

Dupont Medical Office

10228 Dupont Circle Dr E
Fort Wayne, IN 46825



MEDICAL OFFICE

FOR LEASE

Class A Medical Office Available

This Class A multi-tenant medical office has 7,349 SF of vacant space built out for clinical use. The previous tenant was an OB/GYN and midwifery care center. The ADA compliant office has a large reception and check-in area with many windows, creating considerable natural light. The building has 15 exam and procedure rooms, along with two private bathrooms, three nurses stations, a large employee breakroom, and 73 paved parking spaces.

- ▶ Built out for clinical medical office
- ▶ 15 exam & procedure rooms
- ▶ Fully sprinklered
- ▶ Located on the Dupont Hospital Campus
- ▶ Move-in ready
- ▶ **Occupancy after November 1, 2024**
- ▶ **For Lease: \$21.00/PSF/Yr NNN**

BARRY STURGES

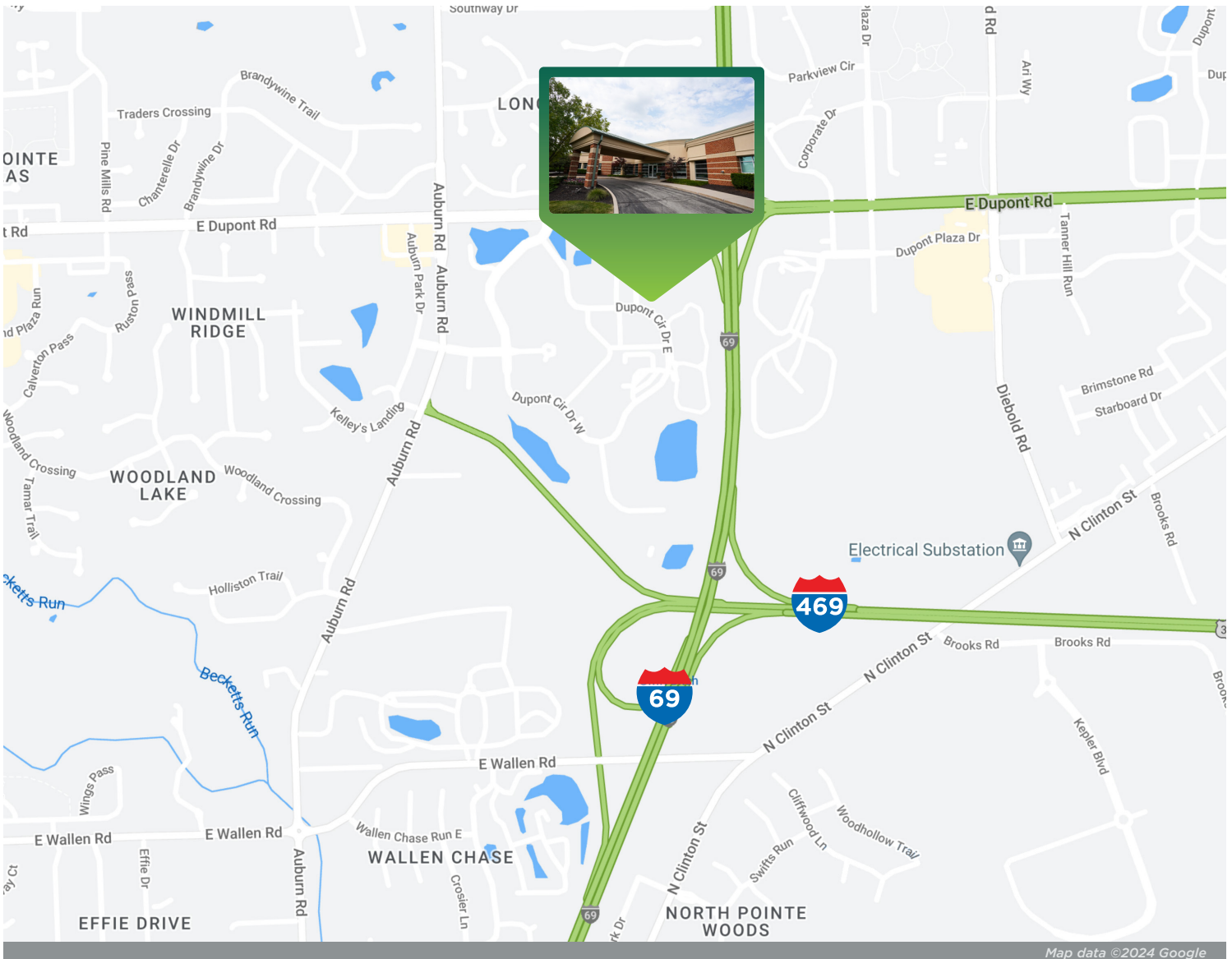
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Excellent Location

10228 Dupont Circle Drive E is located approximately .5 miles from Exit 316 on I-69 within the Dupont Hospital campus. It is surrounded by other medical and professional office uses, but is also close to retail, hospitality, and residential uses. With this convenient location, you can serve the surrounding cities of Auburn, Garrett, Avilla, Albion, Kendallville, Leo and Grabill.

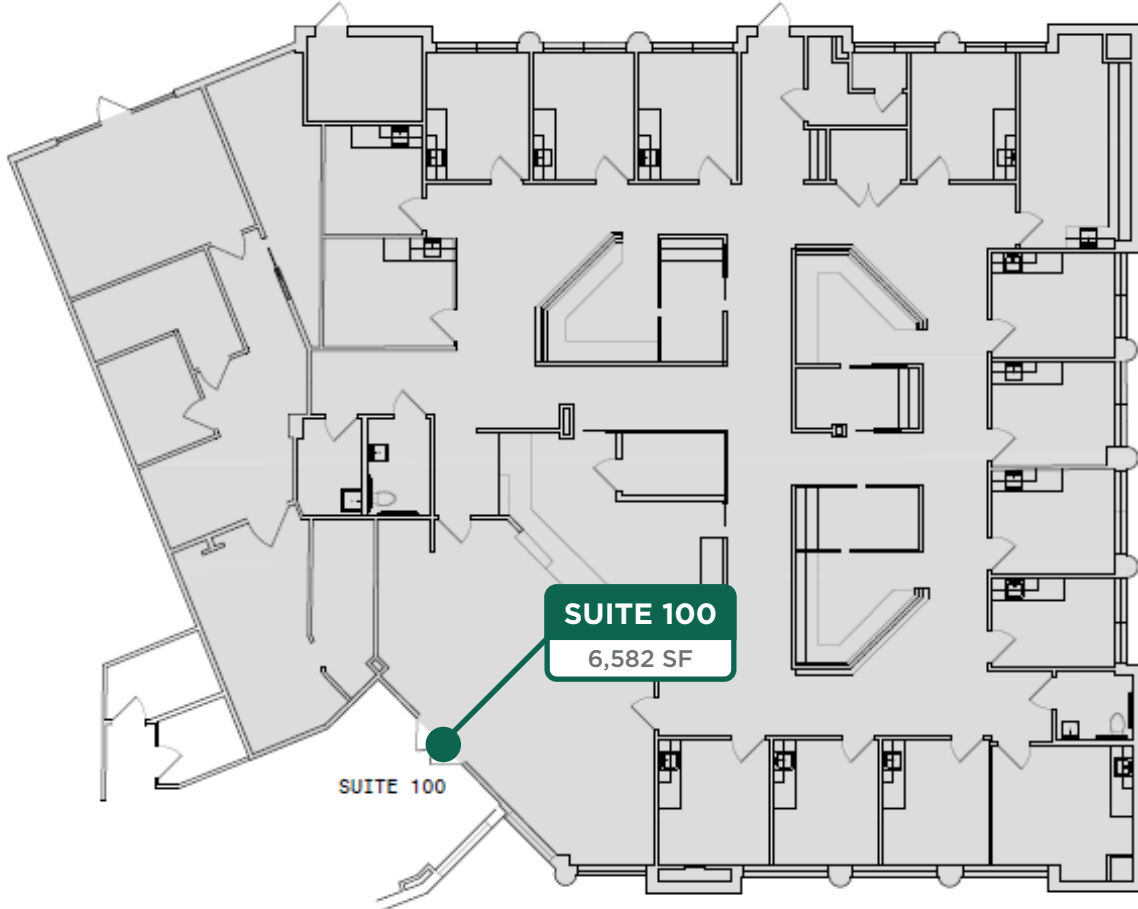
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Available Unit

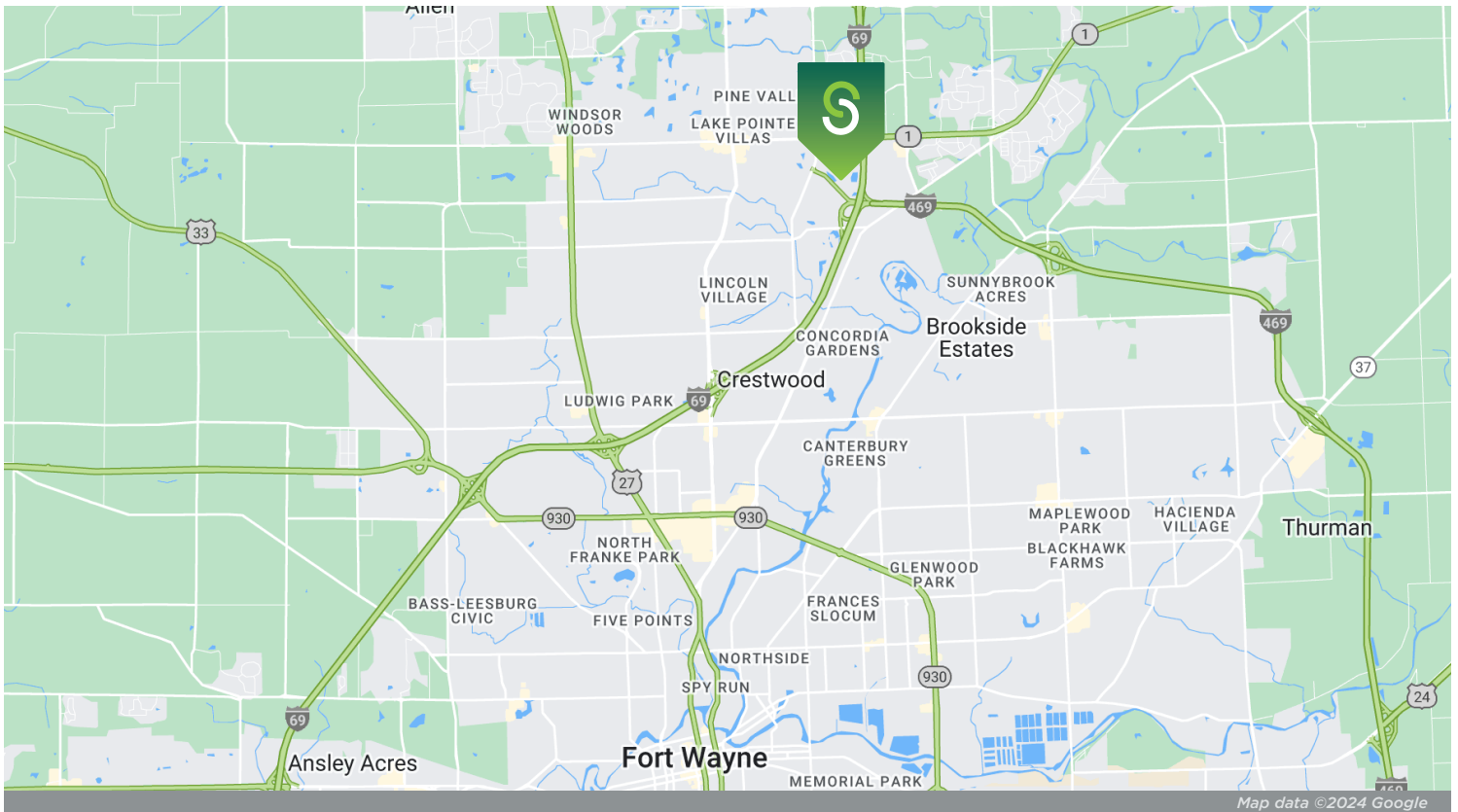


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PROPERTY INFORMATION

Address	10228 Dupont Circle Dr E
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-06-200-012.000-072



LEASE INFORMATION

Lease Rate & Type	\$21.00/PSF/Yr NNN
Terms	5 year minimum
Availability	11/1/2024

RESPONSIBLE PARTIES

Utilities	Tenant	\$2.65/PSF
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$3.77/PSF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$3.12/PSF
Roof & Structure	Landlord	
Janitorial	Tenant	

AVAILABLE UNITS

Total Building Area	14,465 SF	
Total Available	6,582 RSF	
Max Contiguous	6,582 RSF	
Units Available	RSF	Monthly Rate
<ul style="list-style-type: none"> Suite 100 	6,582	\$11,518.50

SITE DATA

Site Acreage	1.96 AC
Zoning	C2 - limited commercial
Parking	73 uncovered spaces

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast/Frontier

BUILDING INFORMATION

Property Type	Medical office
Year Built	2003
# of Stories	1
Construction Type	Steel frame/brick
Roof	Rubber
Heating	Gas forced air
A/C	Electric
Sprinkler	Yes
ADA Compliant	Yes
Elevators	No
Signage	Monument/façade

ADDITIONAL INFORMATION

<ul style="list-style-type: none"> Built out for medical office 15 exam and procedure rooms Natural lighting in lobby
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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



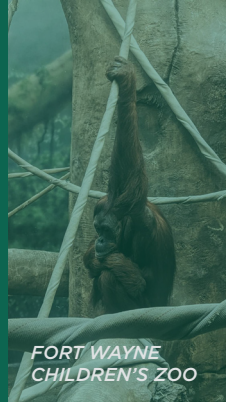
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

#1
Best Place
to Move
*(Reader's Digest,
2022)*



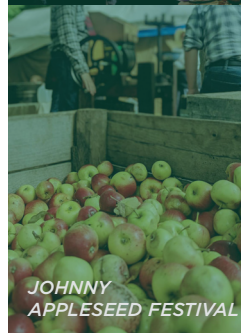
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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Maintenance Management

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MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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Sturges Development

260 426 9800

SturgesDevelopment.com

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