

**LEASE**

# Falstaff Office Park

**2020 E. WASHINGTON BLVD**

Fort Wayne, IN 46802

**PRESENTED BY:**

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IN #RB14027532



## PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$12.75 SF/yr (MG)
<b>AVAILABLE SF:</b>	3,422 SF

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## PROPERTY DESCRIPTION

Falstaff Office Park-Suite 200 is a Class A professional office park build with the highest construction standards. Rehabilitated property with large market appeal. Exposed brick, air duct, and piping gives this property excellent appeal compared to traditional office listings.

## PROPERTY HIGHLIGHTS

- Second floor office space
- (5) office rooms; (1) conference room; large, shared space with (8) cubicles (provided by Landlord); men's and women's restrooms; documents/record room and storage room
- All operating expenses and utilities included in lease rate; Janitorial by Tenant

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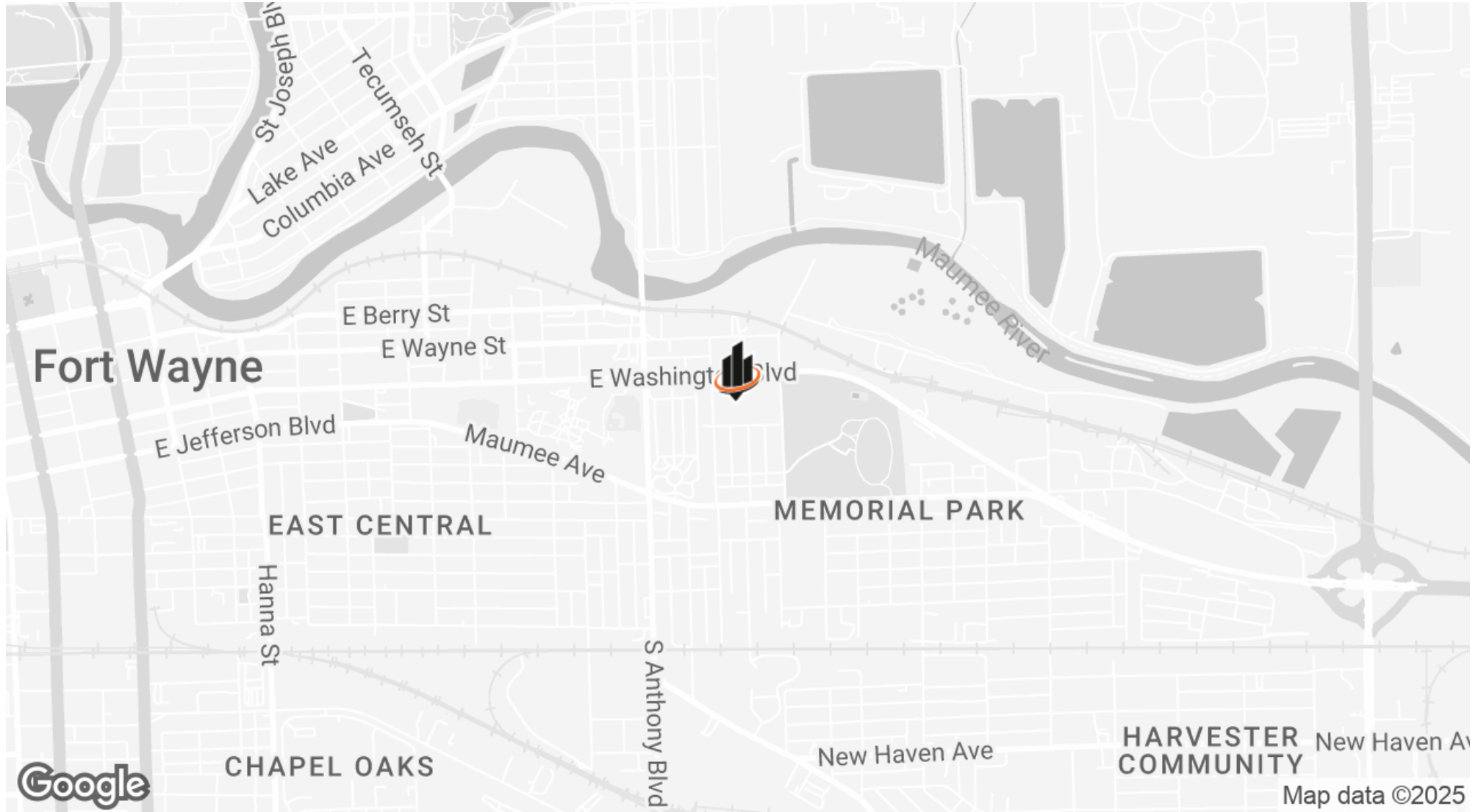
**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# AREA ANALYTICS

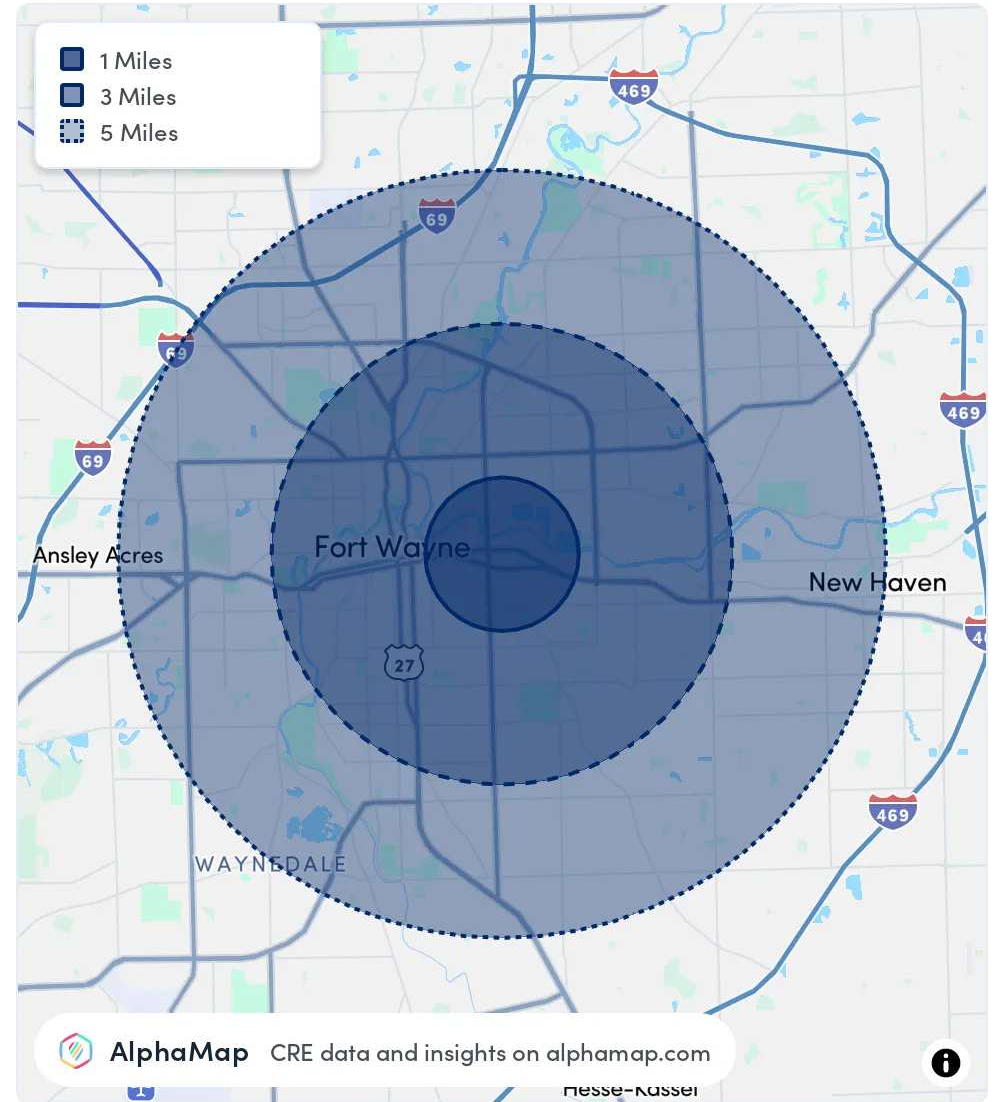
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,560	96,376	184,571
AVERAGE AGE	35	36	37
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	36	37	38

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,728	38,490	75,030
PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$50,847	\$60,900	\$65,646
AVERAGE HOUSE VALUE	\$158,980	\$137,357	\$153,908
PER CAPITA INCOME	\$21,186	\$24,360	\$26,258

Map and demographics data derived from AlphaMap



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**EXHIBIT "A"**  
**Floor Plan Suite 200**

