

# Executive Suites at The Summit

1027 W. Rudisill Blvd., Fort Wayne IN 46802

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FOR LEASE

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Executive Offices for Lease



**Whitney Peterson**

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Broker

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# HIGHLIGHTS

- Beautiful 22 Acre Campus
- Ample Parking
- Full Service Lease including Wi-Fi
- Fully Furnished Offices
- Phone Service Available

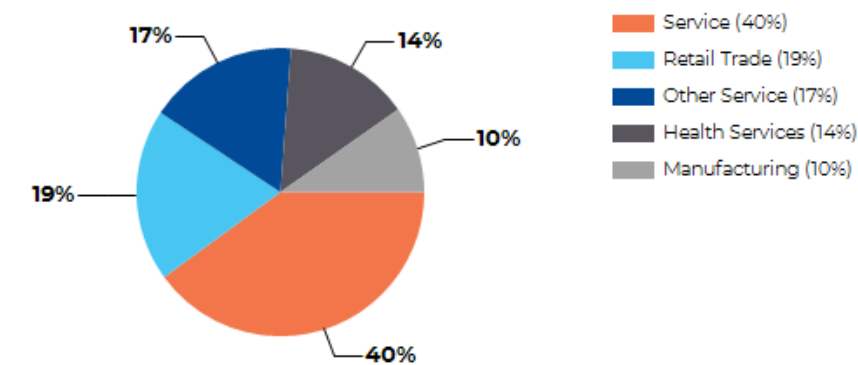


| Suite | Space                    | Floor | Size   | Monthly Rent:         | Lease Type   | Notes                                                                                                                                                                                                                                                                                                                                                  |
|-------|--------------------------|-------|--------|-----------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 203   | Venture Office Suite 203 | 2     | 157 SF | \$500                 | Full Service | The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month. |
| 205   | Venture Office 205       | 2     | 157 SF | \$500.00 PSF (Yearly) | Full Service | The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month. |



| Suite | Space              | Floor | Size   | Monthly Rent:         | Lease Type   | Notes                                                                                                                                                                                                                                                                                                                                                   |
|-------|--------------------|-------|--------|-----------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 208   | Venture Office 208 | 2     | 132 SF | \$500.00 PSF (Yearly) | Full Service | The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.  |
| 209   | Venture Office 209 | 2     | 131 SF | \$500.00 PSF (Yearly) | Full Service | The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.  |
| 224   | Endeavor Suite 224 | 2     | 134 SF | \$500 Rent (Monhly)   | Full Service | The Endeavor Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month. |
| 226   | Endeavor Suite 226 | 2     | 135 SF | \$500 Rent (Monhly)   | Full Service | The Endeavor Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month. |
| 228   | Endeavor Suite 228 | 2     | 135 SF | \$500.00 PSF (Yearly) | Full Service | The Endeavor Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month. |

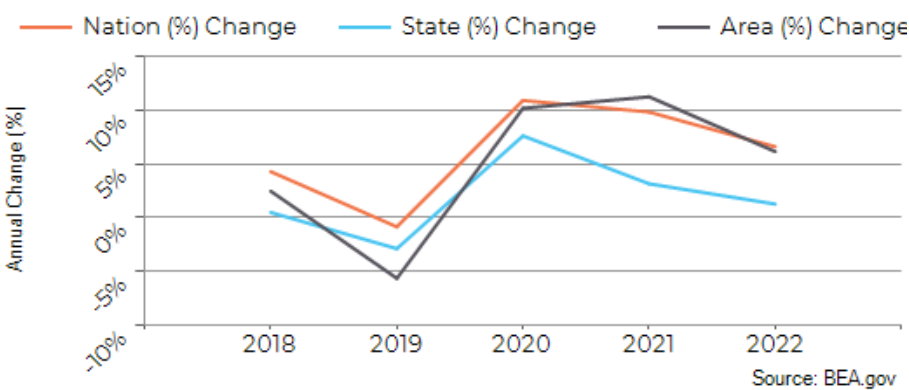
## Major Industries by Employee Count



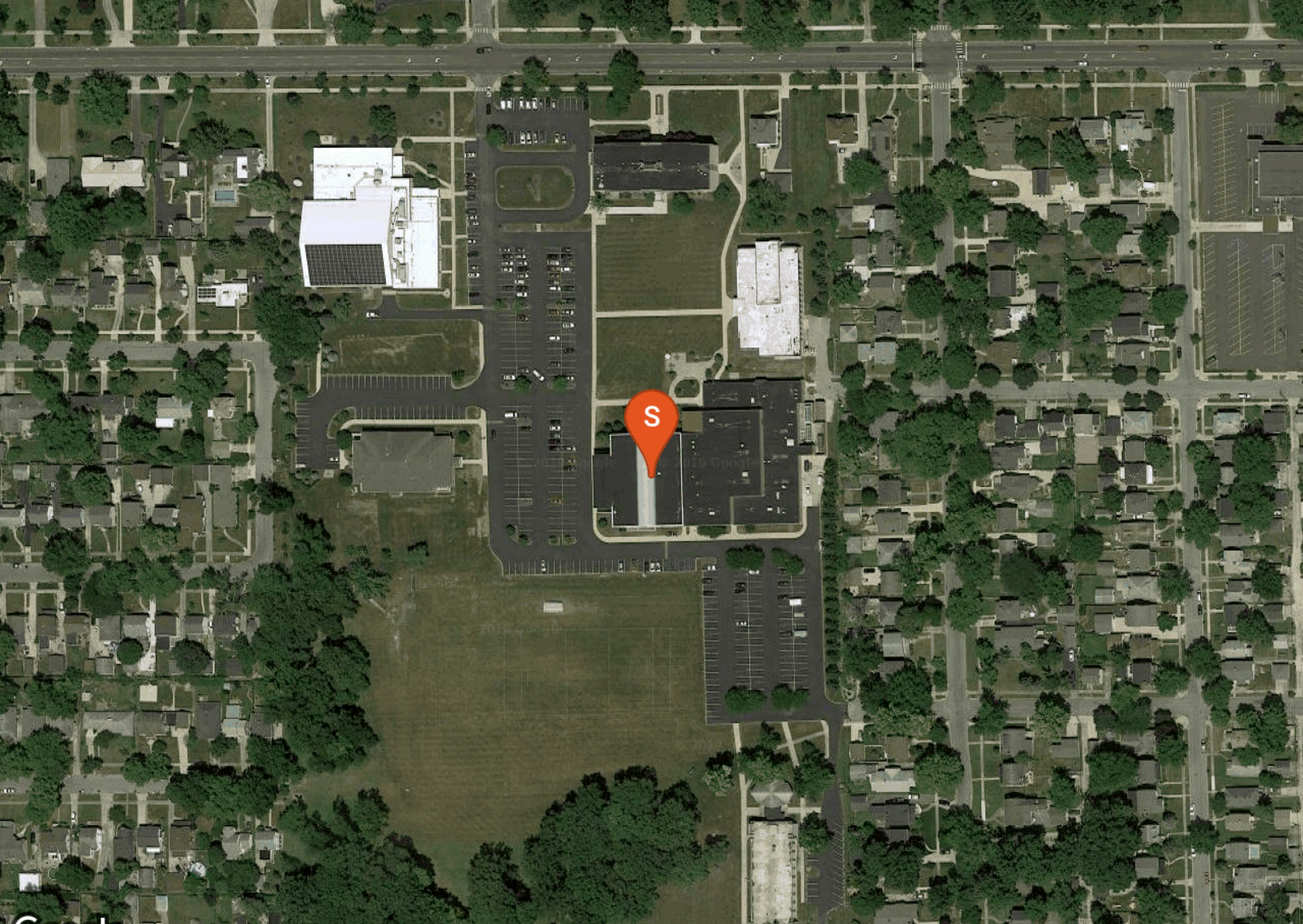
## Largest Employers

|                         |        |
|-------------------------|--------|
| Parkview Health         | 16,000 |
| Lutheran Health Network | 7,000  |
| General Motors          | 4,320  |
| Amazon                  | 4,650  |
| Sweetwater Sound        | 2,011  |
| Lincoln Financial Group | 1,700  |
| Michelin                | 1,500  |
| Fort Wayne Metals       | 1,419  |

## Allen County GDP Trend

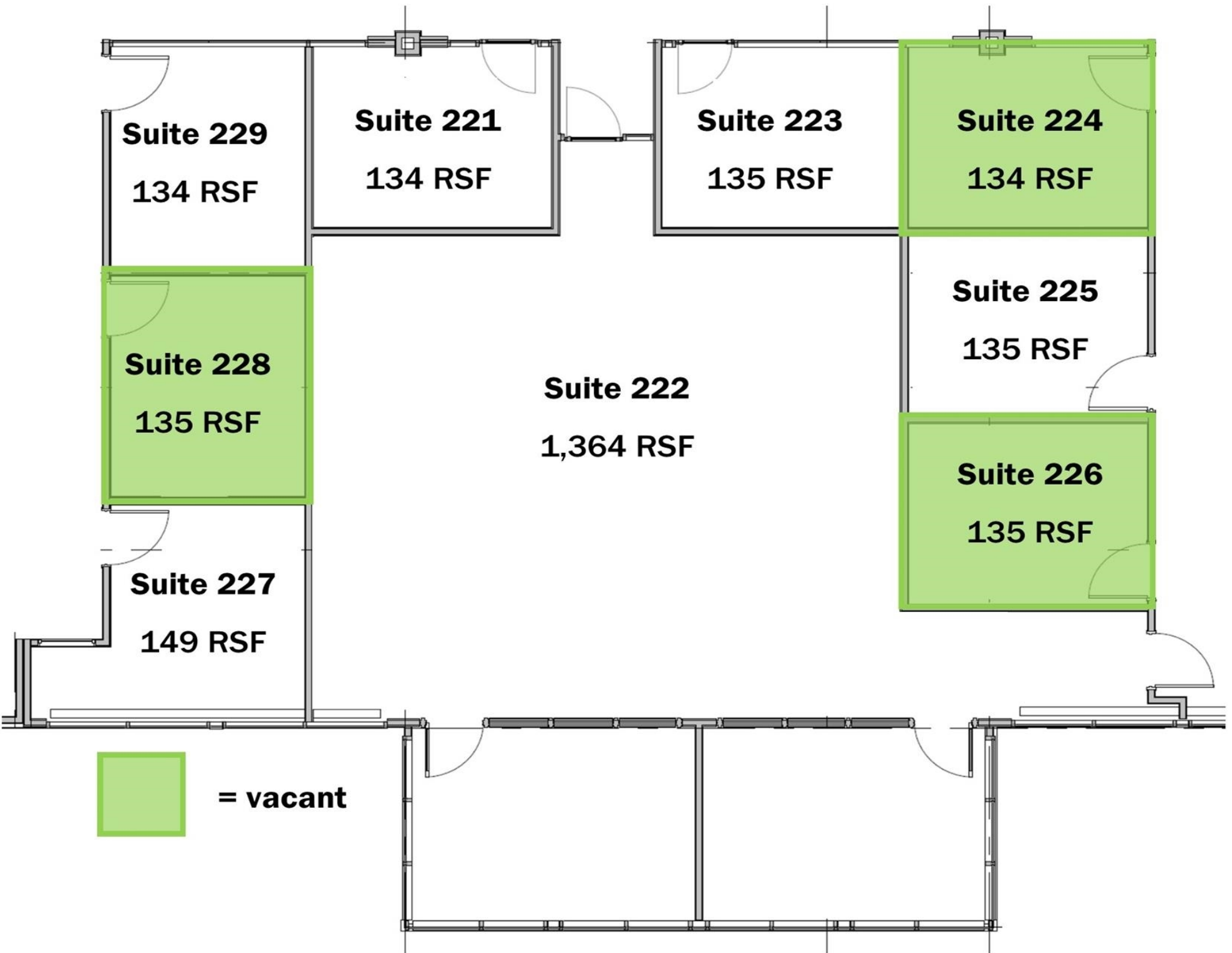












# THE VENTURE OFFICES

EXIT

## The Venture Offices Welcome

|                           |         |
|---------------------------|---------|
| CEO Summit Training       | 201     |
| Product & Product         | 202     |
| Product & Product         | 203     |
| Language Services Network | 204     |
| Five Mile City Church     | 205-209 |
| Humana Specialty Assoc.   | 210-212 |

Restrooms



## The Venture Offices





**Venture Offices Lobby**



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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## CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AVI Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AVI Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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