



FOR **SUBLEASE** OFFICE  
PROPERTY



8310 Clinton Park Dr  
Fort Wayne, IN 46825

# 3,416 SF Office Space Available For Sublease

## About The Property

- Suite is fully furnished
- New finishes in 2023
- Private entrance
- Located on 2nd floor
- Sublease expires 10/31/2028
- Lease rate: \$15.00 SF/yr NNN



the  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 3,416 SF OFFICE SPACE AVAILABLE FOR SUBLEASE

### BUILDING LOCATION/SIZE/ZONING

Street Address	8310 Clinton Park Dr
City, State, Zip	Fort Wayne, IN 46825
Total Building Size	11,481 SF
Site Acreage	0.87 Acre
Zoning	I1/Limited Industrial

### PRICE/AVAILABILITY

Available Space	3,416 SF
Lease Rate	\$15 SF/yr
Lease Type	NNN
Sublease Expiration	10/31/2028

### BUILDING DATA

Date of Construction	1998
Building Condition	Good
HVAC	Central
Sprinkler System	No
Elevator	No

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

\*Pro-rata share based on SF/area

### POPULATION DEMOGRAPHICS

1 Mile	4,380
3 Miles	60,697
5 Miles	152,436

### PROPERTY TAXES

Parcel Number	02-08-07-277-007.000-072
Tax Year	2025 Payable 2026
Assessment: Land	\$66,300
Improvements	\$794,100
Total Assessment	\$860,400

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



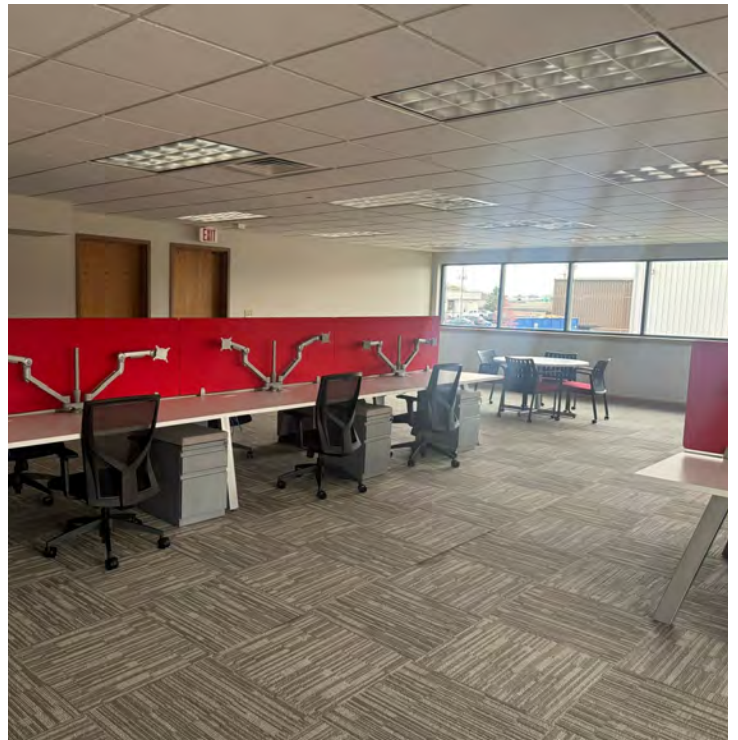
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# ADDITIONAL PHOTOS

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# NEIGHBORING BUSINESSES

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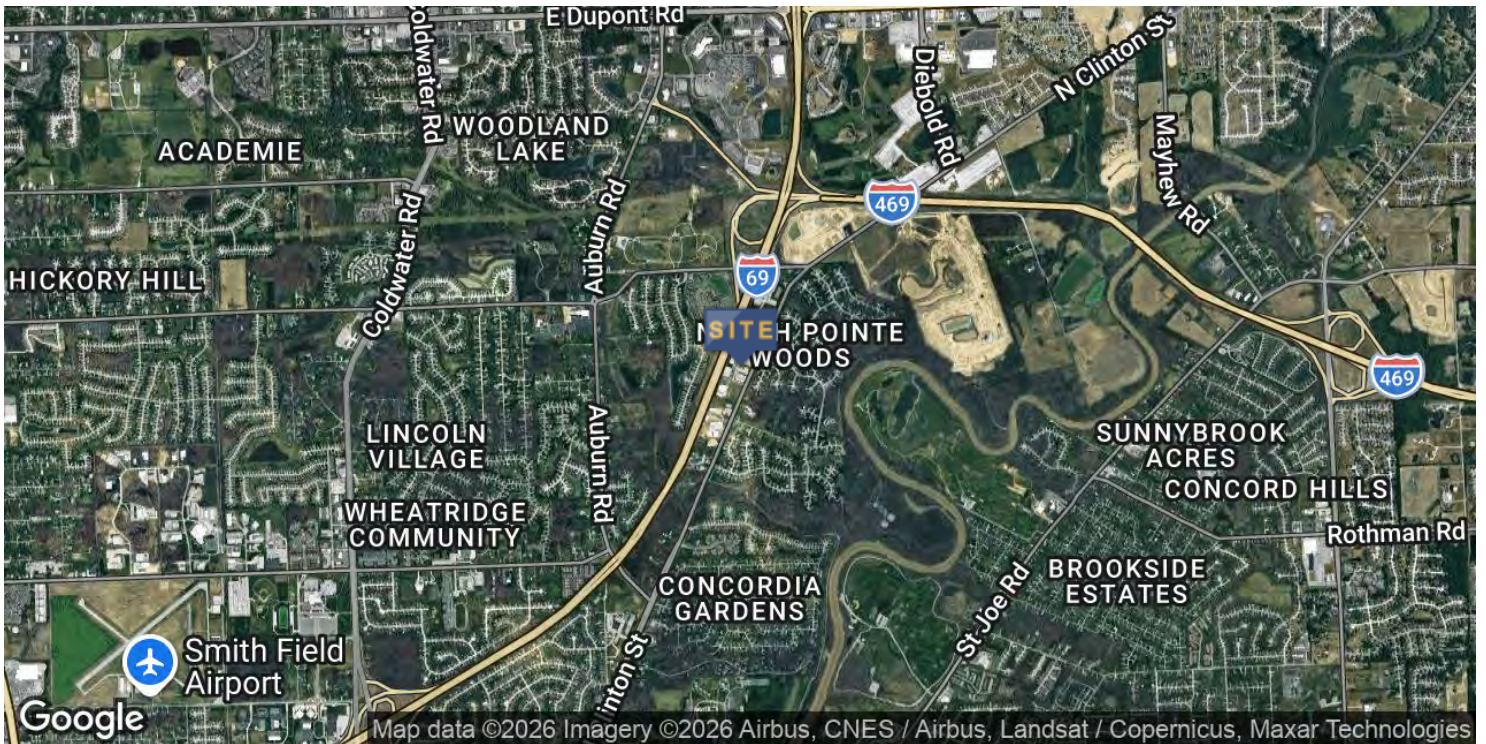
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# LOCATION MAP

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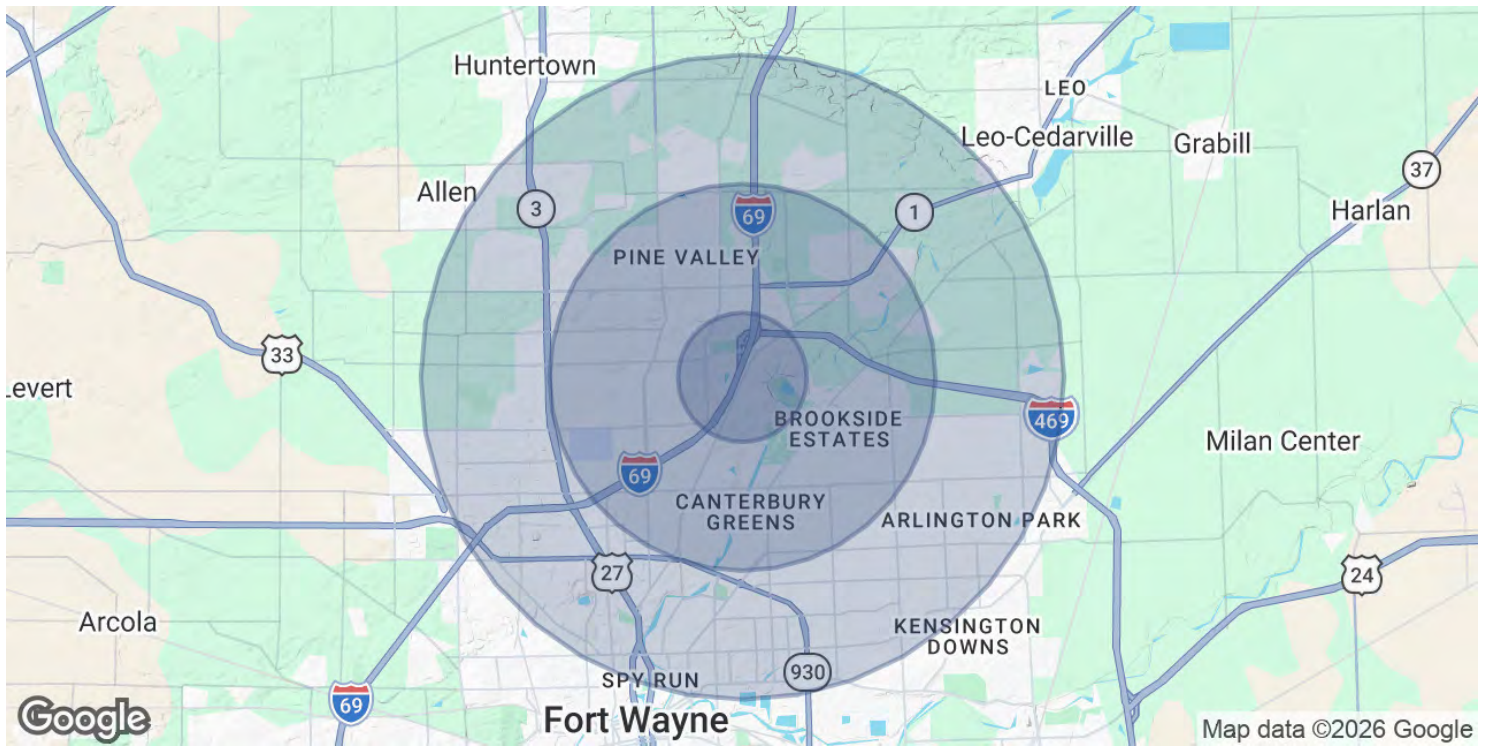
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,380	60,697	152,436
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,776	25,804	61,635
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$102,151	\$92,853	\$95,165
Average House Value	\$255,973	\$229,648	\$228,450

Demographics data derived from AlphaMap



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