



FOR **SUBLEASE** OFFICE PROPERTY



9604 Coldwater Road
Fort Wayne, IN 46825

NW Office Space Available

About The Property

- Office suites with high end finishes
- Natural park-like setting with woods and pond
- Ideal for professional office or medical office user
- Paved parking lot with 206 spaces
- Lease Rate: \$20.00 psf/yr Full Service



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

NW OFFICE SPACE AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	9604 Coldwater Road
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
Building Size	26,480 SF
Site Acreage	2.16 Acres
Zoning	C1/Professional Office & Personal Services

PRICE/AVAILABILITY

Available Space:	Suite 109	1,809 SF
Lease Rate		\$20 SF/yr
Lease Type		Full Service
Available		Immediately
Sublease Expiration		12/31/2030

BUILDING DATA

Condition	Excellent
Date of Construction	2000
Building Type	Office
Roof	Rubber Membrane
Framing	Steel Frame

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

POPULATION DEMOGRAPHICS

1 Mile	6,138
3 Miles	50,841
5 Miles	115,016

PARKING/TRANSPORTATION

Parking Spaces	206
Traffic Counts:	
Coldwater Rd.	20,549 VPD
Till Rd.	2,993 VPD

UTILITIES

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



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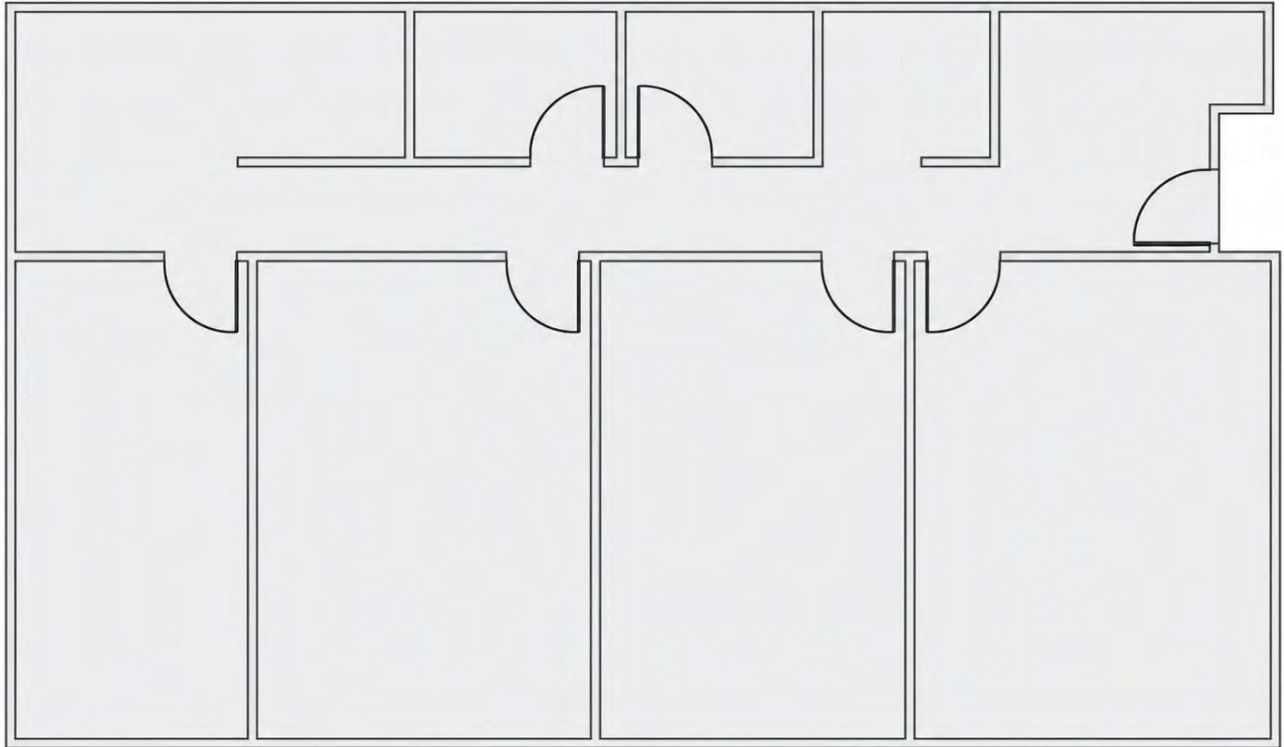
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FLOOR PLAN

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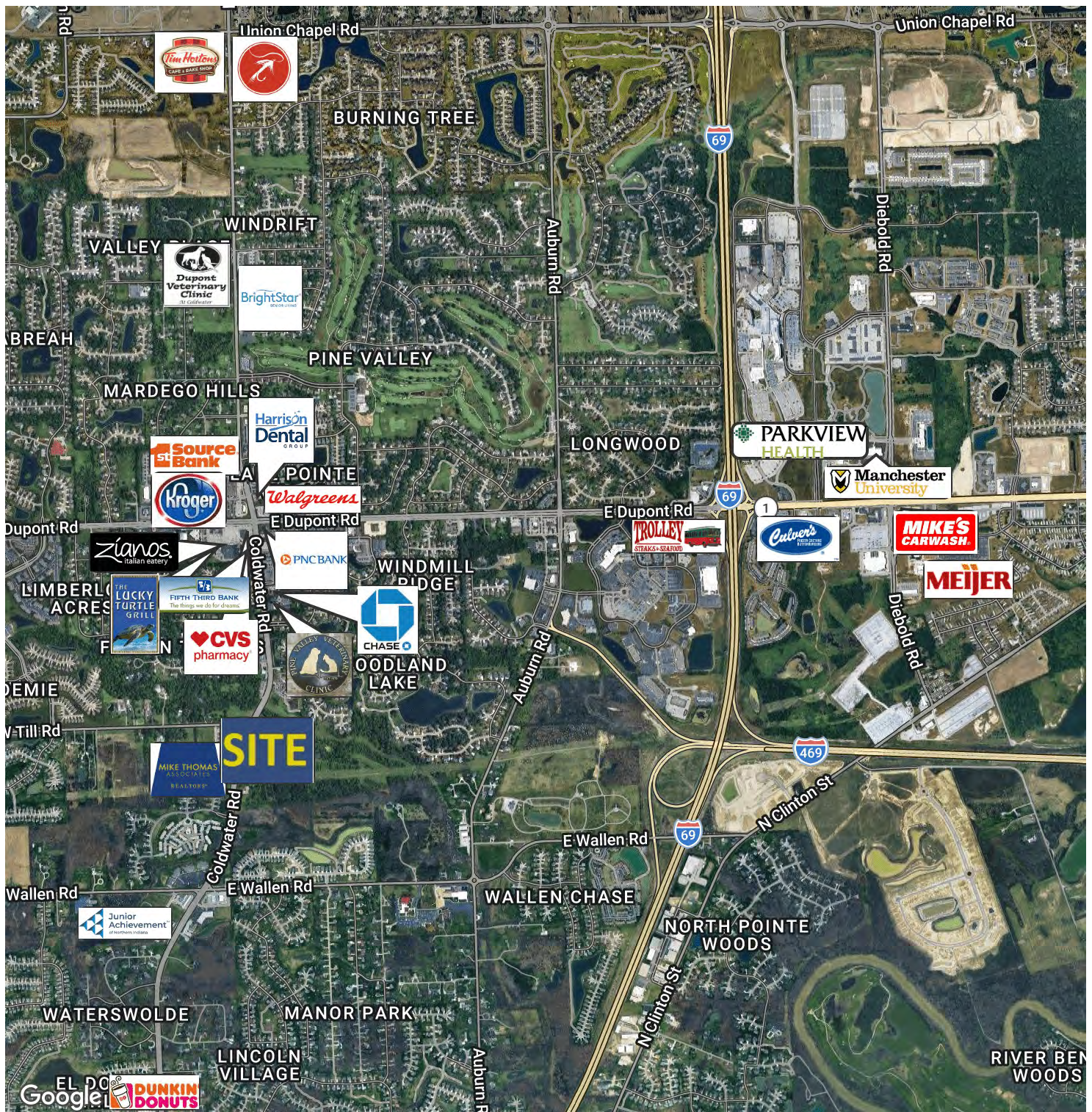
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RETAILER MAP

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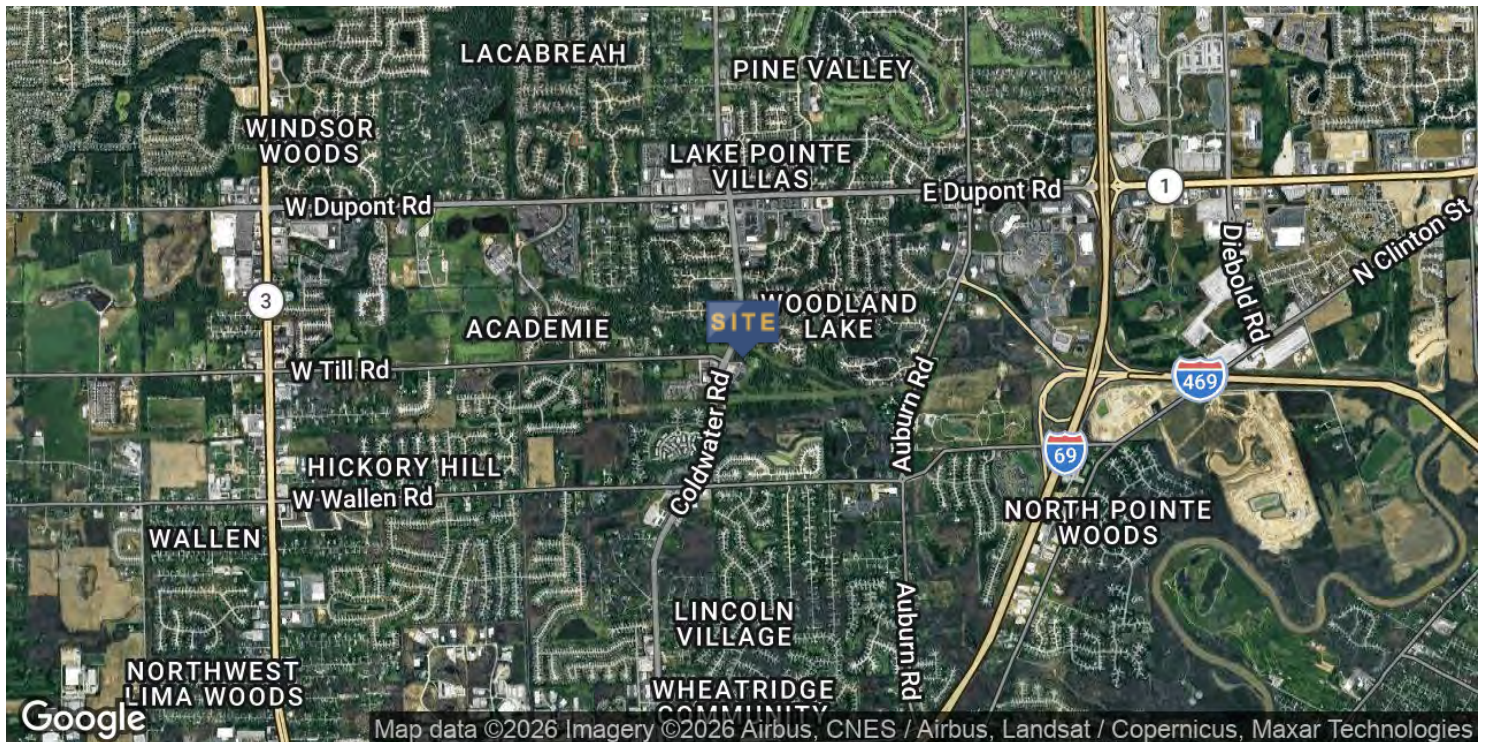
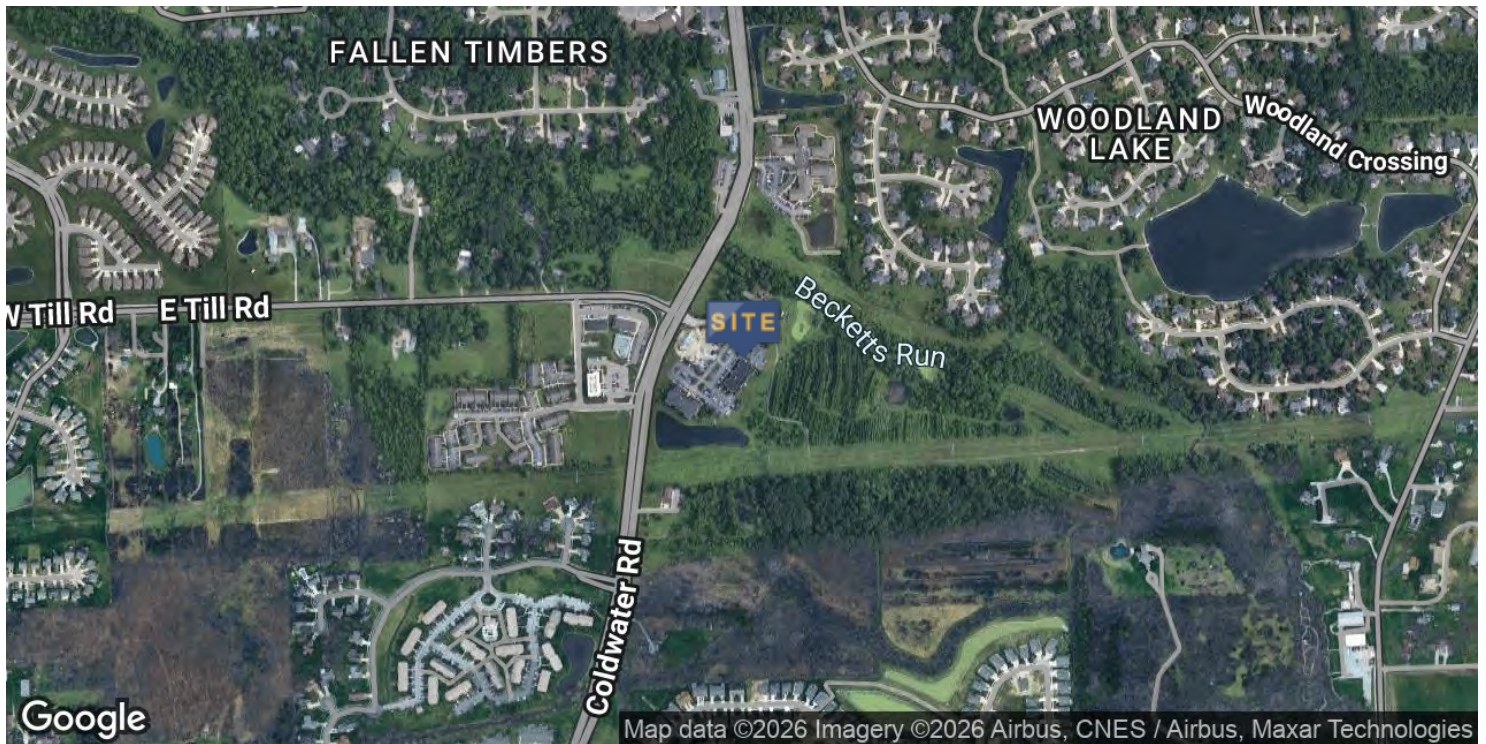
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LOCATION MAP

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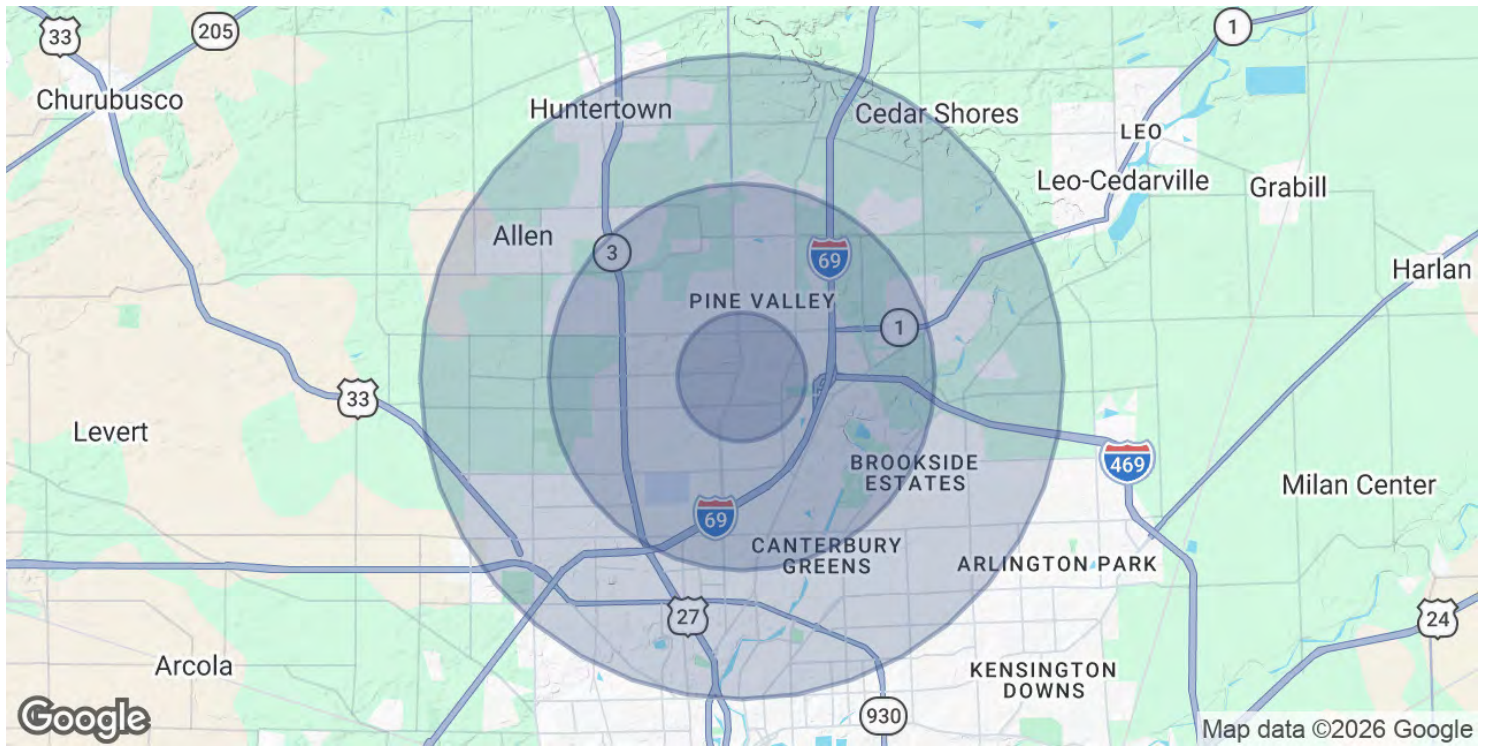
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,138	50,841	115,016
Average Age	45.2	39.3	36.9
Average Age (Male)	43.5	37.2	35.6
Average Age (Female)	49.2	42.2	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,035	22,106	48,641
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$84,420	\$79,860	\$75,400
Average House Value	\$187,383	\$156,065	\$142,607

2020 American Community Survey (ACS)



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