

**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
- ▶ Located less than one mile from I-69 and I-469
- ▶ Suite 220 - 2,366
- ▶ **FOR LEASE: \$20.00/SF/Yr Modified Gross**
- ▶ Tenant-improvement allowance available with long-term lease

SHELBY WILSON

Broker
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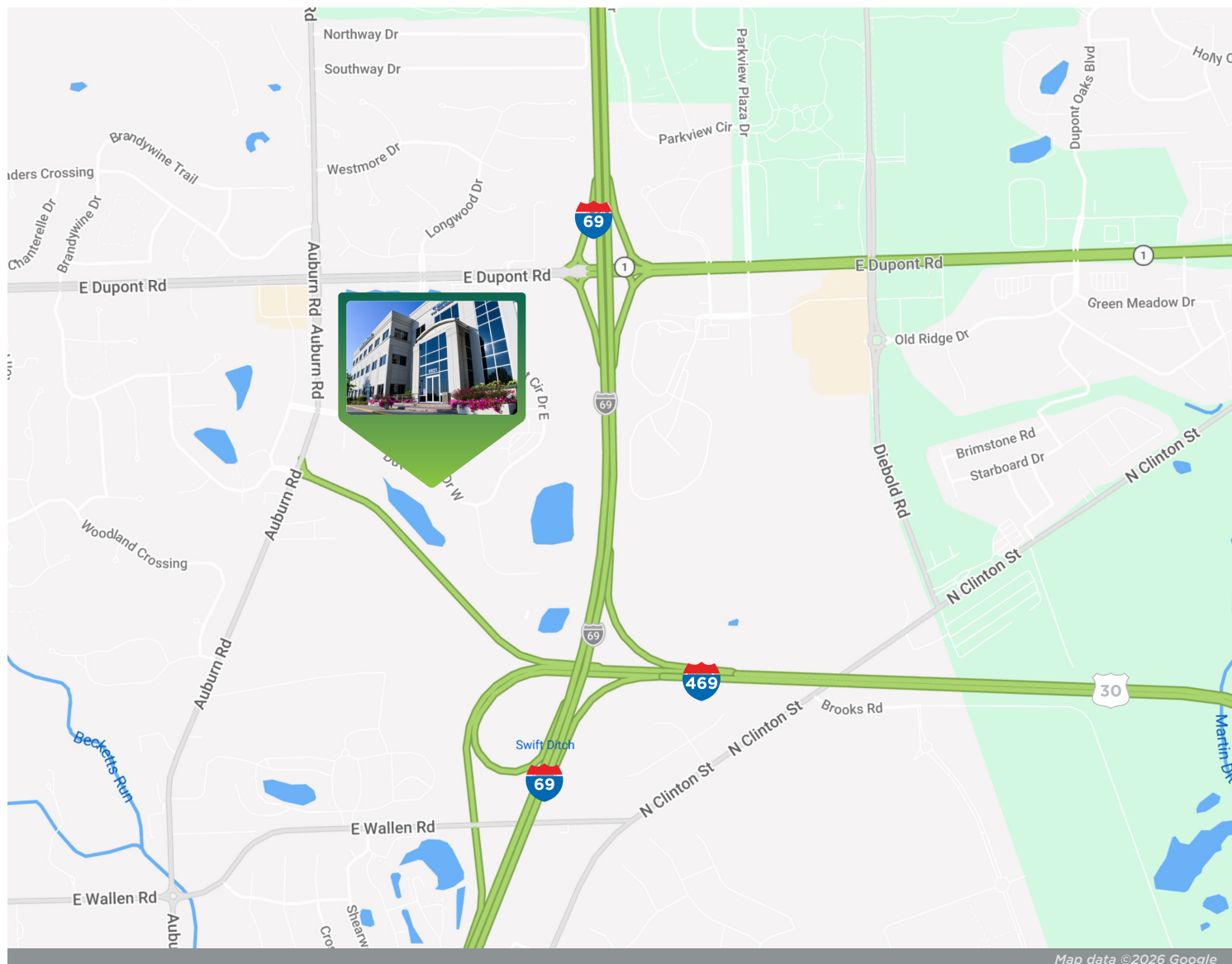
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Dupont Office Center II

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.

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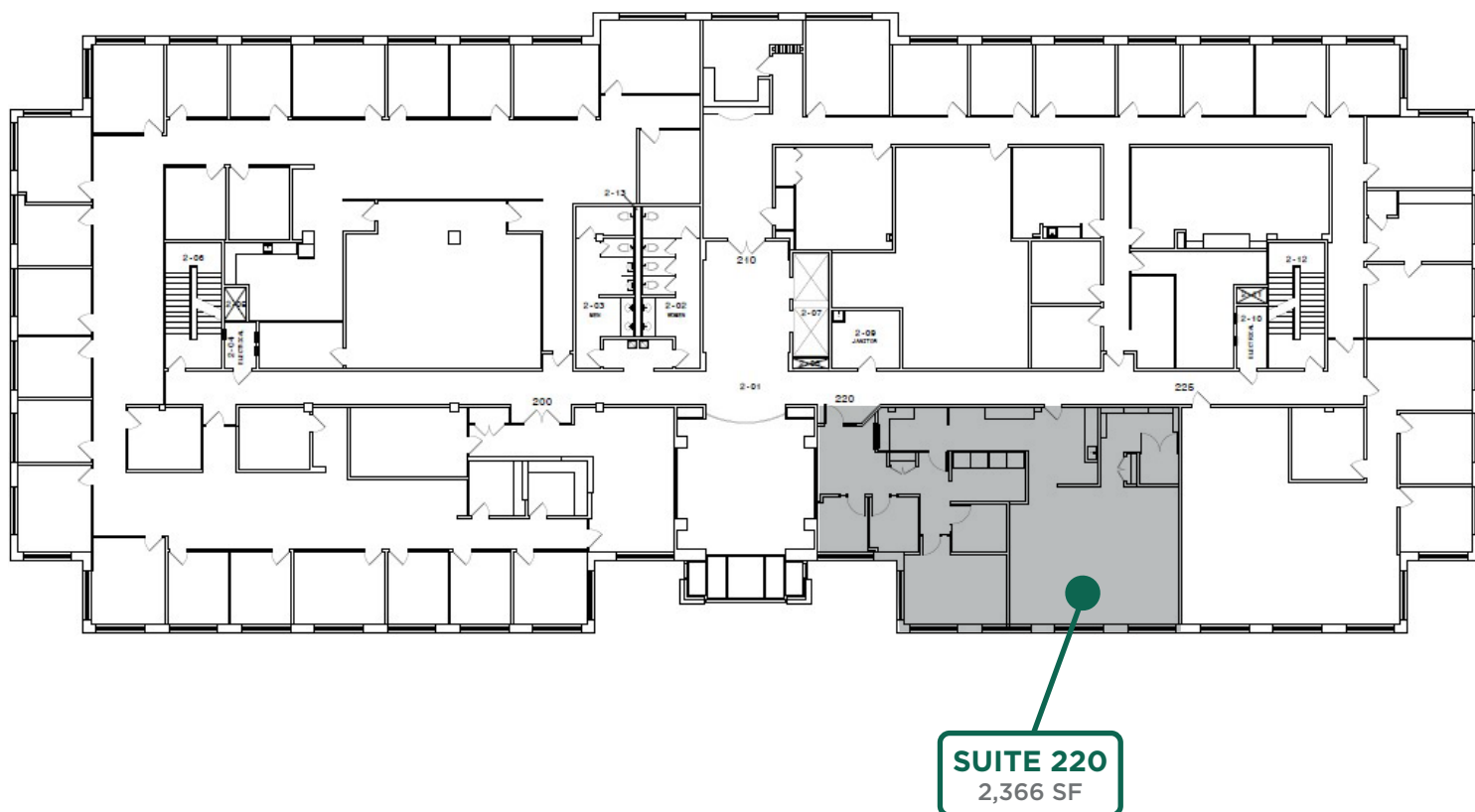


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9921 Dupont Circle Drive W

Fort Wayne, IN 46825

2nd Floor Suite Available



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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	\$20.00/RSF/Yr Modified Gross
Terms	5 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	64,742 SF	
Total Available	2,366 RSF	
Max Contiguous	2,366 RSF	
Units Available	RSF	Monthly Rate
• Suite 220	2,366 SF	\$3,943.33

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

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