

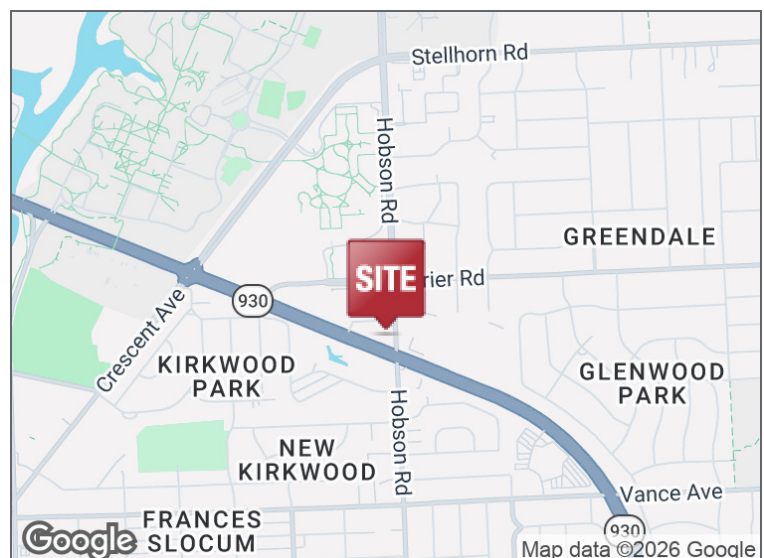


HOBSON BUSINESS SUITES

3601 HOBSON ROAD FORT WAYNE, INDIANA 46815

PROPERTY HIGHLIGHTS

- Office space located in a professional office park setting on Fort Wayne's northeast side
- Monument signage available
- Building is situated at the corner of Hobson Road and Coliseum Boulevard
- Heavily trafficked area with traffic counts over 28,000 VPD



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information			
Name	Hobson Business Suites	Parcel Number	02-08-30-427-003.000-072
Address	3601 Hobson Road	Total Building SF	12,596 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	0.65 AC
County	Allen	Year Built	1978
Township	St. Joseph	Zoning	C-1
Parking	Paved surface		

Property Features			
Construction	Masonry	# of Floors	2 (no elevator)
Roof	Flat	Restrooms	Yes
Heating	Central	Central Air	Yes

Utilities		Nearest Major Roads	
Electric	AEP	Interstate	I-69
Gas	NIPSCO	Distance	4 Miles
Water	City of Fort Wayne	Highway	SR 930/Coliseum Boulevard
Sewer	City of Fort Wayne	Distance	Located on the corner of SR 930

Lease Information			
Unit	SF	Lease Rate	Lease Type
102	641 SF	\$14.00/SF/YR	Full Service
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes		Landlord	
CAM		Landlord	
Insurance		Landlord	
Maint/Repairs		Landlord	
Roof/Structure		Landlord	
Utilities		Landlord	
Total Expenses			

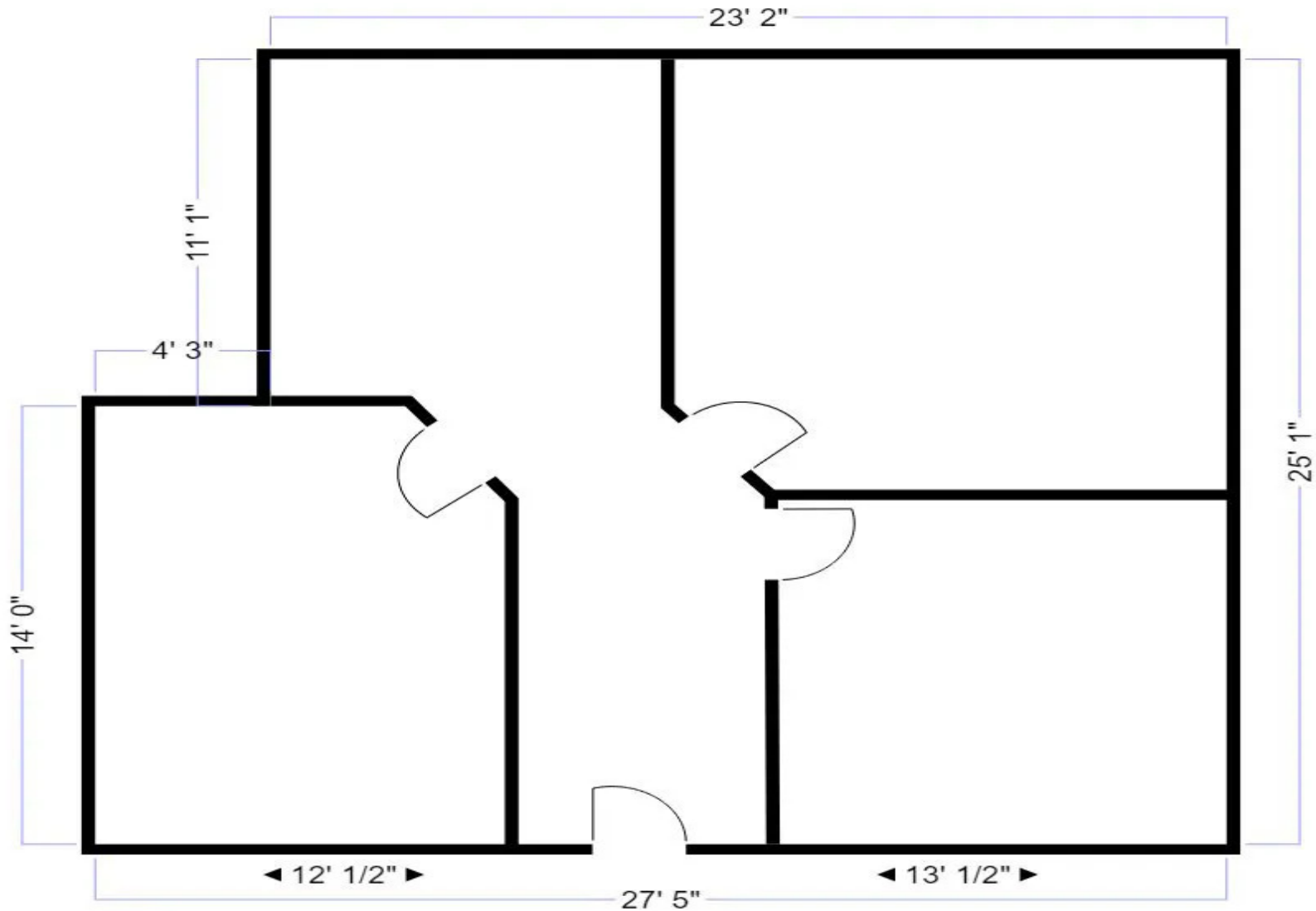
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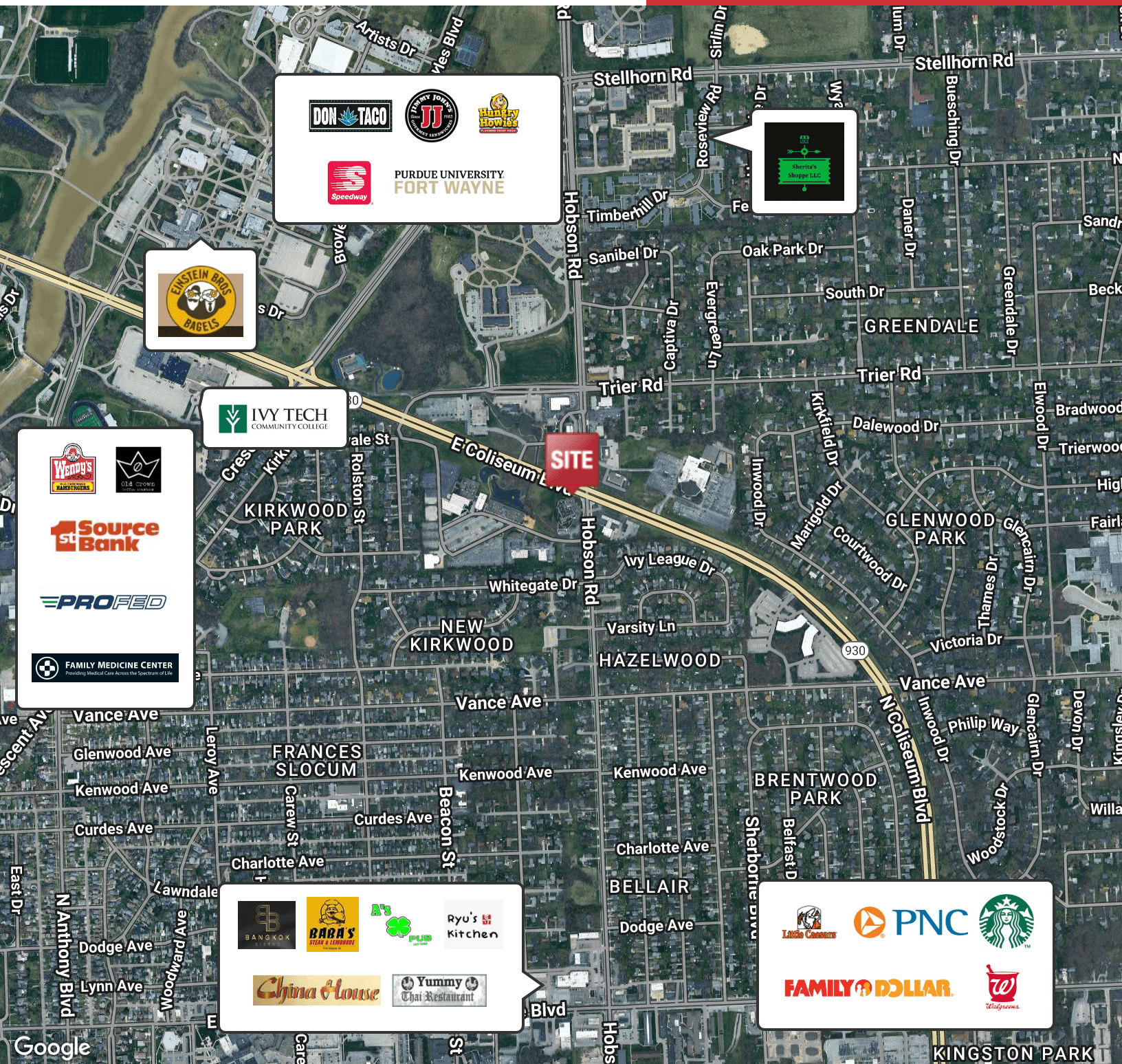


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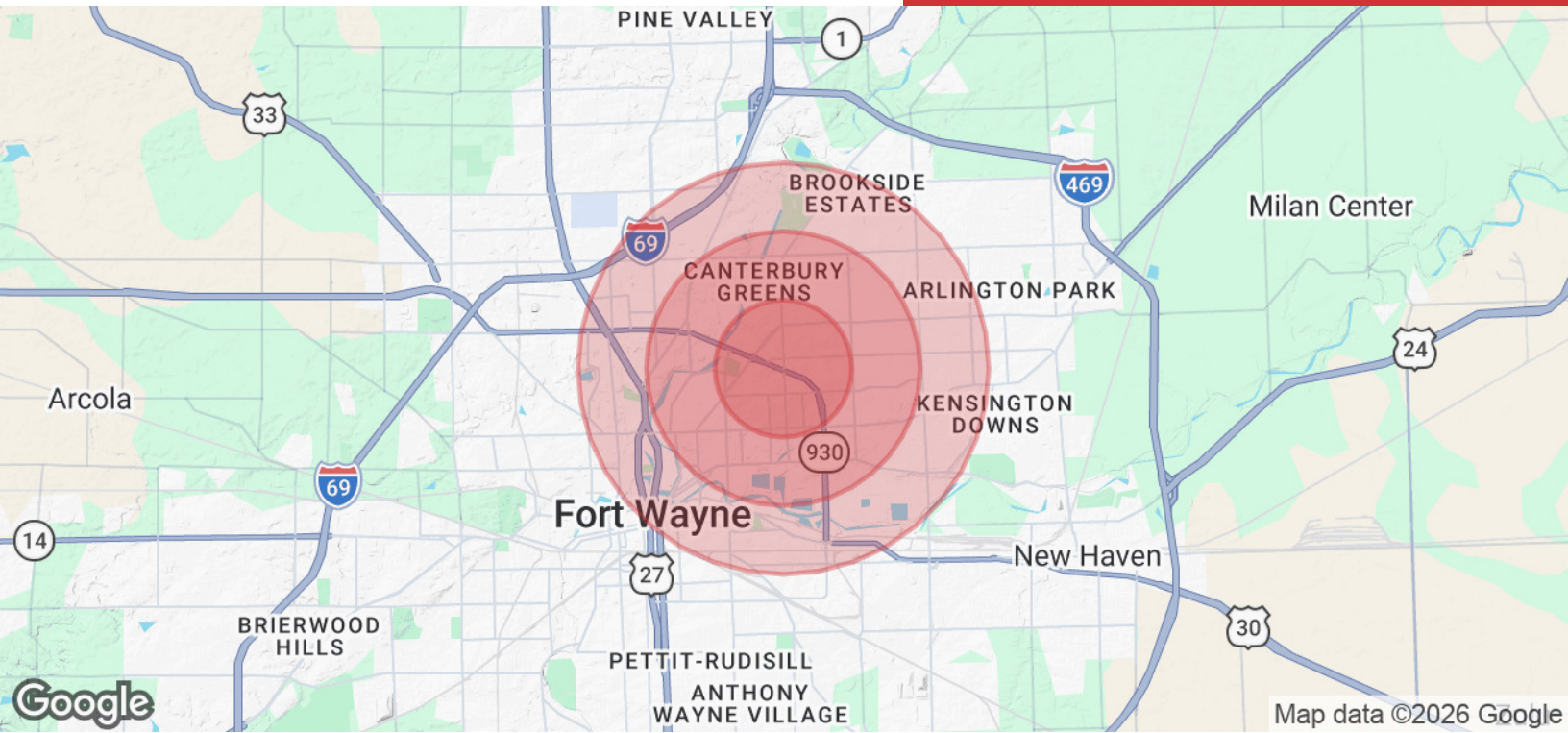
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,423	41,674	81,881
Average Age	34.3	35.3	35.2
Average Age (Male)	33.6	33.7	33.7
Average Age (Female)	34.7	34.9	35.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,201	17,565	34,617
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$93,813	\$76,383	\$71,964
Average House Value	\$158,663	\$177,848	\$165,035

* Demographic data derived from ACS - US Census

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