

Parkwood Office Park

2801-2877 E. Dupont Road, Fort Wayne IN 46825

Office Space for Lease



HIGHLIGHTS

- Excellent location on Dupont Rd.
- Front door parking
- Just off I-69
- Close to Parkview North and Dupont hospital campuses
- Quiet, park-like setting



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2825	1	1790	\$17	Modified Gross	Suite 2825 is 1,790 square feet. The space includes a built in reception desk with waiting area, five private offices, conference room, kitchenette, two restrooms, and storage closets. Tenant is responsible for utilities, and interior maintenance/cleaning on top of rent.
2853	1	1700	\$18.50	Modified Gross	Suite 2853 is 1,700 sf of newly remodeled office space. The space includes four offices, a large glass conference room, two restrooms and a kitchenette. Tenant is responsible for utilities, janitorial and interior maintenance on top of rent.

PROPERTY FEATURES

CURRENT OCCUPANCY	96.00 %
BUILDING SF	40,475
GLA (SF)	38,981
LAND ACRES	4.47
YEAR BUILT	2002
YEAR RENOVATED	2017
ZONING TYPE	C2
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	5
NUMBER OF PARKING SPACES	176
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Retail
EAST	Parkview North Hospital Campus
WEST	Residential

TENANT INFORMATION

MAJOR TENANT/S	Transitions Hospice
SHADOW ANCHOR	Ambassador Enterprises
LEASE TYPE	Modified Gross



Location Summary

LOCATION DESCRIPTION:

Parkwood Office Park is located at the I-69/Dupont Road interchange. This fast growing area of Fort Wayne offers easy access and high traffic counts. The property is located just off Dupont Road in a quiet park-like setting.

PROPERTY DESCRIPTION:

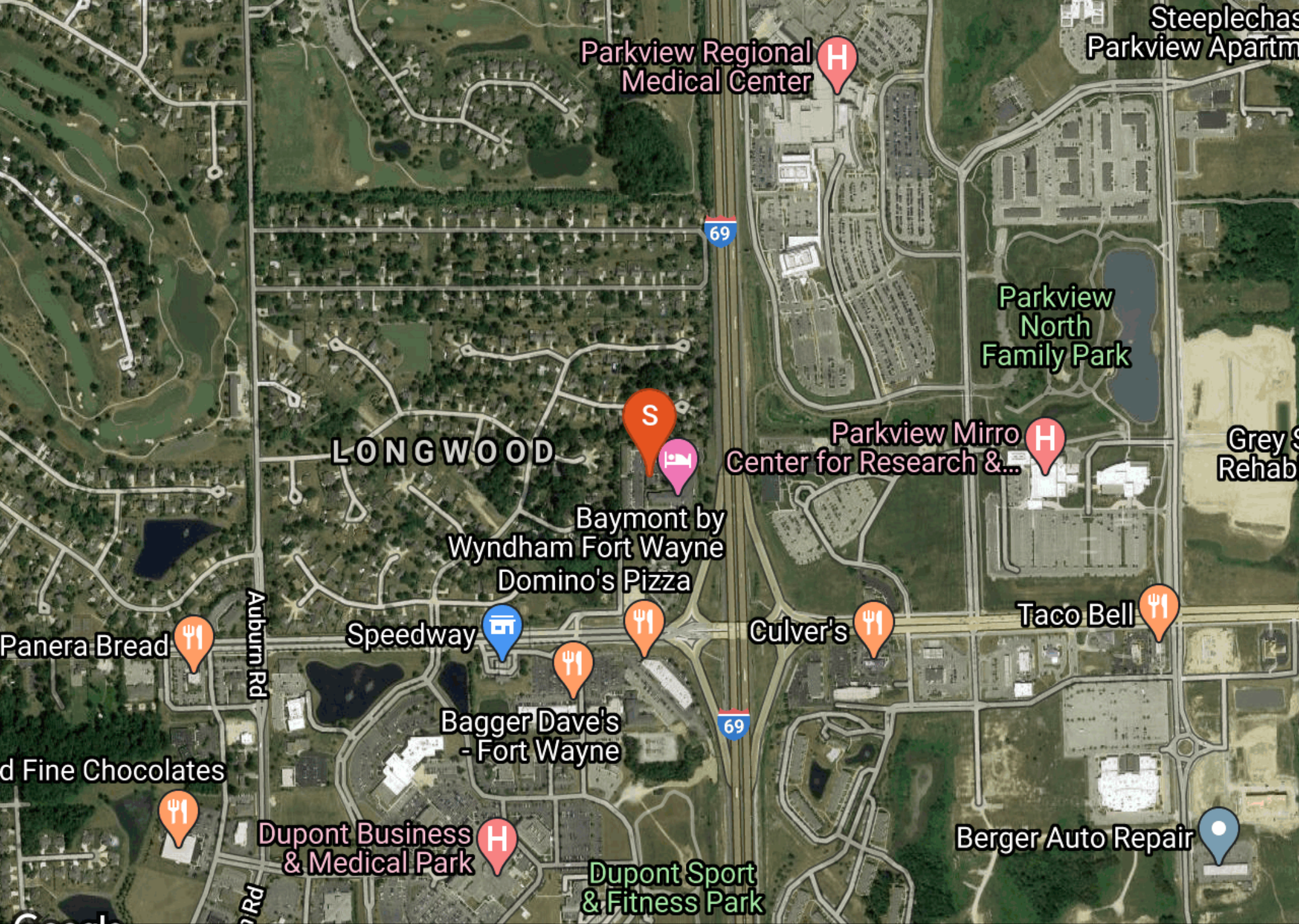
Gorgeous, move-in ready space on Dupont Road! Parkwood Office Park includes four, single story buildings and one, two story building. All the suites offer ample, front door parking and private entrances. Each suite offers its own individual floor plan and a modified gross lease where Tenant pays for utilities, and interior maintenance/janitorial on top of rent.

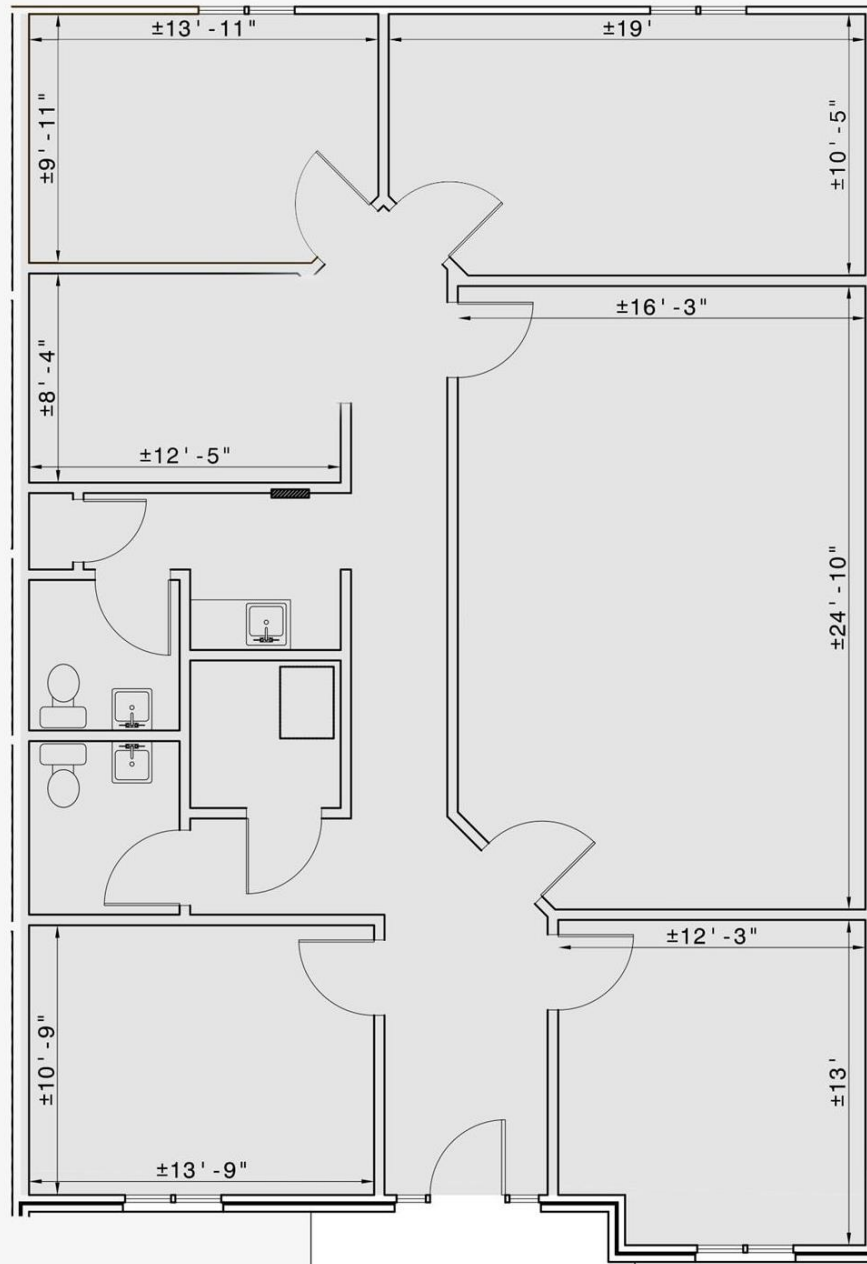
Locator Map



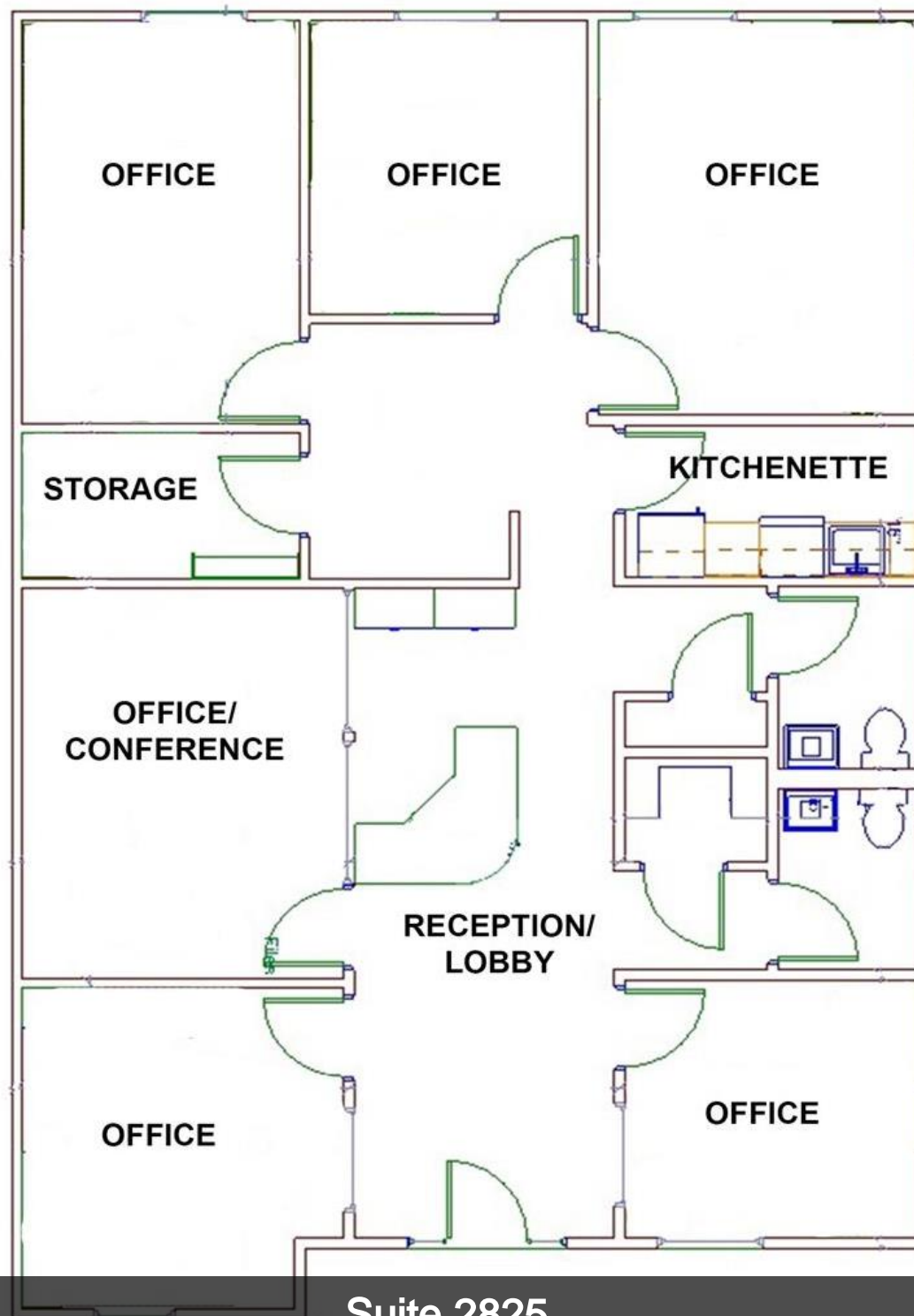
Regional Map





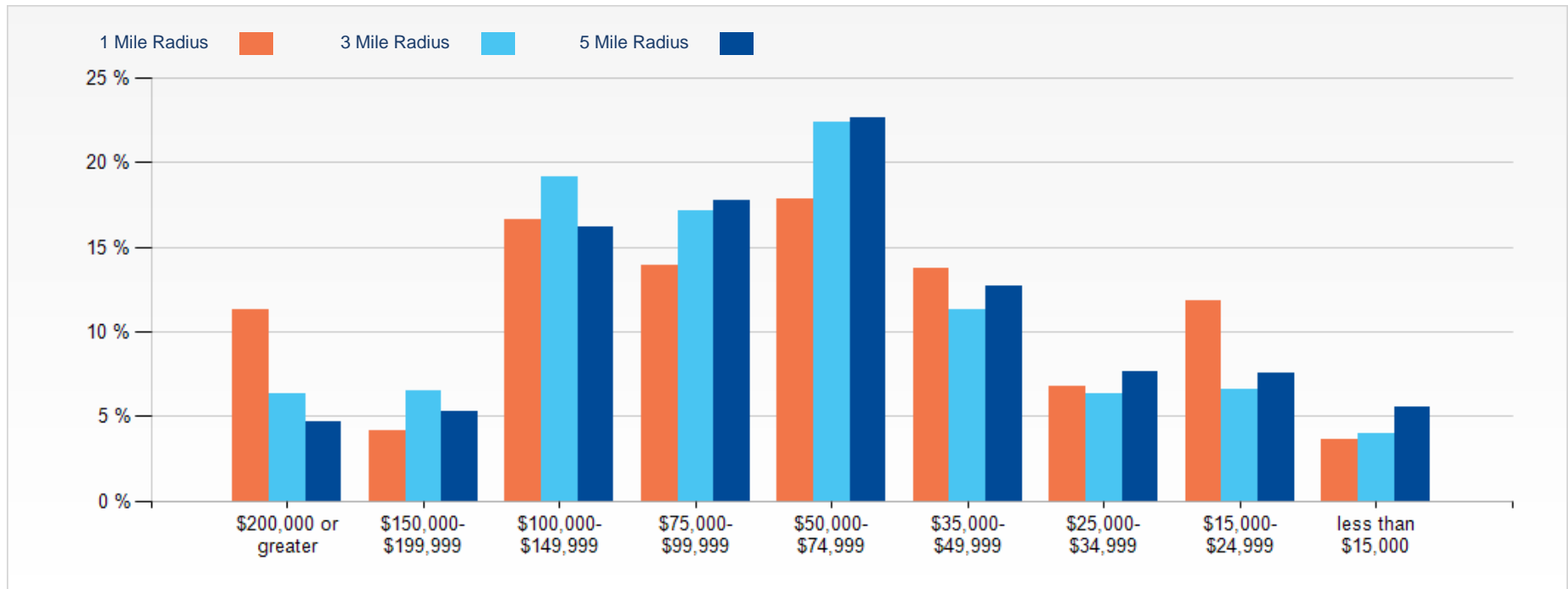


Suite 2853

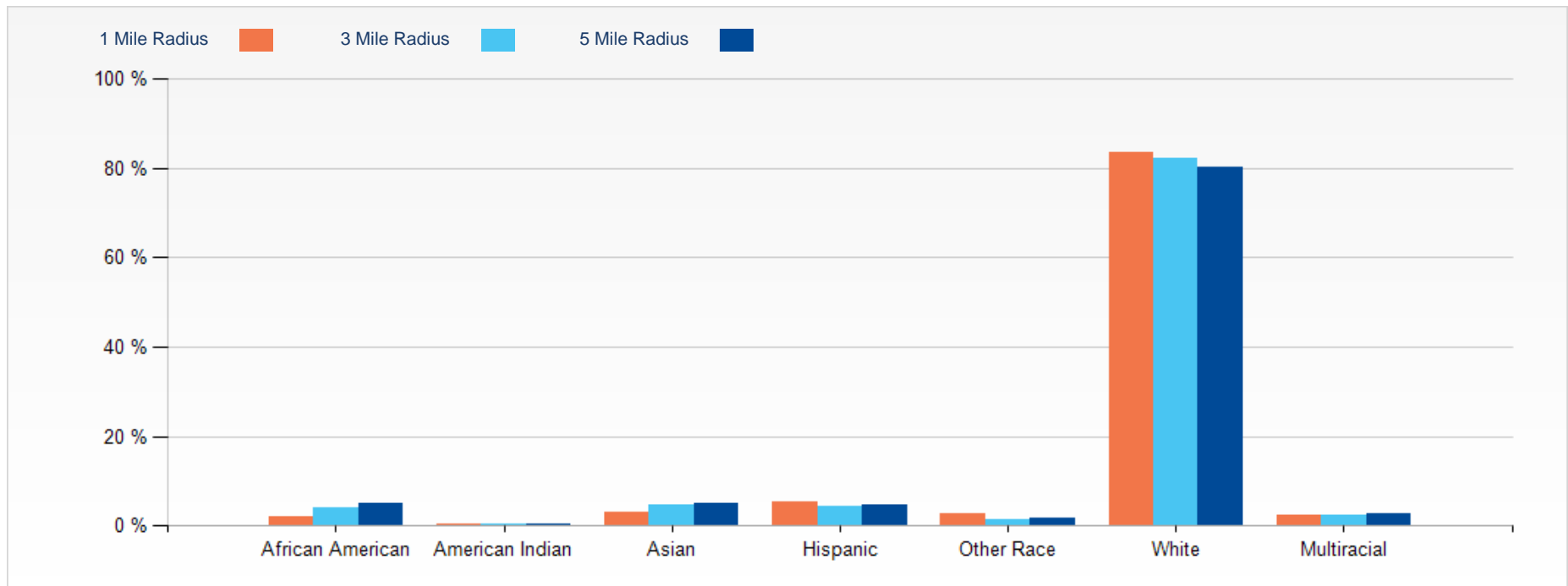


Suite 2825

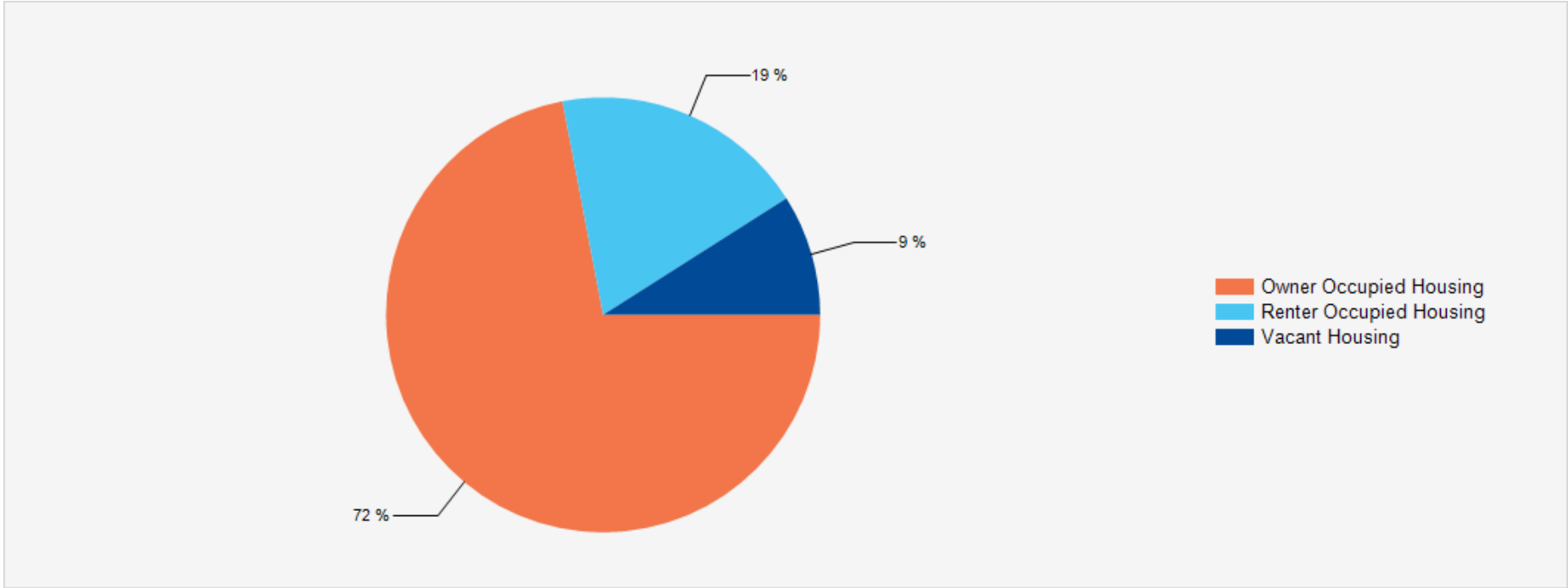
2019 Household Income



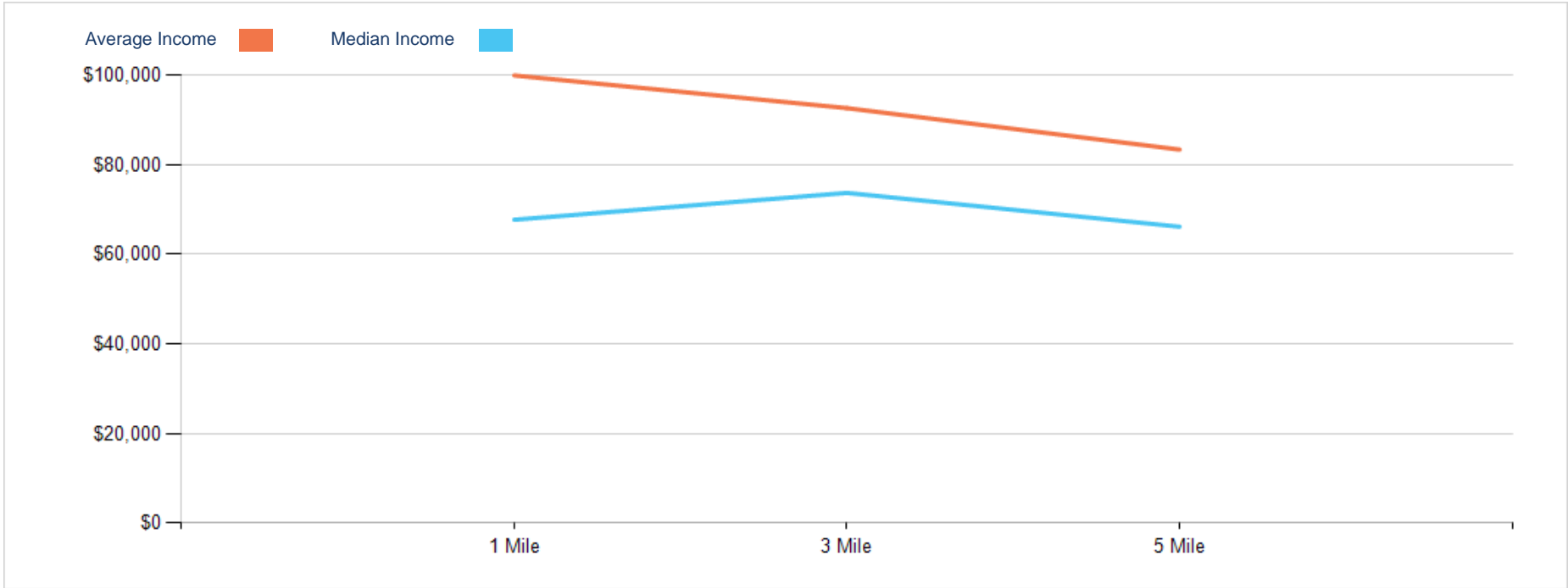
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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.

Parkwood Office Park

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