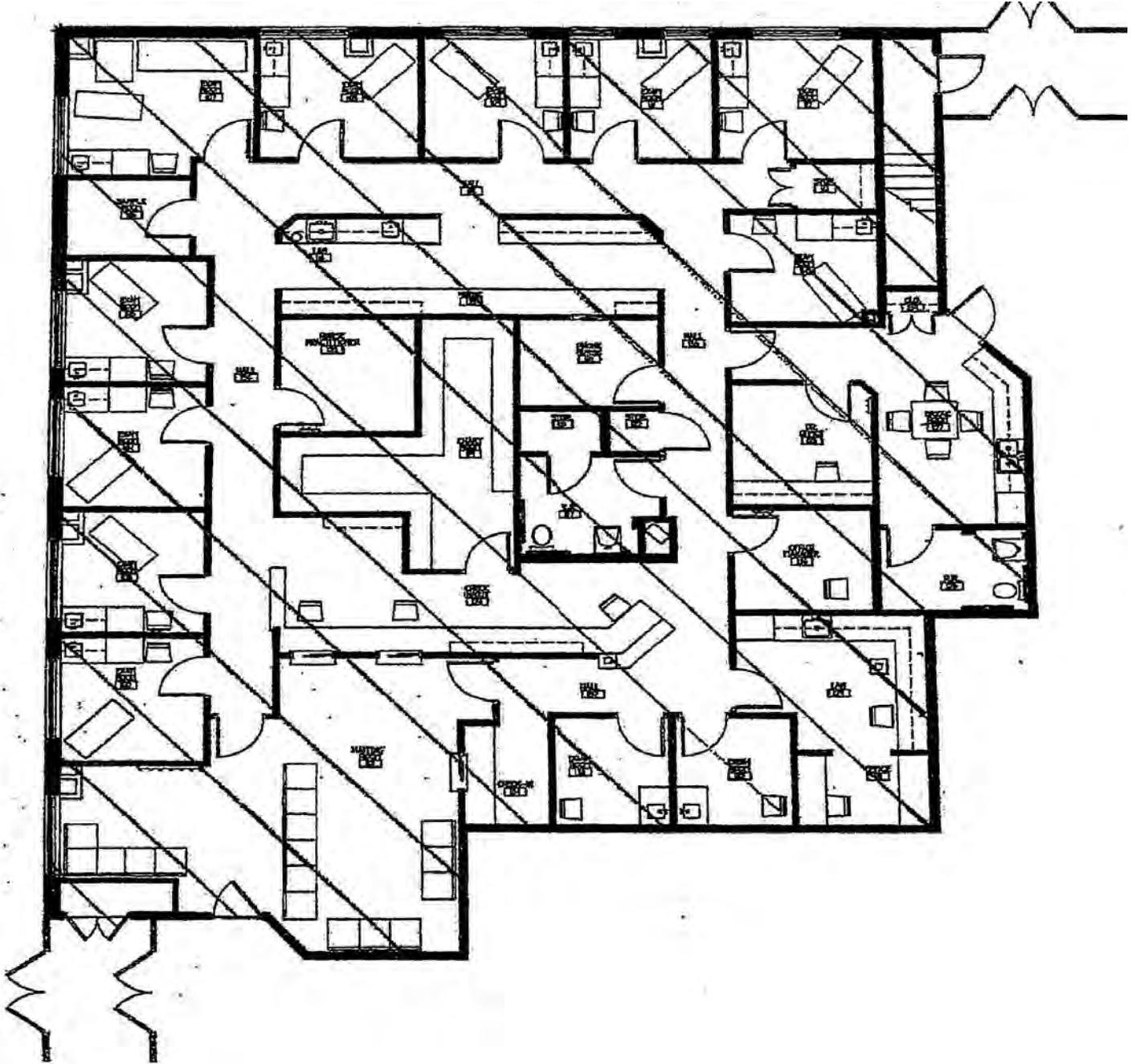
STEVE ZACHER  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# MAIN LEVEL

4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



EVAN RUBIN  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

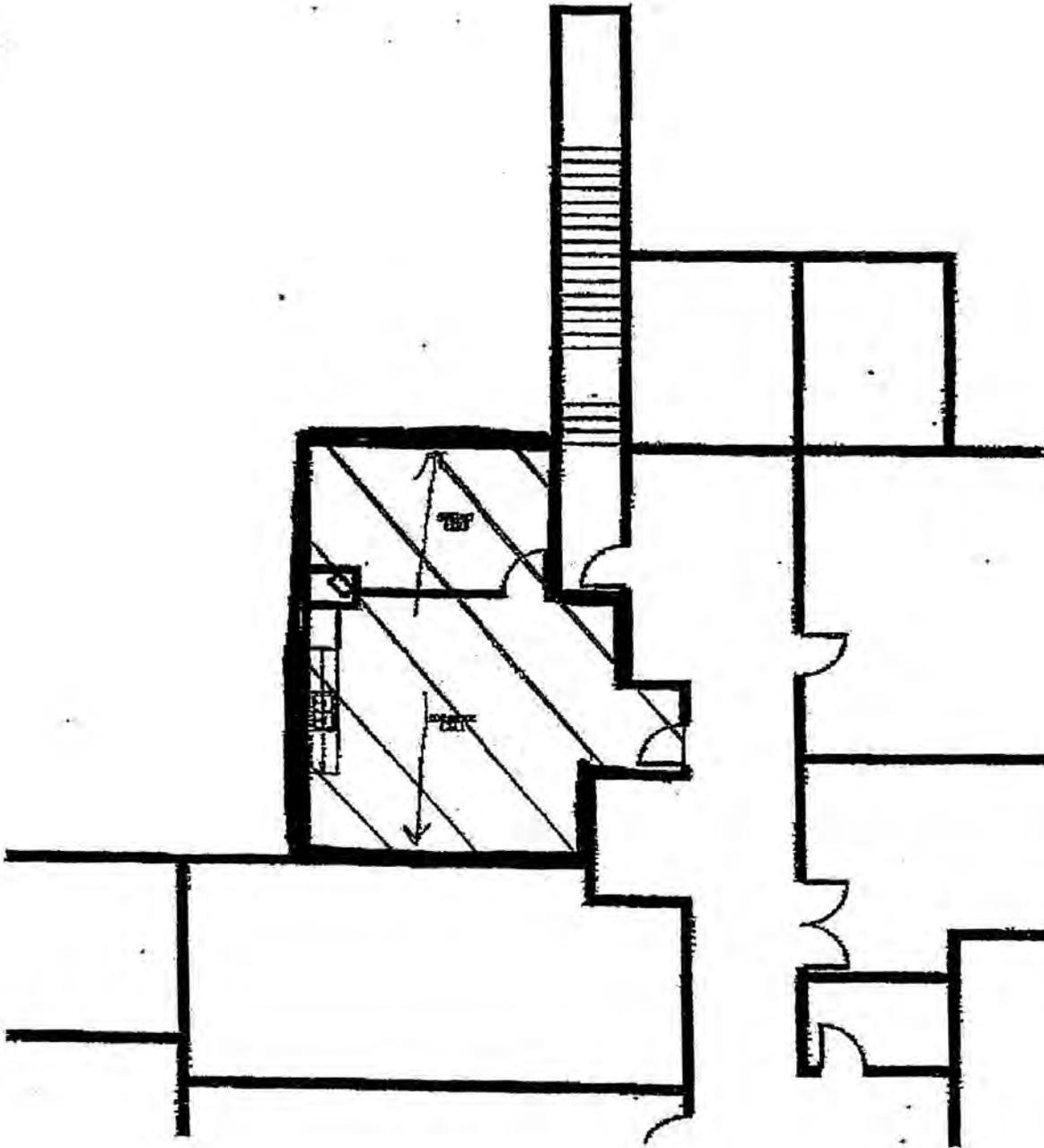
STEVE ZACHER  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# UPPER LEVEL

4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



EVAN RUBIN  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

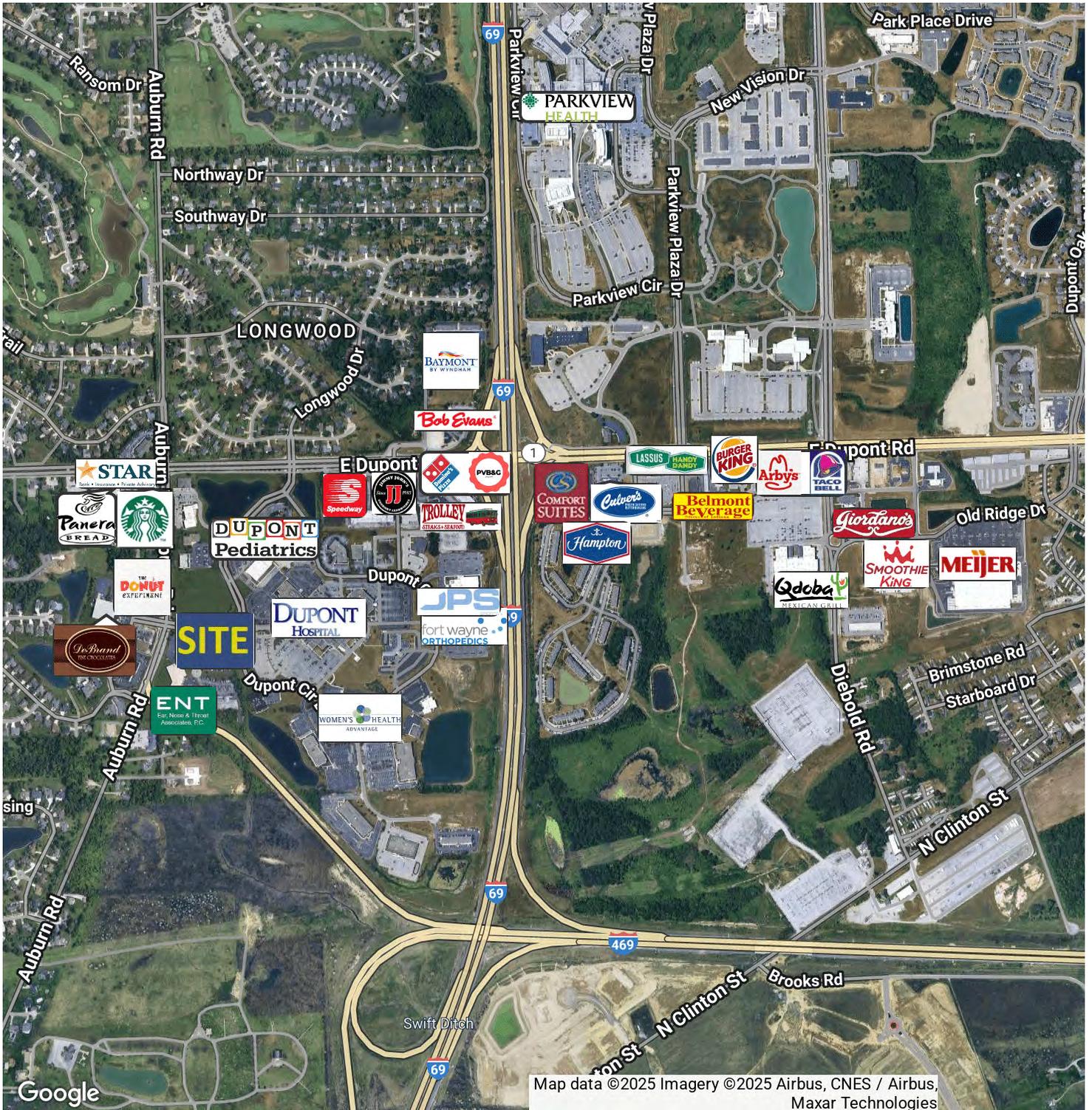
STEVE ZACHER  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# RETAILER MAP

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



**EVAN RUBIN**  
 VP of Brokerage  
 erubin@zacherco.com  
 260.422.8474

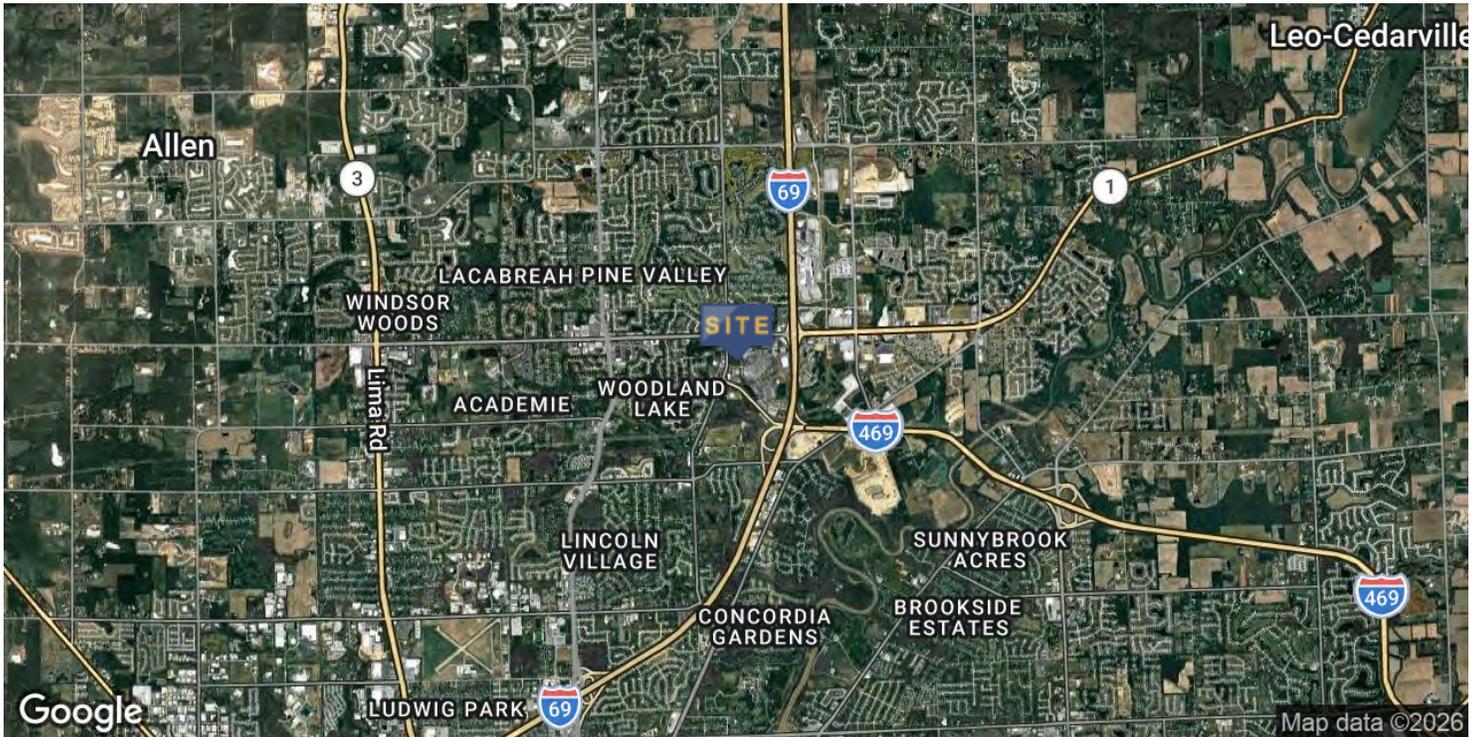
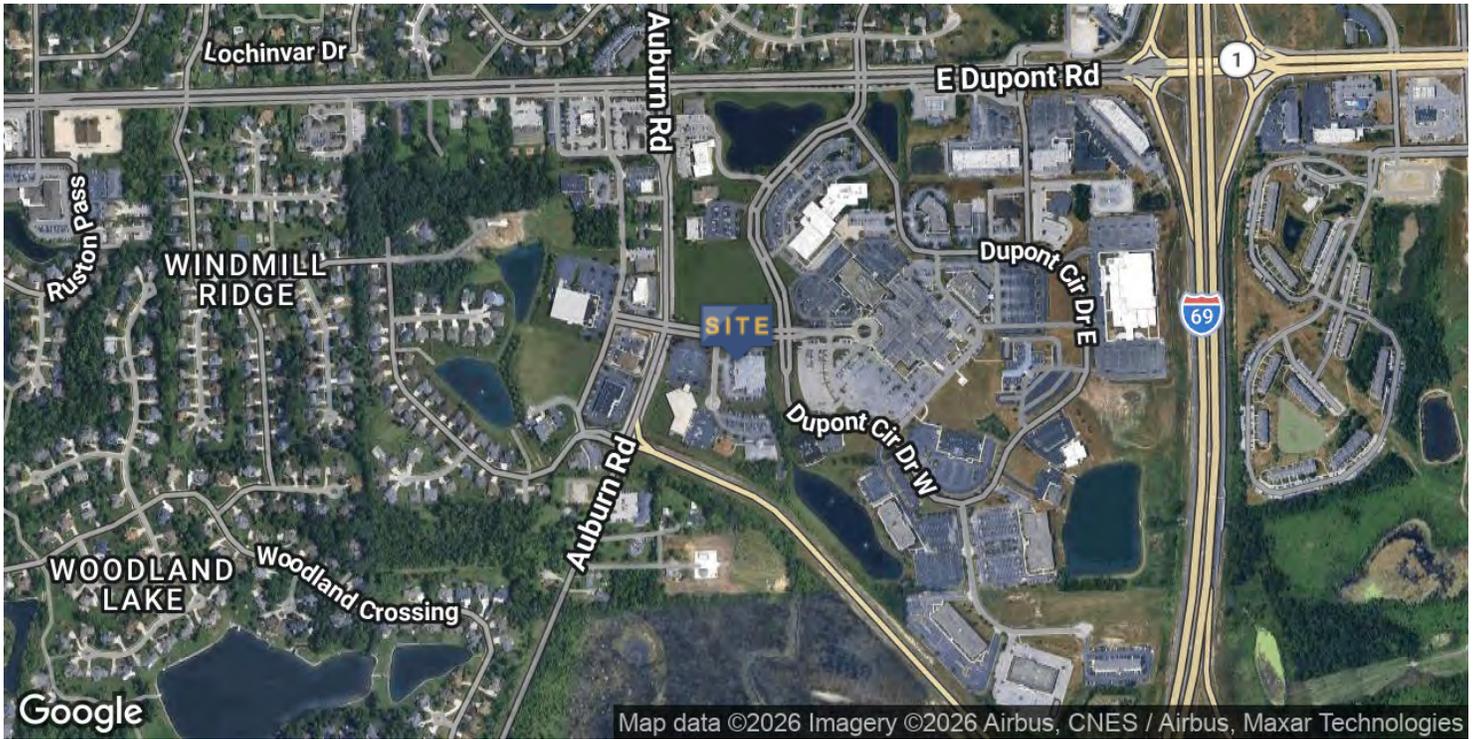
**STEVE ZACHER**  
 SIOR, CCIM, Managing Broker  
 szacher@zacherco.com  
 260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# LOCATION MAP

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



**EVAN RUBIN**  
 VP of Brokerage  
 erubin@zacherco.com  
 260.422.8474

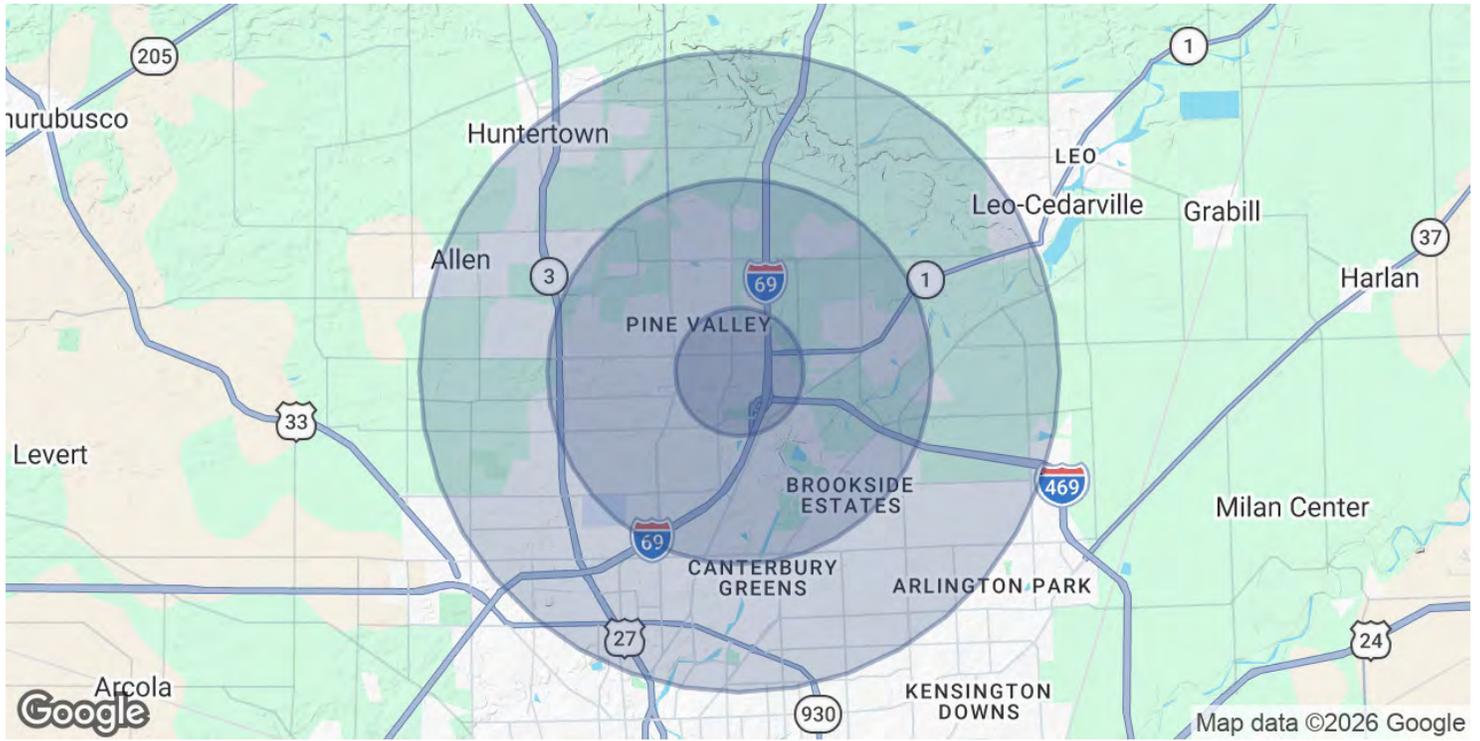
**STEVE ZACHER**  
 SIOR, CCIM, Managing Broker  
 szacher@zacherco.com  
 260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# DEMOGRAPHICS MAP & REPORT

## 4,659 SF PREMIUM OFFICE NEAR DUPONT HOSPITAL



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,432	54,503	121,601
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	45	41	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,741	22,176	48,359
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$119,183	\$108,819	\$103,332
Average House Value	\$297,809	\$275,256	\$256,642

Demographics data derived from AlphaMap



**EVAN RUBIN**  
VP of Brokerage  
erubin@zacherco.com  
260.422.8474

**STEVE ZACHER**  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.