

Offering Memorandum

Sycamore Pointe

402-416 S Scott Road | Fort Wayne, IN 46814



Exclusively Presented By:

Carolyn Spake-Leeper, SIOR

Senior Broker & Managing Director NE Indiana
carolyn@bradleyco.com | 260.437.8745

Chad Voglewede

Senior Broker
cvoglewede@bradleyco.com | 260.639.3377



Table of Contents

01	Investment Highlights	04
02	Property Details	06
03	Financial Summary	14
04	Pricing Information	15
05	About Fort Wayne	16
06	Bradley Overview	19
07	Advisor Biographies	20



Confidentiality & Disclaimer

A Note on Property Tours

Property tours are available by appointment only and will be coordinated through Bradley Company to help minimize disruption to our tenants and their day-to-day operations. We kindly ask that prospective purchasers and their representatives refrain from contacting tenants or on-site staff directly and avoid visiting the property without a scheduled appointment. We appreciate your cooperation and look forward to arranging a tour at a mutually convenient time.



All materials and information provided by or obtained from Bradley Company, LLC, its directors, officers, agents, advisors, affiliates, or third-party sources are furnished without any representation or warranty as to their accuracy, completeness, reliability, or suitability for any particular purpose. Information regarding the property, including but not limited to its condition, compliance with governmental requirements, development potential, financial performance, projected financial performance, or any other matter, should not be relied upon as a substitute for independent investigation.

Bradley Company, LLC makes no express or implied warranties regarding the accuracy or completeness of any information provided. Any materials, whether written or verbal, are offered solely as a convenience and should not replace a party's own due diligence. Unless otherwise agreed to in writing, Bradley Company, LLC does not undertake to investigate, verify, or validate any information on behalf of any party.

Each party is responsible for conducting its own independent investigation and due diligence. Any party considering a transaction should verify all information and perform such inspections, analyses, and investigations as it deems necessary, including consultation with qualified third-party professionals. Financial information, projections, assumptions, and models should be independently reviewed and verified,

as actual performance may differ materially from any estimates provided. Bradley Company, LLC does not serve as a financial advisor and makes no representation regarding the accuracy, completeness, or relevance of any financial data or assumptions.

Any estimates regarding market rents or future rental income are provided for informational purposes only and do not guarantee that such rents can be achieved. Parties should carefully evaluate market conditions, vacancy factors, contractual obligations, governmental regulations, and other relevant considerations before making any decisions related to the property.

Legal matters should be reviewed with qualified legal counsel. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title professional or attorney. Questions regarding the physical condition of the property or compliance with applicable laws and regulations should be addressed through appropriate engineers, architects, contractors, consultants, and governmental agencies.

All properties and services are marketed by Bradley Company, LLC in accordance with applicable fair housing laws and equal opportunity regulations.



100% Occupied. Six Long-Term Tenants. Proven Income.



Sycamore Pointe is a 100% occupied Class A office park with six tenants generating \$270,348 in annual rent. Most tenants have occupied the property for 6 to 18 years, creating stable cash flow in one of Fort Wayne's most affluent and growing commercial corridors.

Bradley Company, as exclusive advisor to Sycamore Pointe Holdings, LLC, is pleased to present Sycamore Pointe, a 100% occupied, two-building Class A office park totaling 17,065 square feet near the intersection of Illinois Road and Scott Road in Southwest Fort Wayne. The Property is offered at \$2,495,000, representing an 8.70% capitalization rate based on in-place 2026 net operating income of \$217,988 and approximately \$146 per square foot.

Six tenants, several of whom have occupied the Property continuously for 6 to 18 years, generate \$270,348 in annual rent at an average base rate of \$15.84 per square foot, below the Fort Wayne Class A suburban average of \$18.34 per square foot. This creates durable in-place cash flow and meaningful upside through future rent growth in one of the city's most affluent and fastest-growing commercial corridors. The Property's parcel and suite configuration also provides exceptional flexibility for future ownership, including the ability to condominiumize individual units or sell the buildings separately.

\$2,495,000

Offering Price

17,065 SF

Two buildings

\$15.84

Average PSF

\$270,348

Annual Base Rent

100%

Occupied

6-18

Tenant Tenure (Years)

Investment Highlights



Affluent, High-Growth SW Corridor

Located just off Illinois Road with traffic counts of 16,300 vehicles per day, this site benefits from exceptional accessibility and traffic in one of Fort Wayne's most affluent corridors.

The property is located within ZIP code 46814, the highest-income ZIP code in Allen County, and within the highly regarded Southwest Allen County (SWAC) school district, one of the region's most desirable areas for residential and commercial growth.

The surrounding trade area boasts average household incomes of \$120,271 within one mile and \$109,795 within three miles, reflecting a strong and stable consumer base supported by dense, established residential neighborhoods.

The immediate retail environment is second to none, with direct proximity to Kroger, Starbucks, Meijer, Target, and Connolly's Do it Best Hardware, alongside a robust mix of dining, banking, and service tenants at neighboring centers including Village of Coventry and Shoppes of Scott Road.

100% Occupied, Day-One Income

A buyer steps into proven, in-place cash flow with no lease-up risk at acquisition. The majority of tenants have been in occupancy 6 to 18 years.

Below-Market Rents = Embedded Upside

In-place rents average \$15.84 PSF against an \$18.34 Fort Wayne Class A suburban average, approximately 14% below market.

Quality Construction, Visible Identity

Class A finishes (2005 / 2016 construction), abundant surface parking (72 spaces), facade and suite-entry signage, ground landscaping, and a double-sided pylon along Scott Road.

Structural Flexibility Expands Exit Options

The suite and parcel configuration allows a future owner to condominiumize individual units or sell one building at a time, a rare feature that broadens the eventual buyer pool and supports multiple exit strategies.

Property Details



Building Information		
	Building 1	Building 2
Building Size	6,171 SF	12,060 SF
Suites	1 (Currently)	5 (Currently)
Year Built	2005	2016
Construction	Wood Frame Stucco / Veneer Stone	Wood Joist Cedar / Stone
Roof	Metal Flat Original	Shingle Original
Wall Height	14'	10'
HVAC	Original	Original

Sycamore Pointe Details

Sycamore Pointe is a stabilized, income-producing Class A office park comprising two buildings on a 1.68-acre parcel near the Illinois Road / Scott Road intersection.

Building 2 (2016) houses five professional suites totaling 12,060 SF; Building 1 (2005) is fully occupied by Premiere Dance Company across 6,171 SF. The improvements are in excellent overall condition with abundant surface parking, mature landscaping, and strong street identity. Each tenant pays its own janitorial, gas, electric, internet, security and phone expenses, keeping landlord operating costs low; most tenants also reimburse water/sewer/trash within monthly rent. Roofs and HVAC systems are original to each building.



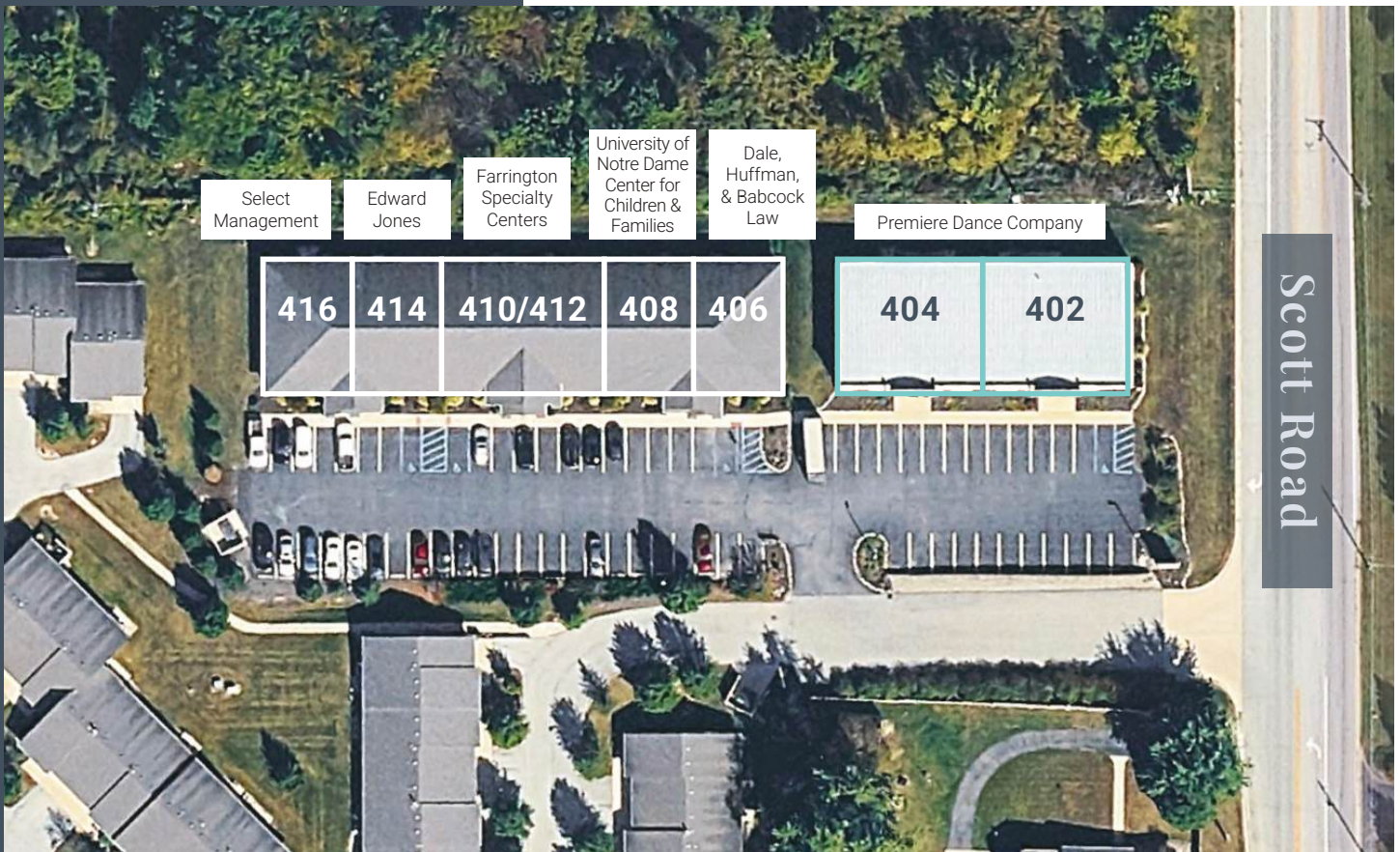
Property Details

Site Information

Address	402-404 S Scott Rd 406-416 S Scott Rd
Parcel ID	02-11-03-328-005.000-038
Lot Size	1.68 Acres
Zoning	C-1
Parking Spaces	72
Access	Right-of-Way easement through shared drive with Sycamore Senior Apartments from curb cut on Scott Road
Signage	Facade / Suite Entry Double-sided Pylon along Scott Road
Utilities	Gas: NIPSCO Electric: AEP Sewer: Aqua IN Water: Aqua IN
Annual Taxes	\$28,061
Assessed Value	\$1,803,600



Site Aerial



Established Tenancy

The Property is occupied by a diverse mix of professional services, healthcare, education, financial services, and consumer-oriented tenants. Several occupants have maintained a long-term presence at the Property, providing stable tenancy and consistent market relevance.

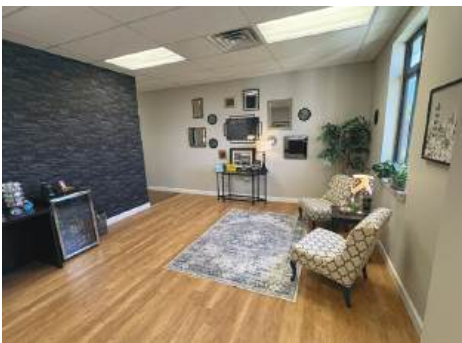
Suite	SF	Tenant
402 / 404	6,171	Premiere Dance Company
406	1,852	Dale, Huffman, & Babcock Law
408	2,040	University of Notre Dame Center for Children & Families
410 / 412	4,036	Farrington Specialty Centers
414	1,200	Edward Jones
416	1,766	Select Management

Property Images





Property Images





Property Images





Pricing Information

OFFERING PRICE

\$2,495,000

8.70% Cap Rate

Based on In-Place 2026 NOI of \$217,988

Valuation Overview

The property is offered at \$2,495,000, representing an 8.70% capitalization rate on in-place 2026 net operating income of \$217,988. A purchaser acquires day-one cash flow from a 100% occupied office park leased to six established tenants, several of whom have occupied the property continuously for more than a decade.

The property's leasing momentum continues to strengthen heading into the acquisition. Recent tenant renewals reflect the strong demand for space within the park and underscore the durability of the income stream. Approximately 81% of leased square footage is committed through 2029 or beyond, anchored by the park's two largest tenants, Premiere Dance Company (2029) and Farrington Specialty Centers (2030). Combined with rents averaging approximately 14% below the Fort Wayne Class A suburban market rate of \$18.34 PSF, this creates a compelling foundation for both near-term income stability and future rent growth as leases roll to market.

Recent leasing activity within the park at \$18.40 PSF further supports market rent assumptions and demonstrates tenant confidence in the location. A buyer steps into a stabilized asset with renewed leases, proven occupancy, and meaningful embedded upside, without the execution risk of a lease-up.



81% of leased square footage is committed through 2029 or beyond, while in-place rents remain approximately 14% below market.

Note: Square footage reflects total leased/rentable area (17,065 SF), which has been used throughout the financial analysis. Property record cards reflect a gross building area of 18,231 SF.



Investment Fundamentals

Fort Wayne Market

Fort Wayne is Indiana’s second-largest city and serves as the economic, healthcare, education, and commercial hub for an eleven-county region. Supported by a diversified employment base, business-friendly environment, and sustained population growth, the market continues to attract both corporate investment and new residents.

Fort Wayne continues to outperform many Midwestern peer cities in population growth, private investment, and economic expansion. The city’s affordability, quality of life, and employment opportunities have fueled sustained demand for housing, retail, office, and commercial services. Population growth, job creation, and continued capital investment support long-term demand for professional office space throughout Fort Wayne. These trends create a favorable backdrop for tenant retention, rent growth, and asset appreciation.

Healthcare

Parkview Health and Lutheran Health Network anchor one of the region’s largest employment sectors. Indiana University Health adds a \$421 million hospital in SW Allen County, opening 2027.

Manufacturing & Logistics

General Motors and WaterFurnace International anchor advanced manufacturing, while a growing aerospace and defense cluster including BAE Systems, L3Harris, and Raytheon add high-wage technical jobs.

Market Snapshot

- Indiana’s 2nd Largest City
- 11-County Regional Hub - 820,313 Regional Population (2025)
- Allen County - 402,329 (2025)
- Diversified Employment Base
- Business-Friendly Operating Environment

Corporate Headquarters

Fort Wayne is home to nationally recognized companies including Steel Dynamics, Do it Best, Sweetwater Sound, Vera Bradley, Franklin Electric, and Fort Wayne Metals.

Technology & Investment

Google’s \$2 billion data center investment, alongside major Amazon and Walmart operations, reinforces Fort Wayne’s growing importance as a technology and distribution hub.

Growth By The Numbers

- #1 Fastest-Growing Large City in the Midwest
- 275,203 City Population
- +4.3% Population Growth Since 2020
- \$2.6 Billion New Private Investment (2024)
- \$1 Billion+ Downtown Investment Since 2009
- \$2 Billion Google Data Center Investment
- \$421 Million IU Health Hospital, opening 2027



Why Fort Wayne Matters to This Investment

A growing population, expanding employment base, and record private investment create the backdrop every office investor wants: rising demand for professional space. Sycamore Pointe lets a buyer capture that momentum through an already-stabilized, 100% occupied asset.



Executive Biography

Contact

carolyn@bradleyco.com
260.437.8745

Office

127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

Education

Ball State University
Marketing & Public Relations

Specialties & Services

Investment
Land
Industrial
Medical
Office

Community Involvement

American Heart Association
Big Brothers Big Sisters of
Northeast Indiana - bbbsnei.org
East Wayne Street Center
Fort Wayne Women's Bureau
Junior Achievement
of Northern Indiana
Mental Health of America
SCAN, Inc.



Carolyn Spake-Leeper, SIOR

*Senior Broker & Managing Director, N.E. Indiana
Brokerage Services*

Carolyn Spake-Leeper, SIOR joined Bradley Company in August of 2024 as the Senior Broker & Managing Director of Northeastern Indiana Advisory & Brokerage Services. With two decades of experience and recently named Indiana Commercial Realtor of the Year, Spake-Leeper brings unparalleled expertise to Bradley Company Fort Wayne. Drawing on her extensive experience, Carolyn leads brokerage initiatives in northeastern Indiana, focusing on team development, client relations, and portfolio expansion while continuing to deliver value and support to her longstanding clients.

Spake-Leeper's impressive career spans a diverse portfolio including office, land, investments, industrial, and medical opportunities in northeastern Indiana. In 2023, she became the first female commercial broker to be honored as Indiana's Commercial Realtor of the Year and was named the Co-Star Leasing Power Broker for northeast Indiana. Her track record includes securing enough office transactions to fill the six largest office buildings in Fort Wayne/Allen County. Formerly a Senior Broker at BND Commercial and Associate Broker at CBRE, Spake-Leeper is recognized for her prowess and dedication to advancing the industry locally.

Carolyn earned a BA from Ball State University in Marketing and Public Relations. She is a member of the Society of Industrial and Office Realtors (SIOR), which is the highest designation to be awarded to an industrial or office commercial realtor and of which only a small percentage are women. Currently she serves as the Indiana SIOR Chapter Vice President and on two committees for SIOR nationwide: the Women's Mentoring/Leadership Group and the Independent Brokers Group. She is the past President of the Indiana Commercial Board of REALTORS® (ICBR/CREA), former secretary of the Risk Management Association, and is still an active member of both organizations. She is also an active member of WOWnet and former president of the group.

Carolyn is a Fort Wayne native who remains passionate about serving her community through various non-profit boards and committees. Outside the office, she has an extended family of five children and one grandchild. They enjoy sports, traveling and lake activities as a family.



Advisor Biography



Chad Voglewede

Senior Broker

Contact

cvoglewede@bradleyco.com
c 260.639.3377

Office

127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

Education

ASA Paramedical Sciences - Ivy Tech
ASA Architecture / Construction
Management, Interior Design
Concentration - IPFW

Affiliations & Memberships

Licensed Indiana Real Estate Broker
ICBR | CREA
Business Referral Exchange, BRE
Networking Group
New Haven Chamber of Commerce
- Board Member
- Annual Fundraiser & Dinner Committee
- Historic Downtown Committee

Community Involvement

Christian Education for Young Men,
St. Charles Borromeo, Fort Wayne, IN
RCIA-Subject Host, St. Charles Borromeo

Clients Represented

Parkview Health
Community Memorial Hospital
Partners in Autism
SDI La Farga Copperworks

Chad Voglewede is a Senior Broker with Bradley Company in the Fort Wayne market, where he has spent the past five years advising clients through strategic commercial real estate decisions across Northeast Indiana. Known for his relationship-driven approach and strong market insight, Chad consistently helps clients identify, evaluate, and secure assets that align with their operational, growth, and investment objectives.

While Chad works across multiple asset classes, his primary focus includes land acquisition/disposition, industrial assets, and office properties. He brings a deep understanding of local market dynamics, zoning, infrastructure, and development trends, allowing him to tailor his search and advisory efforts precisely to each client's needs—whether that involves locating a development-ready site, repositioning an existing asset, or securing space that supports long-term business strategy.

Chad brings nearly a decade of real estate experience, with a background in residential development, property management, and design, as well as commercial design and development. Earlier in his career, he founded and operated a youth sports marketing business, partnering with local organizations to deliver targeted marketing solutions to defined demographics.

In addition to his real estate career, Chad spent 15 years in Emergency Medicine, providing critical pre-hospital care and in-flight critical care at Adams Memorial Hospital, Parkview Health, and Lutheran Hospital, serving the northern half of Indiana and Western Ohio. This extensive healthcare background translates directly into his commercial real estate practice, particularly in the development, placement, and leasing of medical, mental health, and behavioral healthcare facilities.

Chad has been actively involved in transactions for a wide range of healthcare uses, including urgent care centers, primary and specialty medical offices, chiropractic clinics, audiology and optometry practices, laboratory facilities, autism therapy centers, and mental and behavioral health providers - contributing to the continued expansion and accessibility of healthcare services across Northeast Indiana and Western Ohio. His understanding of healthcare operations, patient access needs, and regulatory considerations enables him to work effectively with providers to identify optimal locations and real estate solutions that support both clinical outcomes and business performance.

Through a combination of market expertise, healthcare industry knowledge, and a client-first mindset, Chad brings a focused and thoughtful approach to commercial real estate—helping clients navigate opportunities, mitigate risk, and secure assets aligned with both immediate goals and long-term vision.

Your trusted, full-service commercial real estate advisors

Bradley Company provides commercial real estate expertise across the Midwest region with a team of 270+ professionals offering top-level advisory services. With over \$426 million in brokerage transactions in 2025, 4,000+ multi-family units managed, and over 250 commercial properties and facilities managed, our full-service team partners with clients to manage portfolios, create opportunities, and achieve strategic business objectives.



Our Numbers

270 +

*Professionals on staff
ready to help you*

4,000 +

*Multi-Family
Units Managed*

\$426 Million

*in Brokerage
Transactions in 2025*

250 +

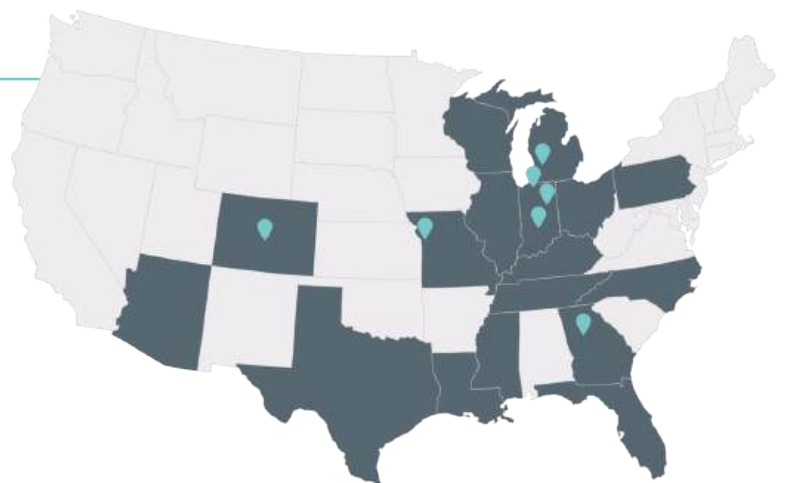
*Commercial Properties
& Facilities Managed*

Our Reach

Our experienced professionals across the Midwest provide local expertise in all sectors of the market. We couple this with our renowned industry-wide networking partnerships that allow us to provide world-class service with tailored, personalized solutions.

Offices:

- Indianapolis
- Fort Wayne
- St. Louis
- South Bend
- Merrillville
- Atlanta
- Grand Rapids
- Denver





Building Partnerships. Improving Communities. Changing Lives.

127 W Wayne Street, Suite 400 | Fort Wayne, IN 46802

Learn more at bradleyco.com