



LEASE

Stone Pointe Office Park - 415 Ste. 600

415 EAST COOK ROAD

Fort Wayne, IN 46825

PRESENTED BY:

DIANA PARENT, CCIM

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



LEASE RATE	\$20.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	31,315 SF
AVAILABLE SF:	3,226 SF
LOT SIZE:	5.5 Acres
YEAR BUILT:	1986
ZONING:	CM1
MARKET:	Fort Wayne

PROPERTY OVERVIEW

Stone Pointe Office Park consists of three single-story office buildings located in a "park-like" setting with manicured landscaping and walking trails. This professional office complex offers attractive common areas, building security and ample parking.

PROPERTY HIGHLIGHTS

- Highly Visible Location on Coldwater Road
- Easy Access to I-69 @ Exit 312 North
- Variety of Professional Office Sizes
- Well-Maintained Common Areas and Restrooms
- Beautiful "Park-Like" Grounds
- Large Digital Road Sign at Intersection of Coldwater & Cook Roads

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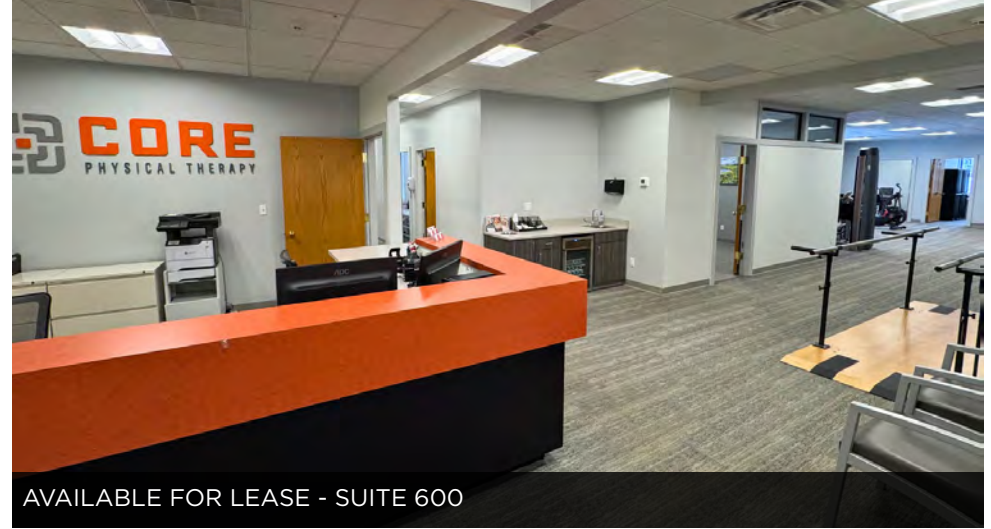
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AVAILABLE LEASE SPACE



STONE POINTE - BUILDING 415



AVAILABLE FOR LEASE - SUITE 600

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	3,226 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) DESCRIPTION

■ Suite 600	Available	3,226 SF	<p>Don't miss your chance at sought-after space in the beautiful Stone Pointe Office Park! This large, 3,200+ sf suite in Building 415 is in excellent condition, with plenty of space and natural light to welcome your clients.</p> <p>Previously used as a physical therapy office, it is ideal as allied health service professional space in the Coldwater Road corridor. However, many other uses are possible.</p>
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AVAILABLE LEASE SPACE



STONE POINTE - BUILDING 415



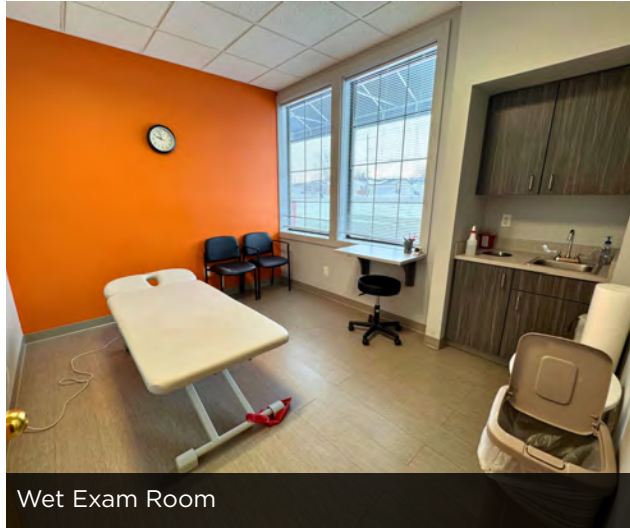
AVAILABLE SPACE - UPDATED FLOOR PLAN COMING SOON

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ADDITIONAL PHOTOS - SUITE 600



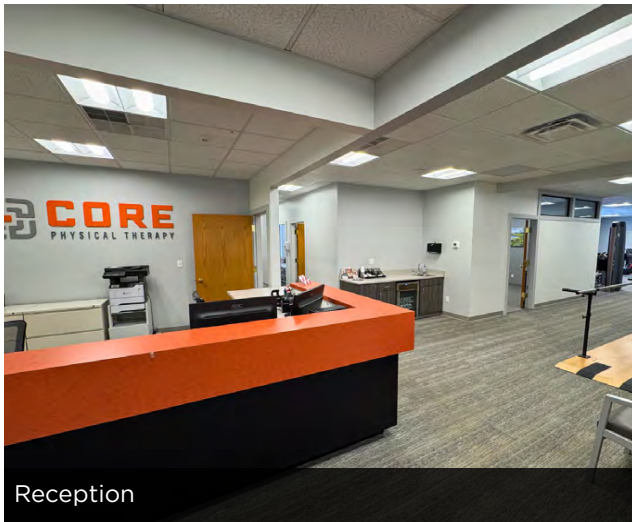
415 Building Lobby



Wet Exam Room



Exam Room



Reception



Exam Room



Exam Room Hallway

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ADDITIONAL PHOTOS - SUITE 600



Open PT Area



Open PT Area



Staff Office



Breakroom/Kitchenette



Utility Room



Executive Office

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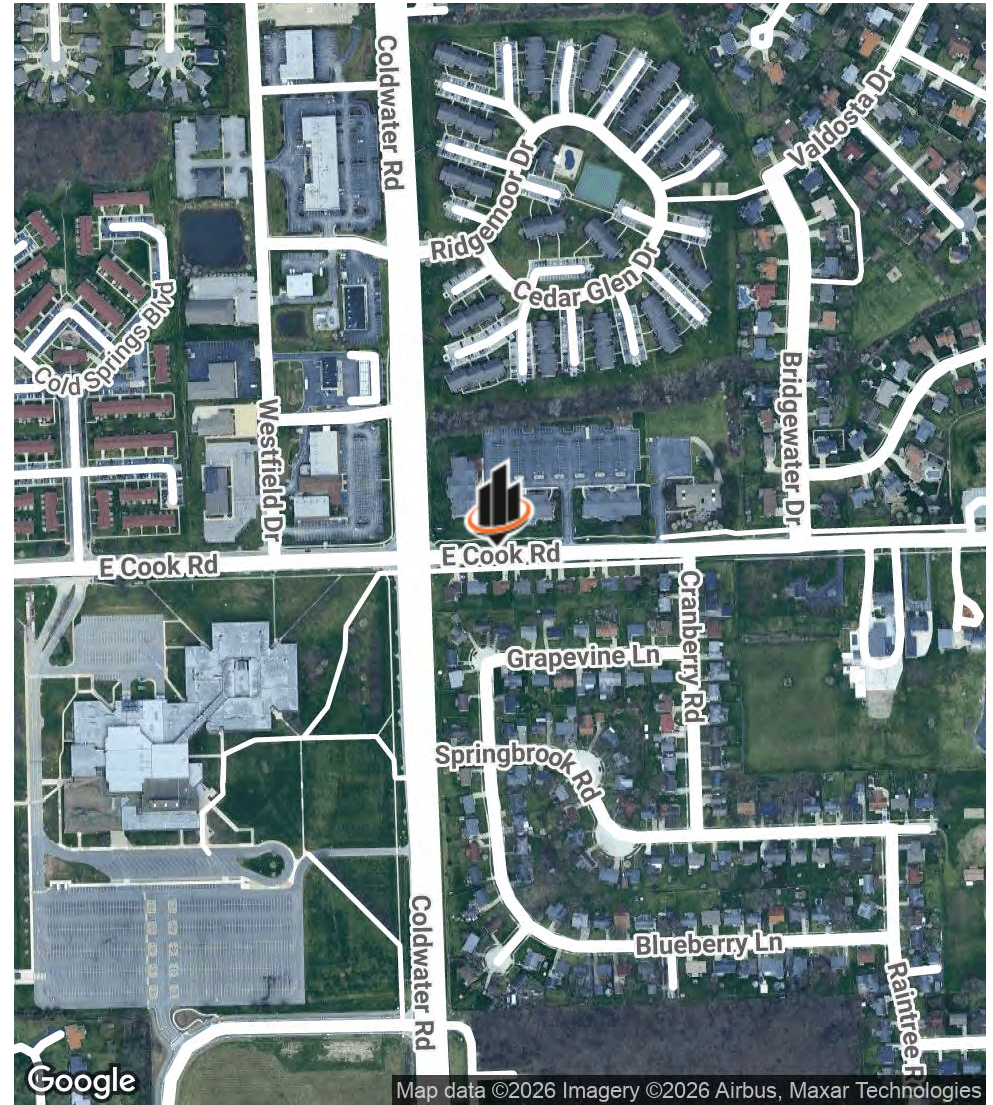
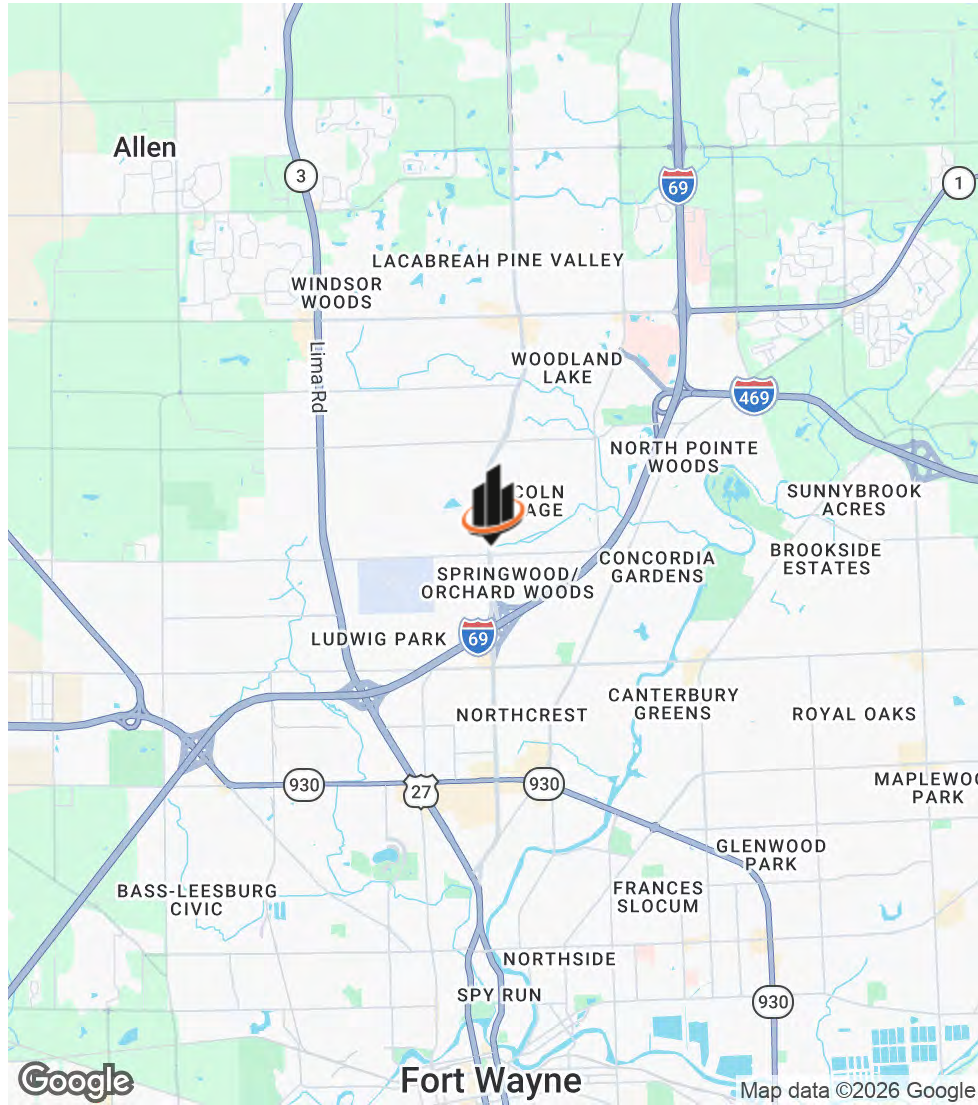
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ADDITIONAL PHOTOS - STONE POINTE OFFICE PARK



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LOCATION MAPS



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AREA ANALYTICS

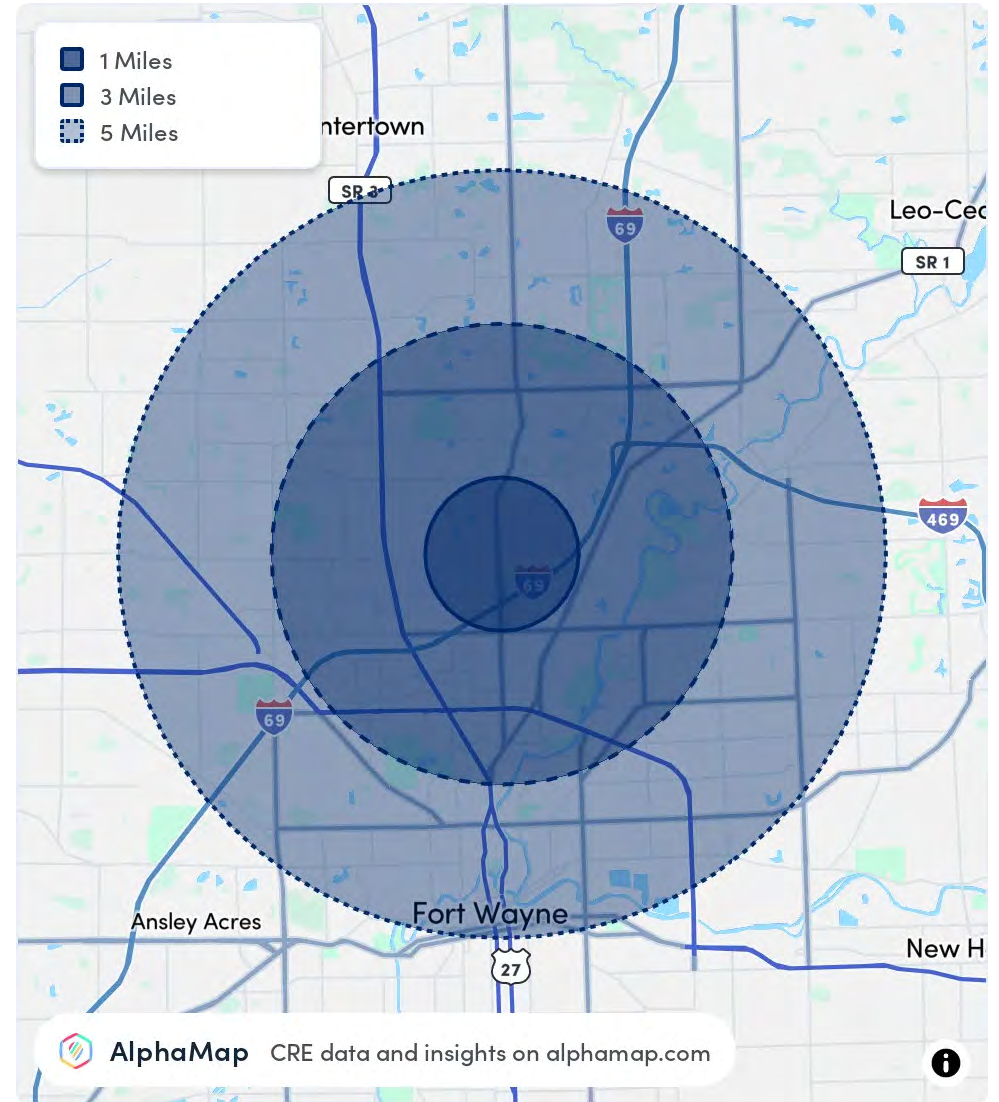
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,284	53,842	147,357
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,503	23,086	60,398
PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$83,106	\$84,967	\$88,800
AVERAGE HOUSE VALUE	\$201,754	\$205,751	\$213,284
PER CAPITA INCOME	\$34,627	\$36,942	\$37,000

Map and demographics data derived from AlphaMap



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ADVISOR BIO



DIANA PARENT, CCIM

Executive Director

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Direct: **260.489.8500**

PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.

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