



## CHESTNUT HILLS OFFICE BUILDING

1001 CHESTNUT HILLS PARKWAY, FORT WAYNE, IN 46814

### PROPERTY HIGHLIGHTS

- Join Parkview, Krider Dentistry and One Resource in this modern class A multitenant office building overlooking the 18th fairway of Chestnut Hills Golf Course
- 2,783 SF available for office or medical use
- New roof, parking lot, common area upgrades in 2022/2023
- Well maintained, professionally managed
- Abundant free surface parking
- Located just off of Illinois Road with easy access to I-69 and US 30



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
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### General Property Information

<b>Name</b>	Chestnut Hills Office Building	<b>Parcel Number</b>	02-11-04-453-008.002-038
<b>Address</b>	1001 Chestnut Hills Parkway	<b>Total Building SF</b>	17,362 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46814	<b>Acreage</b>	1.9 AC
<b>County</b>	Allen	<b>Year Built</b>	2003
<b>Township</b>	Aboite	<b>Zoning</b>	C1
<b>Parking</b>	Paved surface parking		

### Property Features

<b>Construction Type</b>	Brick	<b>Number of Floors</b>	1
<b>Roof</b>	Pitched	<b>Foundation</b>	Concrete
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	Standard for office	<b>Restrooms</b>	Common
<b>Heating</b>	Central	<b>Central Air</b>	Central

### Utilities

<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water</b>	Aqua Indiana
<b>Sewer</b>	Aqua Indiana & City Utilities

### Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	3.4 Miles
<b>Nearest Highway</b>	SR 14
<b>Distance</b>	0.1 Miles

### Lease Information

Suite	Size	Lease Rate	Lease Type
6	2,783 SF	\$19.50/SF/YR	Full service (not including janitorial)

### Expenses

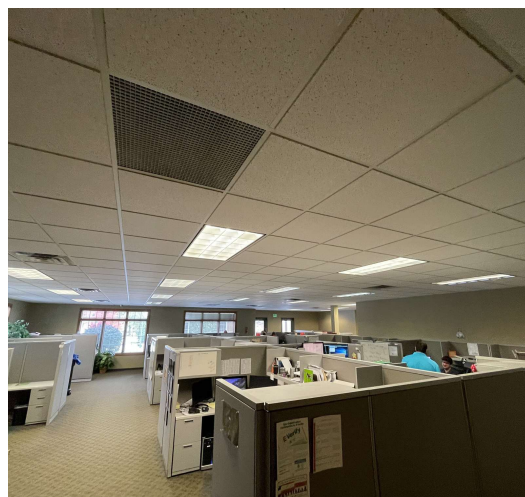
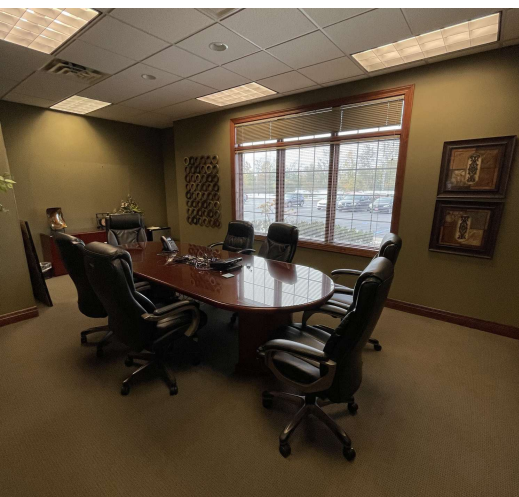
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes/CAM/Ins</b>		Landlord
<b>Maint./Repairs</b>		Landlord
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Landlord
<b>Janitorial</b>		Tenant

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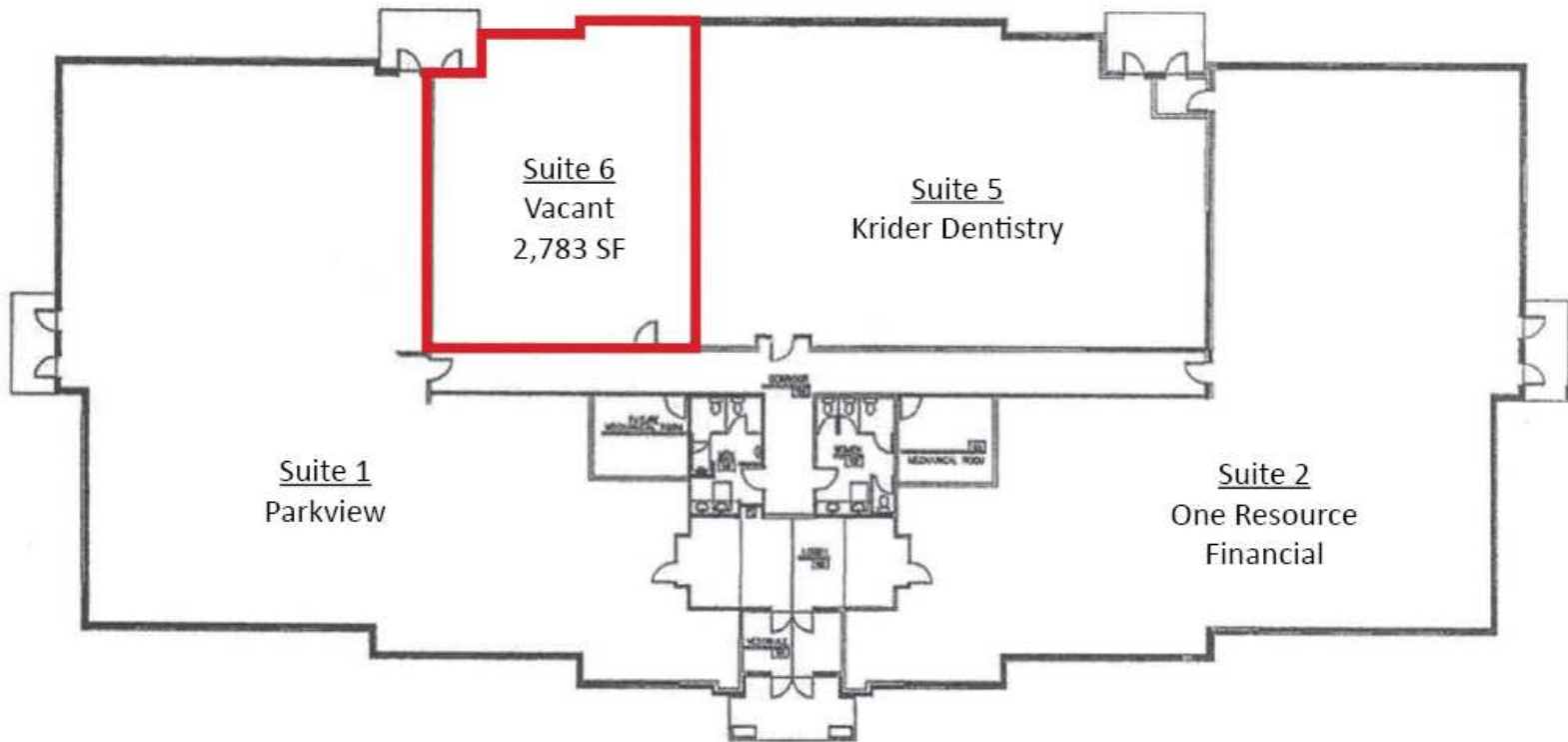


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**SITE**































Google

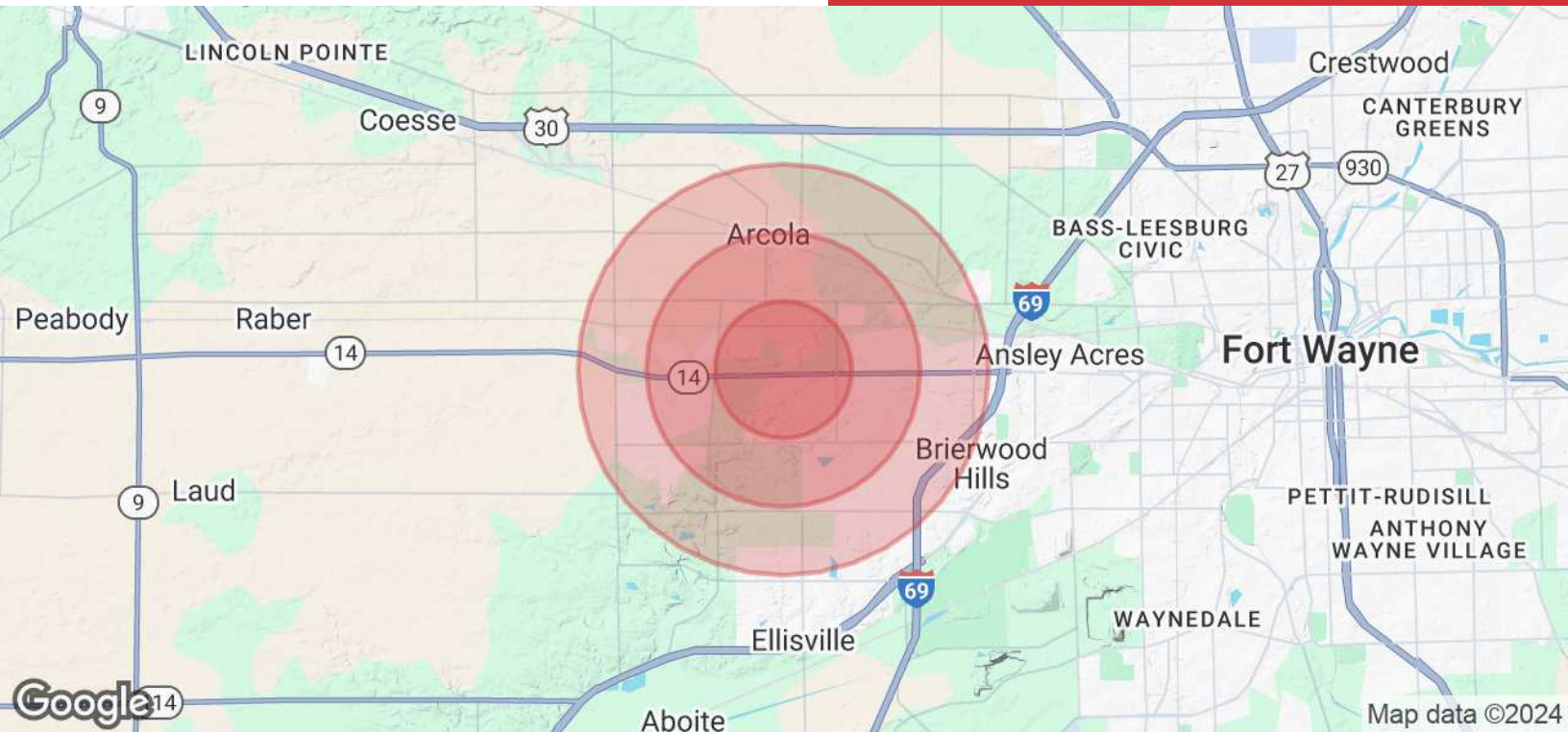
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,143	14,344	28,881
Average Age	40.9	38.3	38.9
Average Age (Male)	39.7	36.4	37.2
Average Age (Female)	41.3	38.3	39.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,097	5,300	11,088
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$195,414	\$135,868	\$120,931
Average House Value	\$317,919	\$260,769	\$237,454

2020 American Community Survey (ACS)

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