

# PREMIER NNN OFFICE INVESTMENT

## 11118 COLDWATER RD, FORT WAYNE, IN 46845



### PROPERTY DESCRIPTION

Exceptional NNN leased professional office investment opportunity at 11118 Coldwater Rd. This meticulously maintained 7,449 SF professional office, renovated in 2022, offers a rare opportunity in North Fort Wayne. With a modern office buildout featuring 24 private offices, 2 conference rooms, a bull-pin with cubicles, and a spacious kitchen, this trophy condition property is designed for maximum utility. Buildout flexibility is underscored by the potential to easily divide the space. The long-term tenant is a reputable insurance company with a strong credit history in the market. The current lease expires in December 2026 with options to extend.

### PROPERTY HIGHLIGHTS

- Rare NNN leased professional office investment in coveted North Fort Wayne.
- Updates completed in 2022 with the building in trophy condition.
- Office buildout includes 24 private offices, 2 conference rooms, bull-pin with cubicles, and large kitchen.
- Building is able to be divided.
- Long-term, credit tenant, with lease expiration of 12/2026 and renewal options available.

### OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.17 Acres
Building Size:	7,449 SF
Tenancy	Single
Percent Leased	100%
Lease Type	Triple Net

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,944	19,424	43,758
Total Population	7,579	49,806	110,805
Average HH Income	\$122,103	\$118,695	\$103,850

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**Acadia**  
COMMERCIAL

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## SALE PRICE

\$1,600,000

## LOCATION INFORMATION

Building Name	Premier NNN Office Investment
Street Address	11118 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Market	North Fort Wayne
Township	Perry
Side of the Street	East
Market Type	Large
Nearest Highway	Interstate 69

## BUILDING INFORMATION

Building Size	7,449 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1999
Year Last Renovated	2022
Gross Leasable Area	7,449 SF
Construction Status	Existing
Framing	Wood
Roof	Asphalt Shingle
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Carpet
Office Buildout	24 Private Offices, bull-pin with cubicles, 2 conference rooms, workroom, and large kitchen

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 (Commercial)
Lot Size	0.17 Acres
APN #	02-02-34-301-001.002-091
Lot Frontage	150 ft
Corner Property	Yes

## PARKING &amp; TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	62

## UTILITIES &amp; AMENITIES

Central HVAC	Yes
Electric	AEP
Gas	Nipsco
Water/Sewer	City Utility
ADA Accessible	Yes

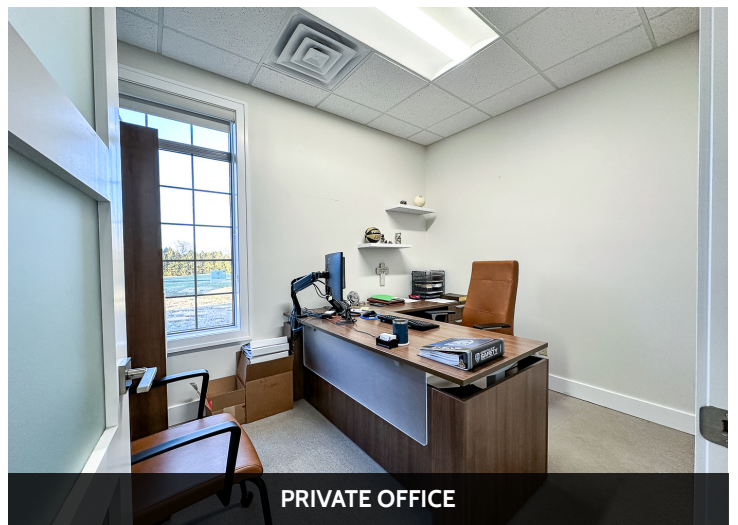
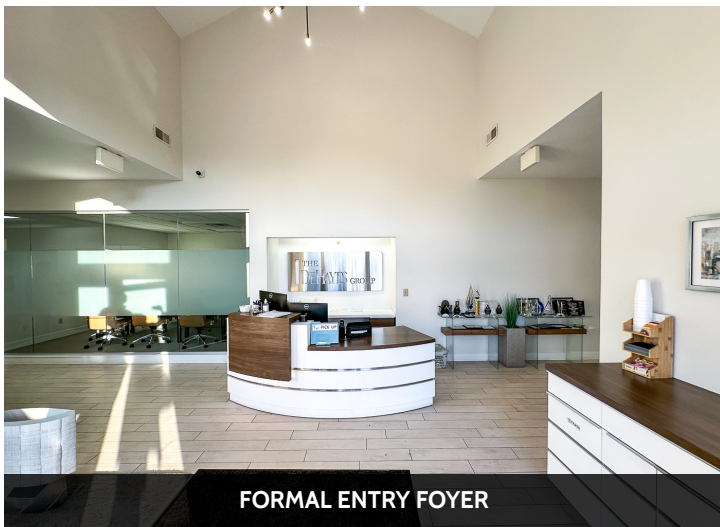
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BULLPIN WITH CUBICLES 1



BULLPIN WITH CUBICLES 2



LARGE CONFERENCE ROOM



SMALL CONFERENCE ROOM



KITCHEN SEATING AREA



LARGE KITCHEN

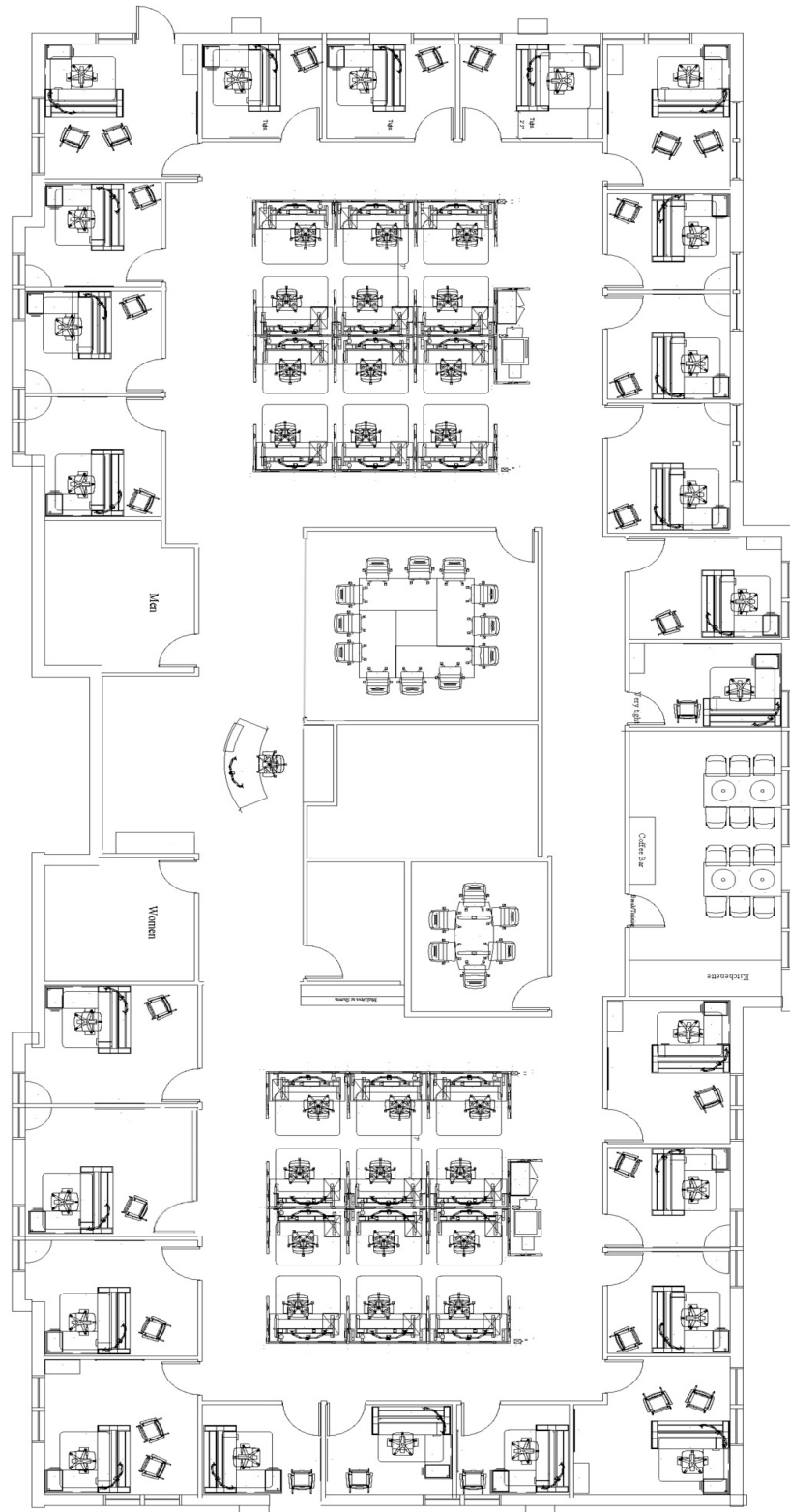
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FLOOR PLAN

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,579	49,806	110,805
Average Age	43	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,944	19,424	43,758
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$122,103	\$118,695	\$103,850
Average House Value	\$308,350	\$291,335	\$258,586

Demographics data derived from AlphaMap

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