



OFFICE

FOR LEASE

## Class A Office Space Near Dupont Hospital

Dupont Office Center II is a three story professionally managed office building with beautiful water views located in prestigious Dupont Business and Medical Park. This office center is occupied by a stable mix of long-term tenants.

### Property Highlights

- ▶ Full-service leases with janitorial service
- ▶ Suites available from 2,607 SF - 2,906 SF including first-floor lobby space
- ▶ Tenant-improvement allowance available with long-term lease
- ▶ Located less than one mile from I-69 and I-469

**SHELBY WILSON**

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

**KEVIN ELLIS**

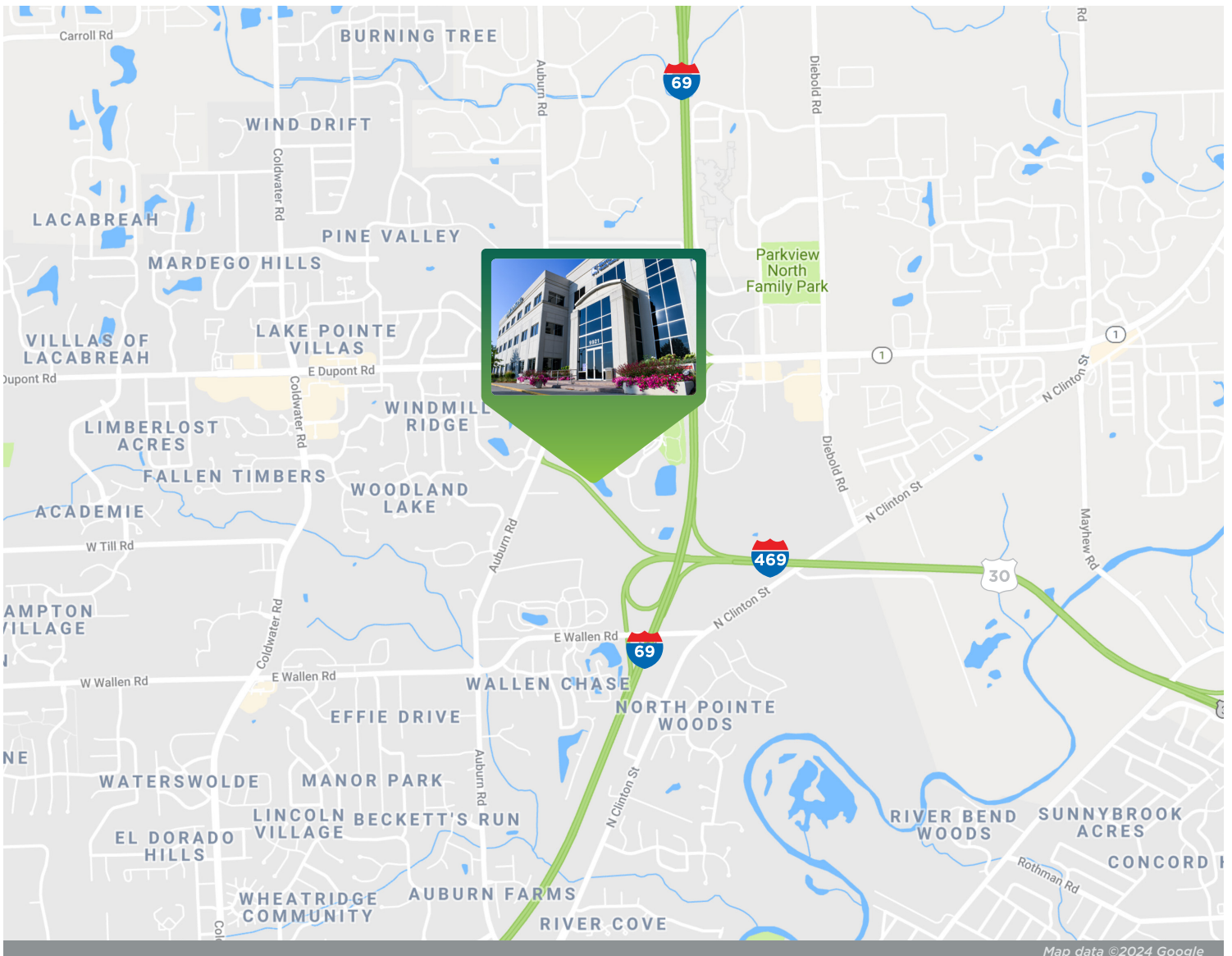
Broker  
260 424 8448  
kevin.ellis@sturgespg.com



## Dupont Office Center II

9921 Dupont Circle Drive W

Fort Wayne, IN 46825



### Excellent Location

Dupont Office Center II 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.

#### SHELBY WILSON

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

#### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

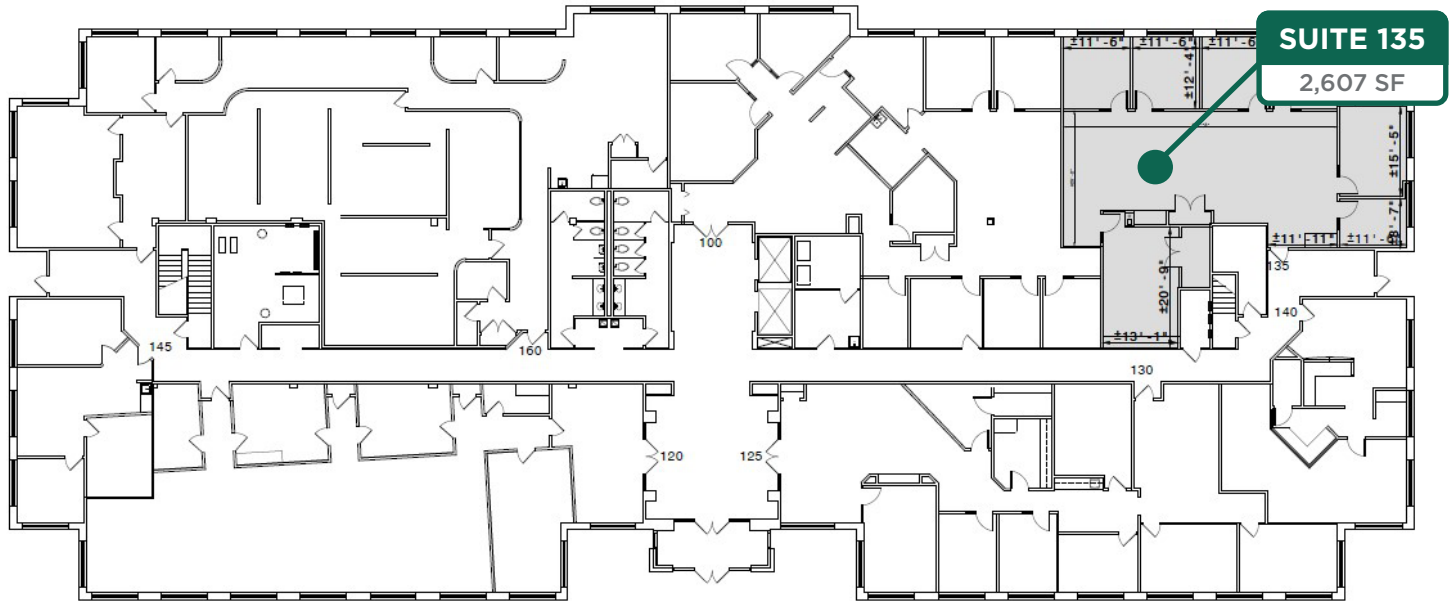


## Dupont Office Center II

9921 Dupont Circle Drive W

Fort Wayne, IN 46825

### 1st Floor Suite Available



Floor plans may not be to scale.

Contact broker for detailed floor plan.

### 3rd Floor Suite Available



#### SHELBY WILSON

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

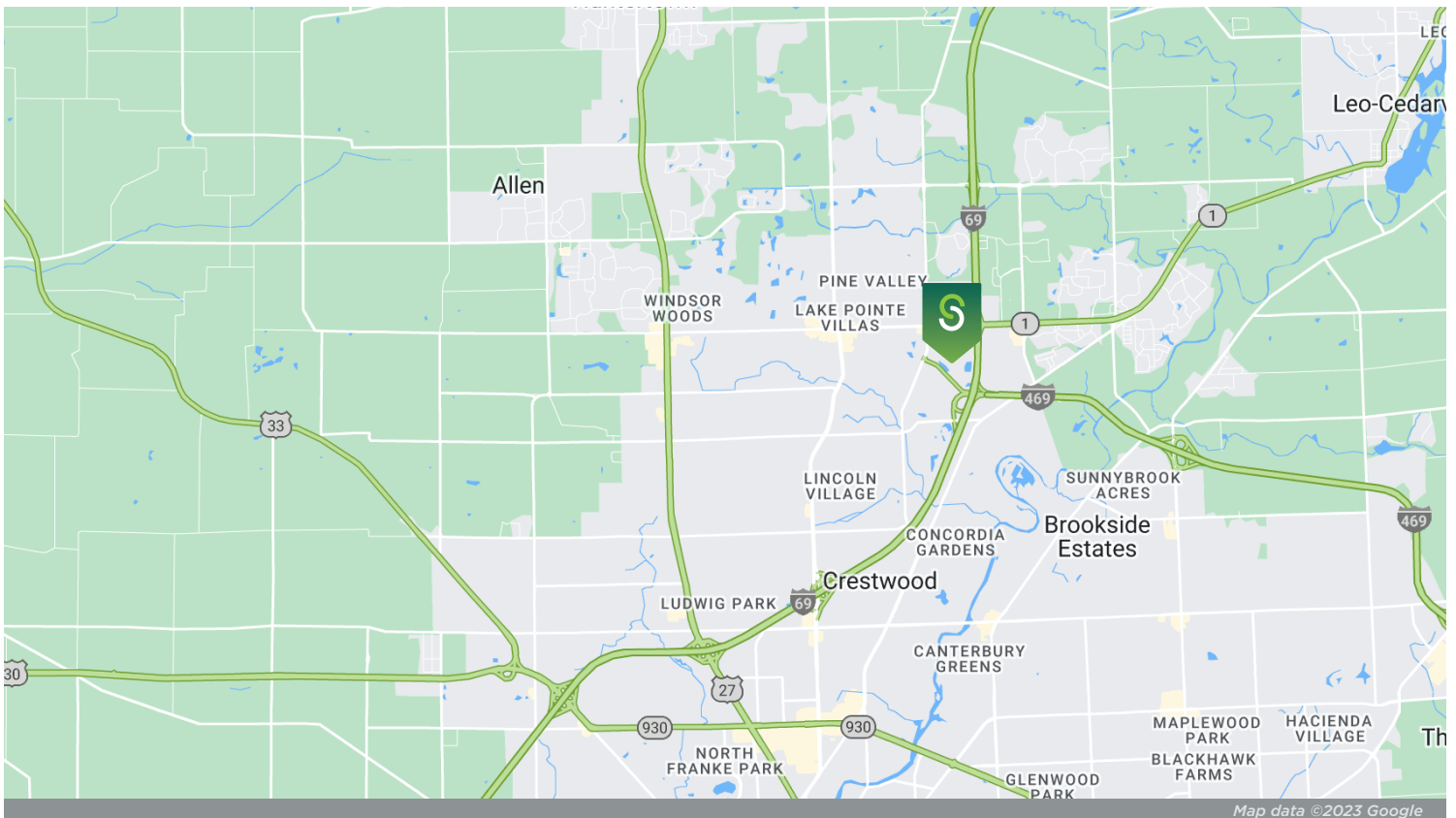
#### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com



## Dupont Office Center II

9921 Dupont Circle Drive W  
Fort Wayne, IN 46825



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

### SHELBY WILSON

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com



## Dupont Office Center II

9921 Dupont Circle Drive W  
Fort Wayne, IN 46825

### PROPERTY INFORMATION

Address	9921 Dupont Circle Drive W
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	St. Joseph
Parcel Number	02-08-06-200-028.000-072



### LEASE INFORMATION

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

### AVAILABLE UNITS

Total Building Area	64,742 SF	
Total Available	5,513 RSF	
Max Contiguous	2,906 RSF	
Units Available	RSF	Monthly Rate
• Suite 135	2,607	\$4,127.75
• Suite 300	2,906	\$4,601.17

### UTILITIES

Electric Provider	NREMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

### SITE DATA

Site Acreage	5.99 AC
Zoning	C1 - Prof. office & personal service
Parking	Surface
Parking Ratio	5/1,000 SF

### 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	1999
# of Stories	3
Construction Type	Concrete
Roof	Flat
Heating	Forced Air
A/C	Central
Sprinkler	Wet
Elevators	2
Signage	Monument

### ADDITIONAL INFORMATION

- Class A office space in prestigious Dupont Business and Medical Park
- Full service leases with janitorial service

#### SHELBY WILSON

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

#### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

## 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



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### 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

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.