



LEASE

Stone Pointe Office Park - 409, Suite 120

409 EAST COOK ROAD

Fort Wayne, IN 46825

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$20 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	31,315 SF
AVAILABLE SF:	1,503 SF
LOT SIZE:	5.5 Acres
YEAR BUILT:	1986
ZONING:	CM1
MARKET:	Fort Wayne

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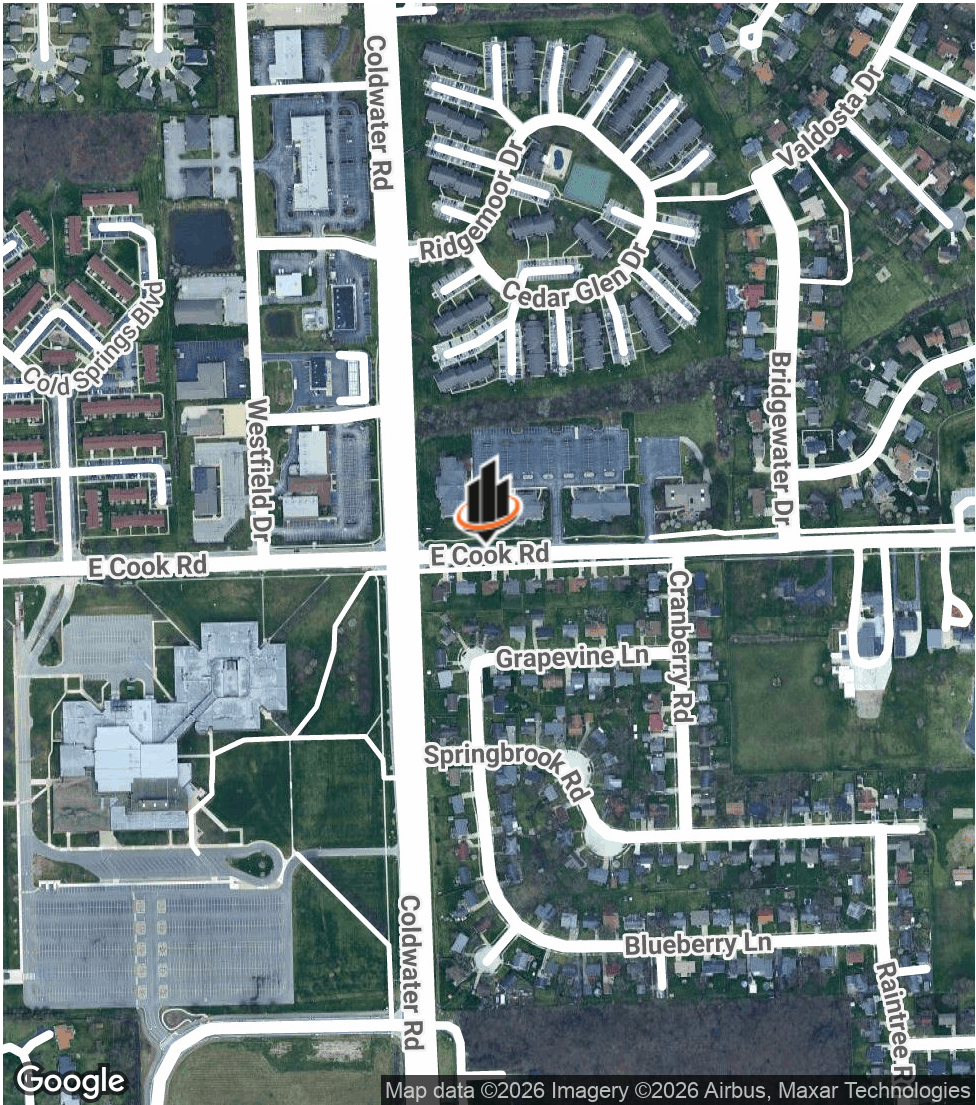
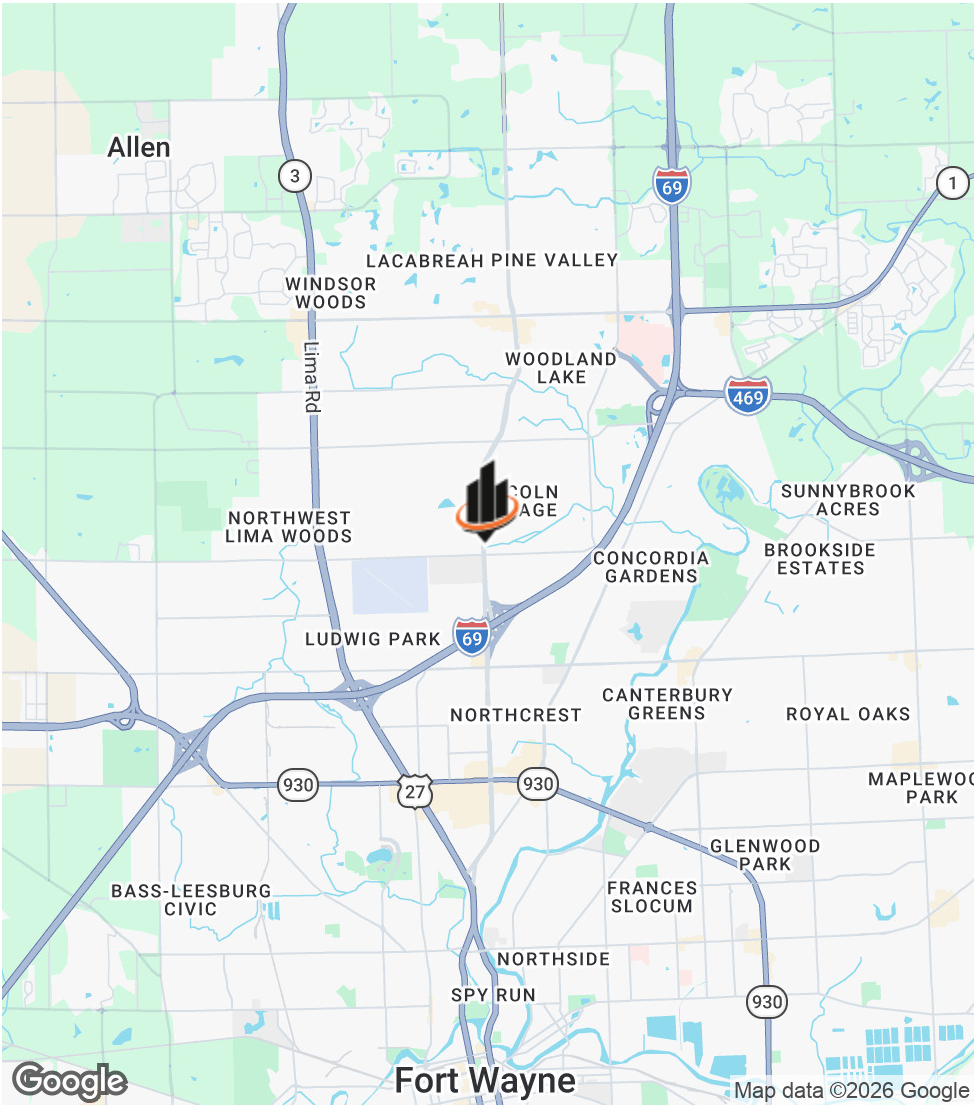
PROPERTY OVERVIEW

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

LOCATION MAPS



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AVAILABLE LEASE SPACE



LEASE INFORMATION

LEASE TYPE:	MG
TOTAL SPACE:	1,503 SF

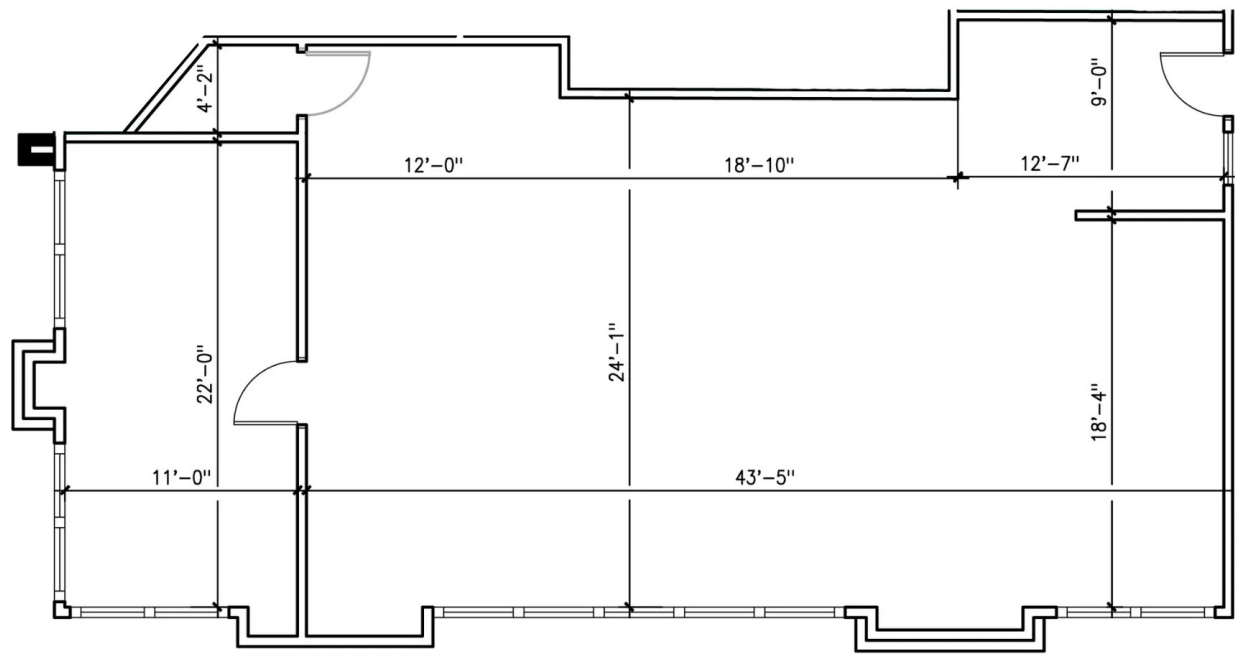
LEASE TERM:	Negotiable
LEASE RATE:	\$20 SF/yr

AVAILABLE SPACES
SUITE TENANT SIZE (SF) DESCRIPTION

■ Suite 120	Available	1,503 SF	Don't miss your chance at sought-after space in the beautiful Stone Pointe Office Park! This 1500 sf office suite in Building 409 is in excellent condition. The building includes a shared entry/lobby space and plenty of parking.
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AVAILABLE LEASE SPACE



STONE POINTE 409 - SUITE 120



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ADDITIONAL PHOTOS - STONE POINTE OFFICE PARK



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DISCLAIMER

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