

# Executive Suites at The Summit

1027 W. Rudisill Blvd., Fort Wayne IN 46802

FOR LEASE

Executive Offices for Lease



*Prepared By:*

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Broker

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# HIGHLIGHTS

- Beautiful 22 Acre Campus
- Ample Parking
- Full Service Lease including Wi-Fi
- Fully Furnished Offices
- Phone Service Available

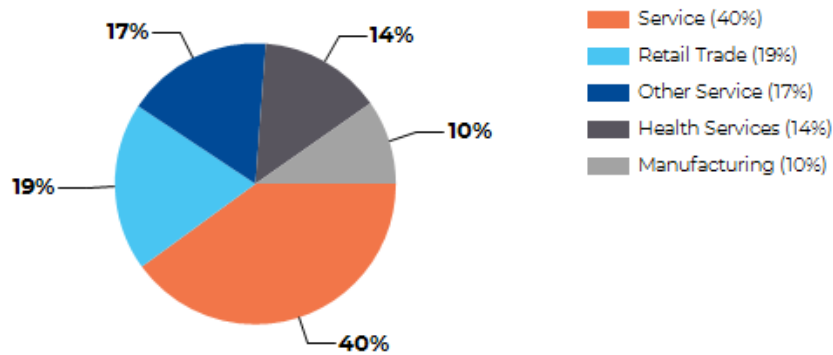


Suite	Tenant	Floor	Square Feet	Monthly Rent:	Lease Type	Notes
203	Venture Office 203	2	157	\$500.00	Full Service	The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.
208	Venture Office 208	2	132	\$500.00	Full Service	The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.

Suite	Tenant	Floor	Square Feet	Monthly Rent:	Lease Type	Notes
209	Venture Office 209	2	131	\$500.00	Full Service	The Venture Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.
228	Endeavor Suite 228	2	135	\$500.00	Full Service	The Endeavor Suites offer private, furnished offices with access to a shared kitchenette. The executive suites offer full service leases which includes internet, utilities, janitorial/cleaning, office furniture, badges (for building entry), 24/7 access and free parking. Desk phones and phone service is available for an additional \$40/month.



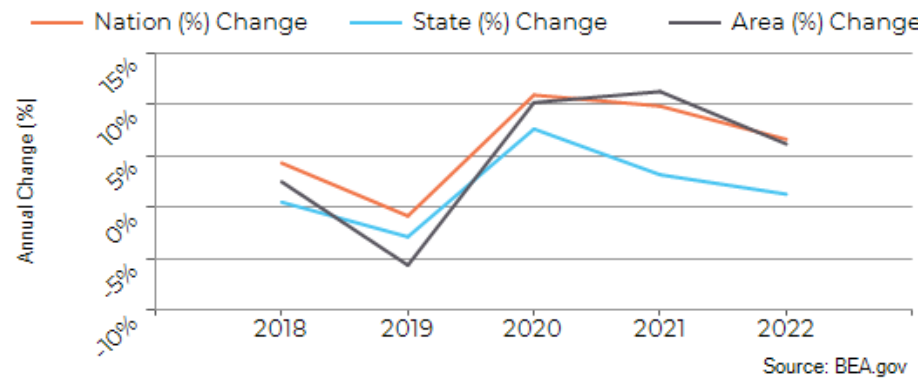
## Major Industries by Employee Count

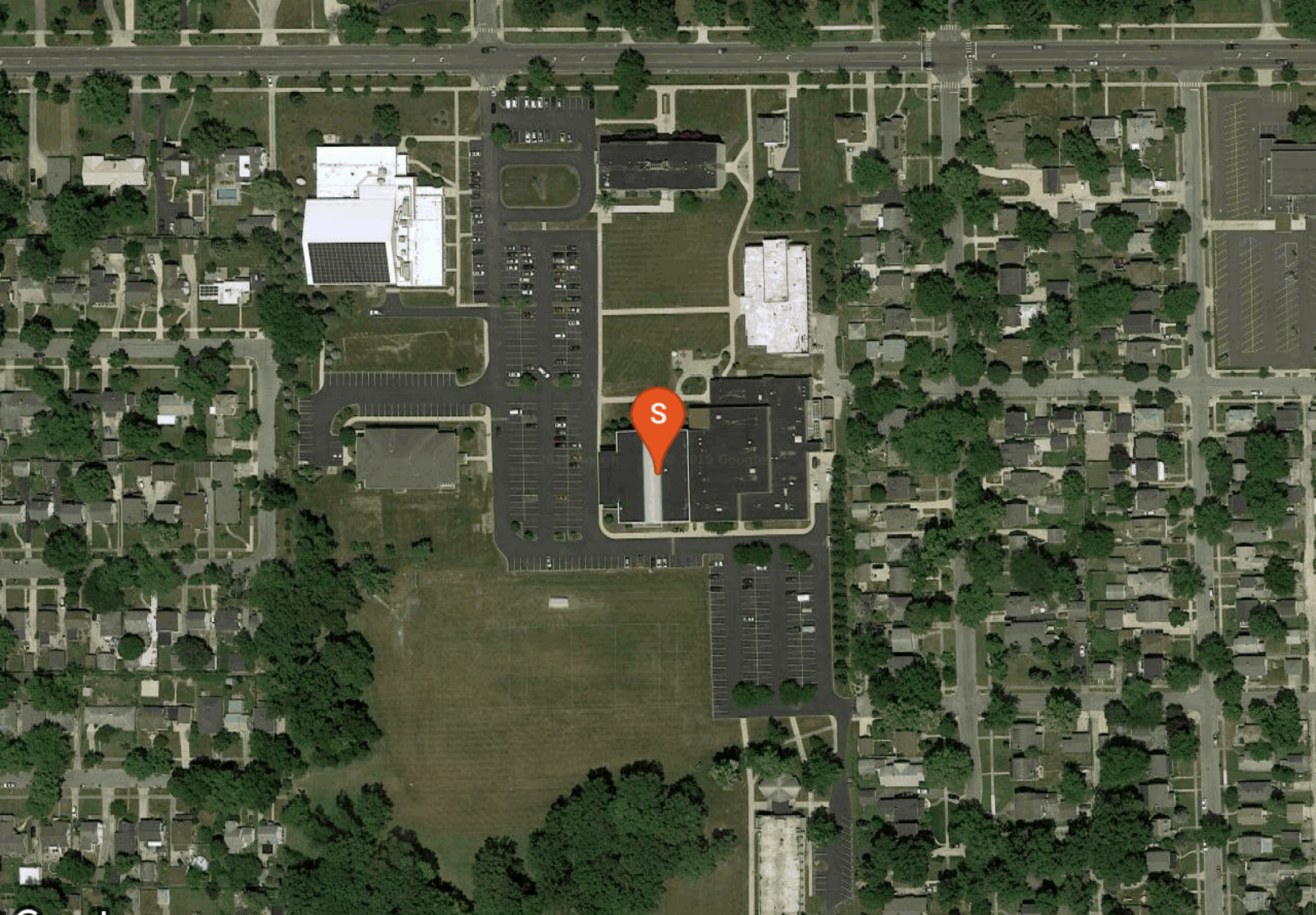


## Largest Employers

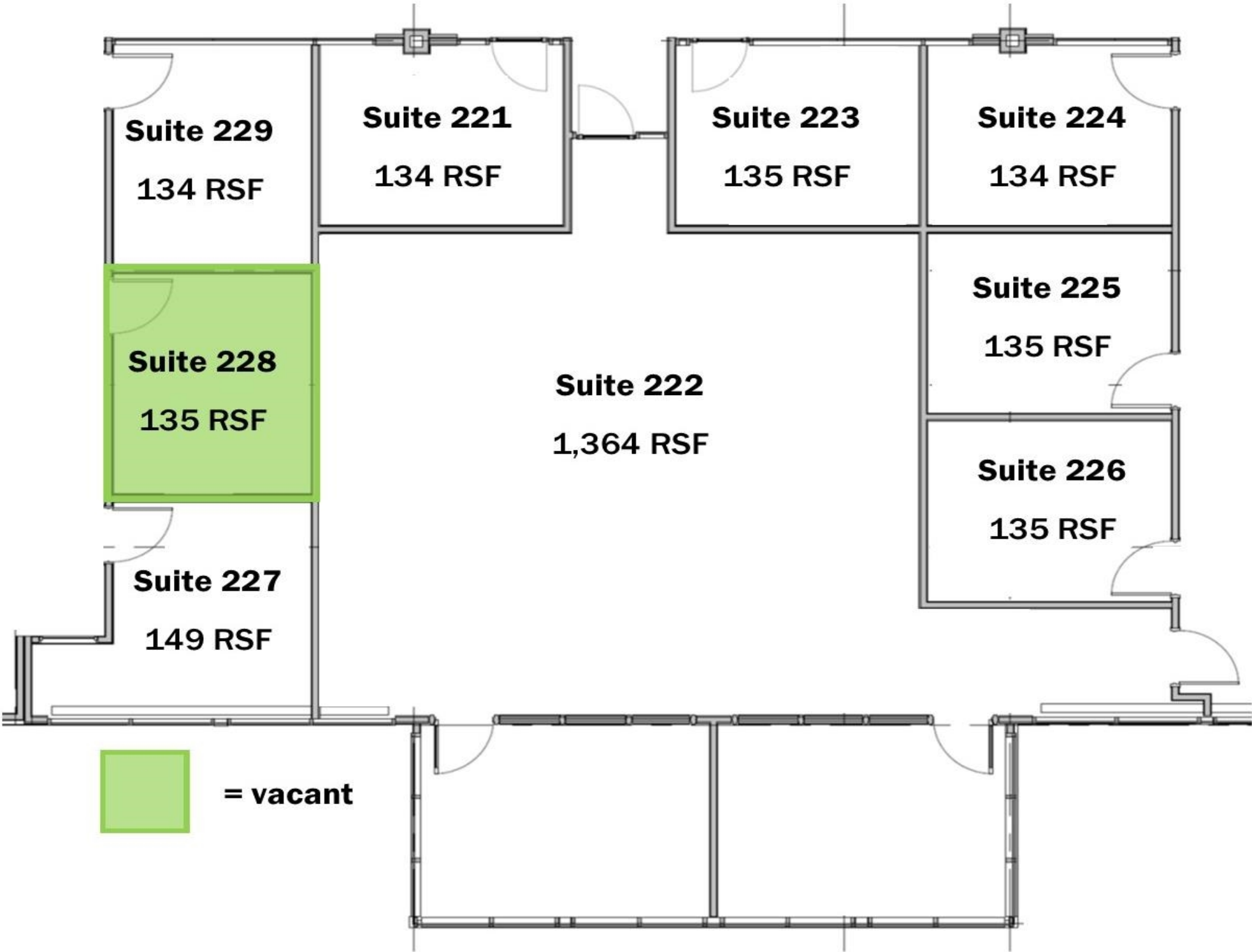
Parkview Health	16,000
Lutheran Health Network	7,000
General Motors	4,320
Amazon	4,650
Sweetwater Sound	2,011
Lincoln Financial Group	1,700
Michelin	1,500
Fort Wayne Metals	1,419

## Allen County GDP Trend









# THE VENTURE OFFICES

EXIT

The Venture Offices  
Welcome

CEO Summit Training	201
Product & Profit	202
Portfolio Health	203
Language Services Network	204
Five 800 City Street	205-209
Humana® Specialty Acct.	210-212

Restrooms

The Venture Offices



Venture Offices Lobby



Whitney Peterson  
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AVI Commercial and it should not be made available to any other person or entity without the written consent of AVI Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AVI Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AVI Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AVI Commercial has not verified, and will not verify, any of the information contained herein, nor has AVI Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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