

Dupont Office Center III

9910 Dupont Circle Drive E
Fort Wayne, IN 46825



OFFICE

FOR LEASE

Premier Office Space Near Dupont Hospital

Dupont Office Center III is occupied by a stable mix of long-term tenants. The building is professionally managed with on-site maintenance. The ownership is offering a generous Tenant Improvement Allowance to customize space to the tenants needs. This 2-story building is serviced by one elevator in addition to the spectacular feature staircase.

Property Highlights

- ▶ Two-story building with space on both floors
 - ▷ Suite 110 - 4,192 SF
 - ▷ Suite 125 - 1,445 SF
 - ▷ Suite 140 - 3,092 SF
 - ▷ Suite 160 - 6,919 SF
- ▶ Stunning shared lobby area with sweeping staircase and elevator
- ▶ Full-service leases with professional and responsive management
- ▶ Located in prestigious Dupont Business and Medical Park

BRAD STURGES

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KEVIN ELLIS

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SHELBY WILSON

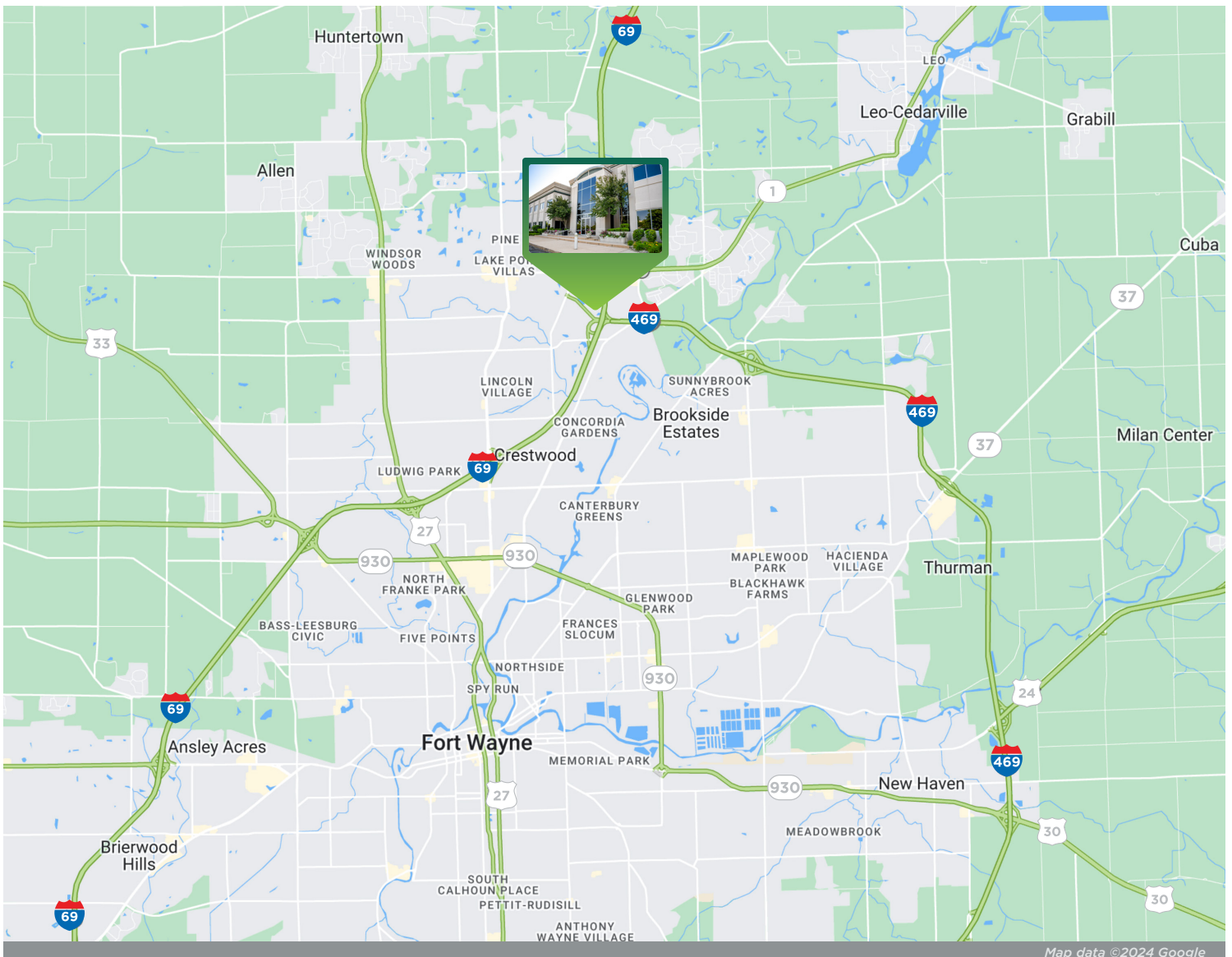
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Superior Location on Fort Wayne's North Side

Dupont Office Center III is located within the prestigious Dupont Business & Medical Park, close to restaurants, retail, medical practices, single-family housing developments, and financial institutions. Near the bustling intersection of Dupont Road and Auburn Road, the building has high visibility from I-69 and is minutes from I-469.

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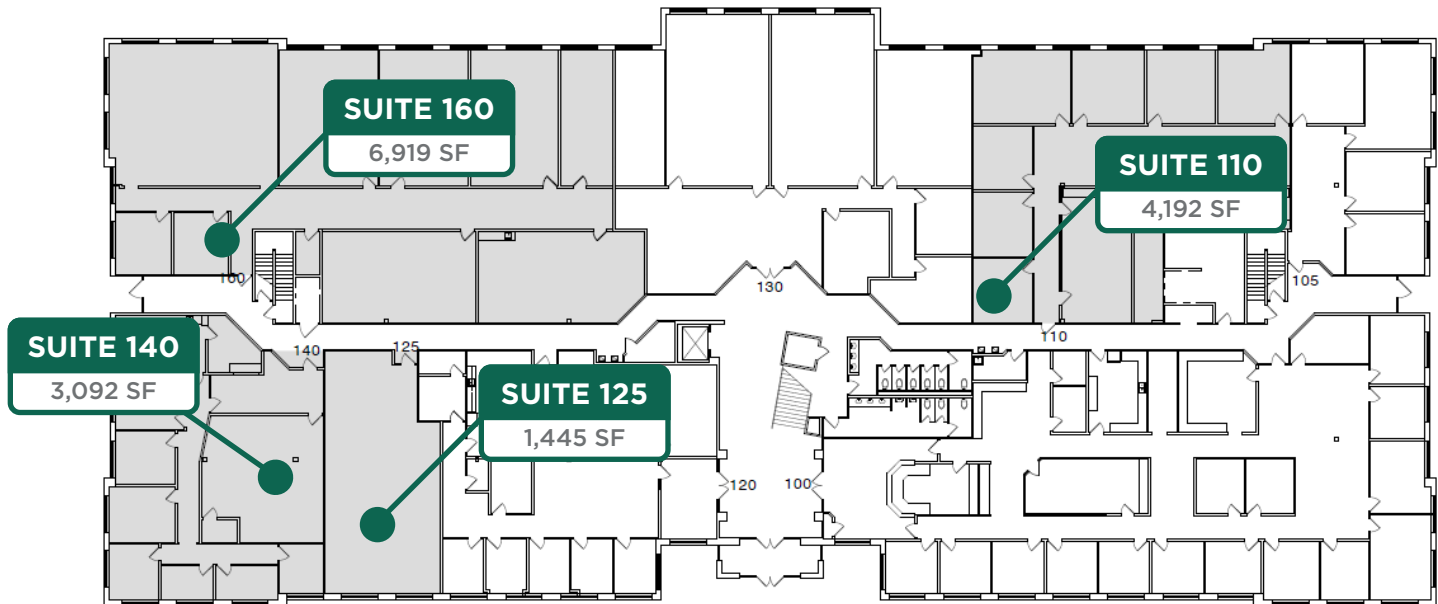


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Four Suites Remaining



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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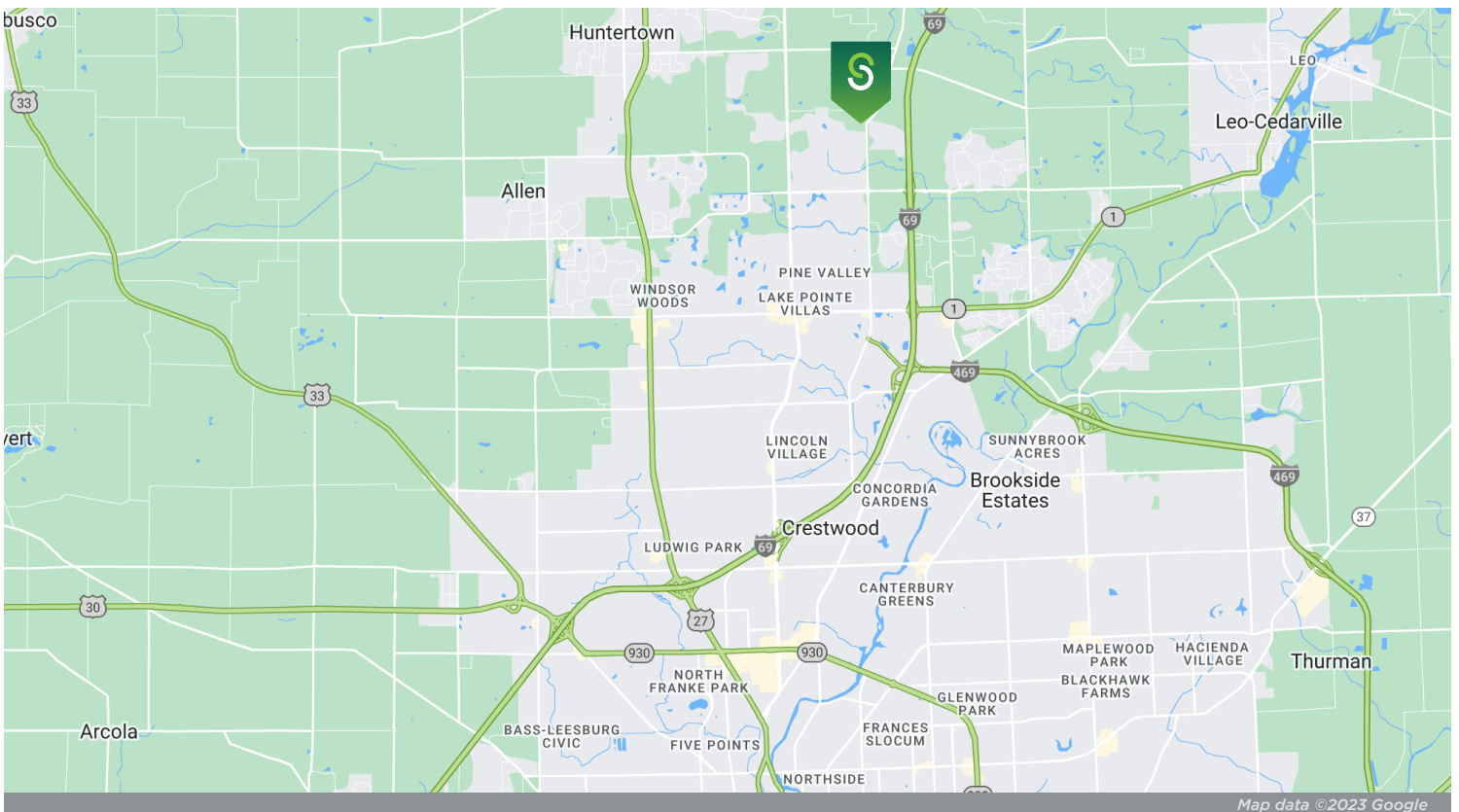
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PROPERTY INFORMATION

| | |
|------------------|----------------------------|
| Address | 9910 Dupont Circle Drive E |
| City, State, Zip | Fort Wayne, IN 46825 |
| County | Allen |
| Township | St. Joseph |
| Parcel Number | 02-08-06-200-029.000-072 |

LEASE INFORMATION

| | |
|-------------------|-----------------------------|
| Lease Rate & Type | \$19.00/RSF/Yr Full Service |
| Terms | 5 year minimum |
| Availability | Immediate |

AVAILABLE UNITS

| Total Building Area | 67,247 SF | |
|---------------------|------------|--------------|
| Total Available | 15,648 RSF | |
| Max Contiguous | 6,919 RSF | |
| Units Available | RSF | Monthly Rate |
| • Suite 110 | 4,192 | \$6,637.33 |
| • Suite 125 | 1,445 | \$2,287.91 |
| • Suite 140 | 3,092 | \$4,895.66 |
| • Suite 160 | 6,919 | \$10,955.08 |

UTILITIES

| | |
|------------------------|---------------------------|
| Electric Provider | NREMC |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | City Utilities |
| High Speed Data | Frontier & Comcast Copper |

SITE DATA

| | |
|--------------|--|
| Site Acreage | 4.98 AC |
| Zoning | C1 - Professional Office & Personal Services |
| Parking | Surface |

RESPONSIBLE PARTIES

| | |
|-----------------------|----------|
| Utilities | Landlord |
| Lawn & Snow | Landlord |
| Property Taxes | Landlord |
| Property Insurance | Landlord |
| Maintenance & Repairs | Landlord |
| Common Area | Landlord |
| Roof & Structure | Landlord |
| Janitorial | Landlord |

BUILDING INFORMATION

| | |
|-------------------|---------------------|
| Property Type | Multi-tenant office |
| Year Built | 2001 |
| # of Stories | 2 |
| Construction Type | Concrete |
| Roof | Flat |
| Heating | Forced air |
| A/C | Central |
| Sprinkler | Wet |
| Elevators | 1 |
| Signage | Monument |

ADDITIONAL INFORMATION

- Premier Class A office space in Dupont Business and Medical Park
- Generous tenant-improvement allowance

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN 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 area 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.

We look forward to having you in Fort Wayne!



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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Project Coordinator

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Maintenance Management

260 483 3123

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

260 425 2096

NexusFW.com

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



TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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