

# For Sublease

Office Property - 1,633 SF Available



## 14417 Illinois Rd. / Bridgewater

Fort Wayne, IN, 46814

### 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



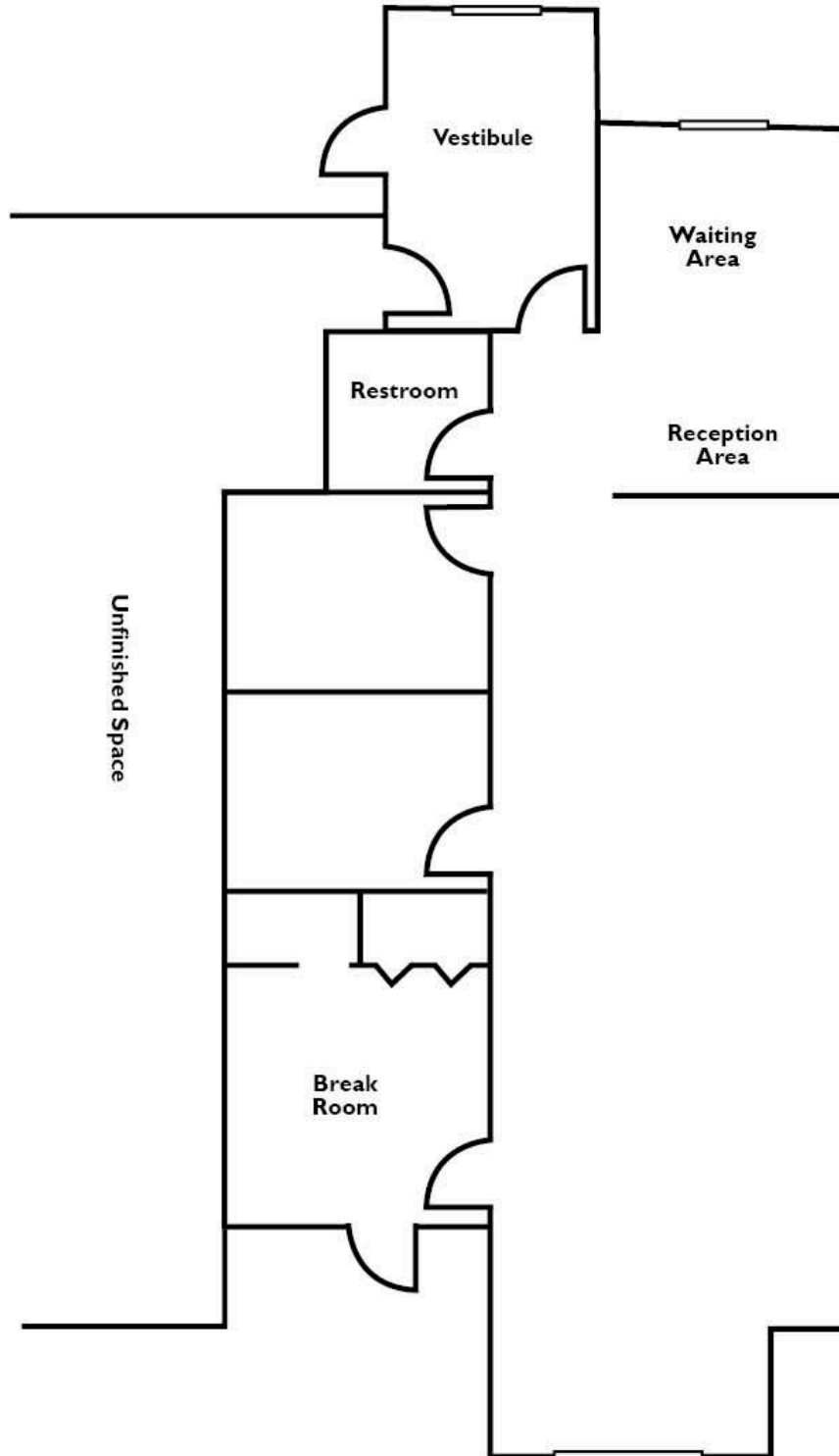
Available SF	1,633 SF
Building Size	8,998 SF
Sublease Rate	\$18.50/SF + Utilities & Janitorial

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# Floor Plan - Suite D

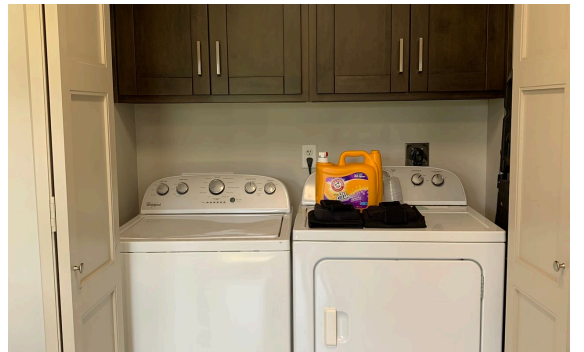
14417 Illinois Rd, Fort Wayne, IN 46814 - For Sublease



**SUITE D**  
**NOT TO SCALE**

# Photos

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# Property Details

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## Location Information

<b>Building Name</b>	Bridgewater
<b>Street Address</b>	14417 Illinois Rd., Ste. D Fort Wayne, IN 46814
<b>County</b>	Allen

## Property Information

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

## Building Information

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

## Parking & Transportation

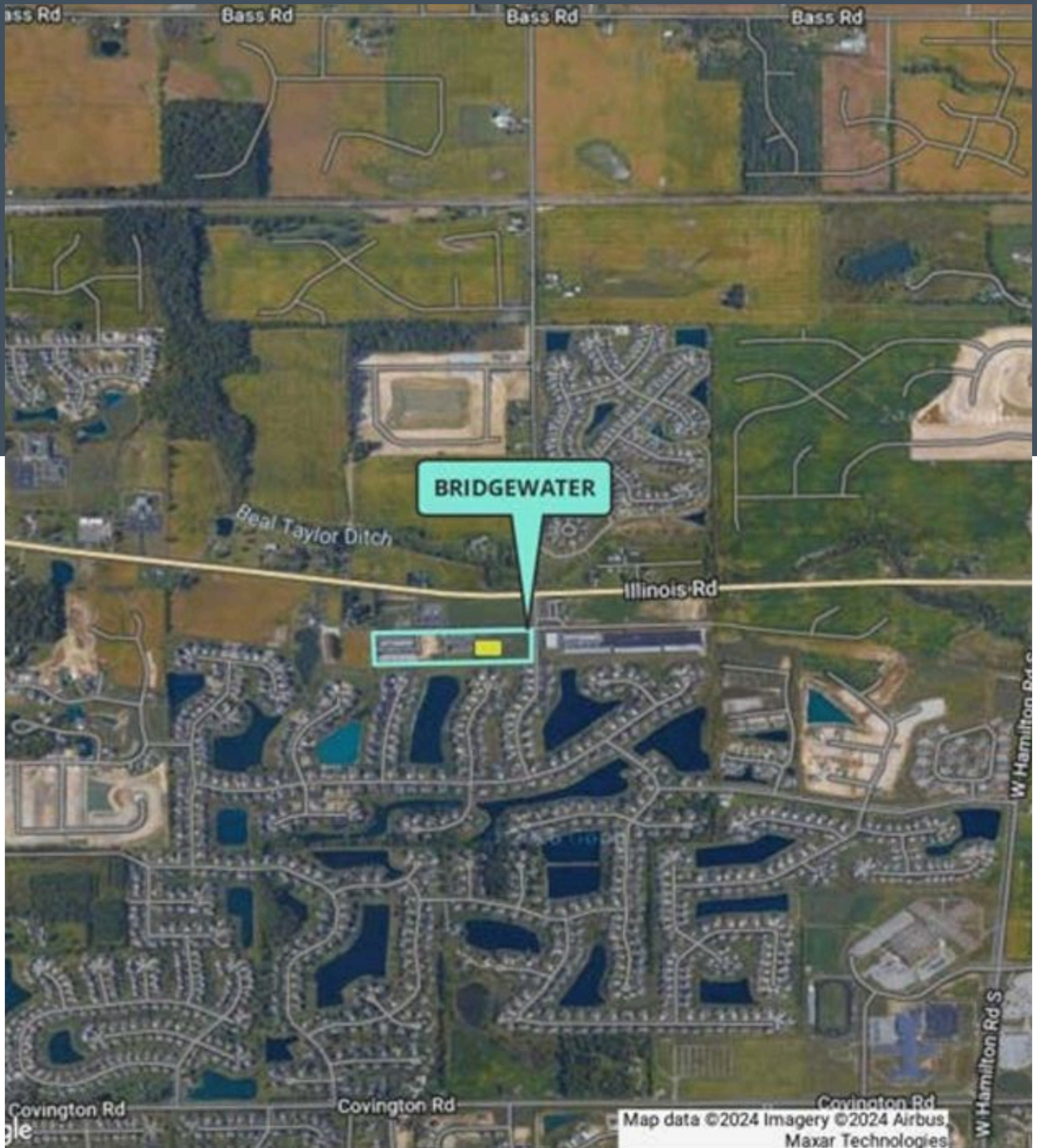
<b>Parking Type</b>	Surface
<b>Parking Lot</b>	Asphalt
<b>Number of Parking Spaces</b>	55
<b>Road Type</b>	Paved

## Utilities & Amenities

<b>Handicap Access/ADA</b>	Yes
<b>Restrooms</b>	1
<b>Signage Type</b>	Building exterior

# Aerial Map

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# Demographics

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## Demographics

	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
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 VPD		

