



Timberlake Park

9307 Illinois Road
Fort Wayne, IN 46804



New Construction Office Available For Lease

Welcome to Timberlake Park, a brand-new construction office building in southwest Fort Wayne. It's the perfect location for businesses looking to establish or expand their presence.

The spacious units, ranging from 1,679 to 7,433 SF, are ready for your buildout immediately to customize the space to your needs. Lease rates start at \$20.00/SF/Yr NNN with a generous tenant improvement allowance available for market rate leases.

Property Highlights

- ▶ Generous TI allowance available
- ▶ Available for buildouts immediately
- ▶ Excellent access and visibility
- ▶ **FOR LEASE: \$20.00 - \$25.00/SF/Yr NNN**
- ▶ 23,000 VPD - Illinois Road

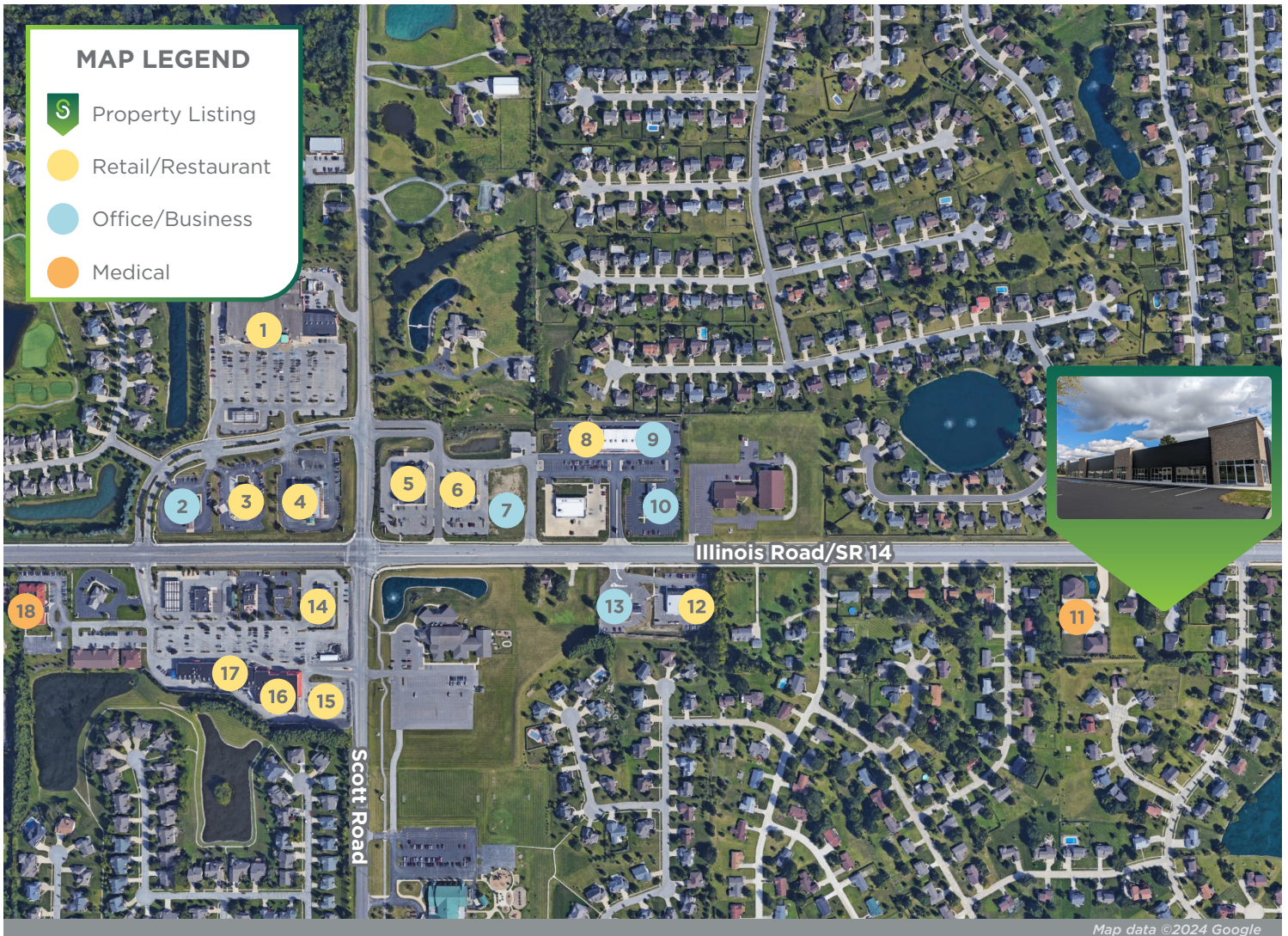
NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Timberlake Park

9307 Illinois Road
Fort Wayne, IN 46804



Excellent Location

Timberlake Park is conveniently located just 1.6 miles west of I-69 on Illinois Road/SR 14, surrounded by many medical, professional office, and retail users, such as:

- | | | |
|-------------------------|---|--------------------------------------|
| 1. Kroger | 7. STAR Financial Bank | 13. Premier Bank |
| 2. Flagstar Bank | 8. Verizon | 14. Burger King |
| 3. McDonald's | 9. Premier Martial Arts Fort Wayne | 15. Subway |
| 4. Walgreens | 10. Old National Bank | 16. Connolly's Do It Best |
| 5. CVS | 11. Hoagburg Orthodontics | 17. Salvatori's |
| 6. Pizza Hut | 12. Starbucks | 18. Parkview Physicians Group |

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

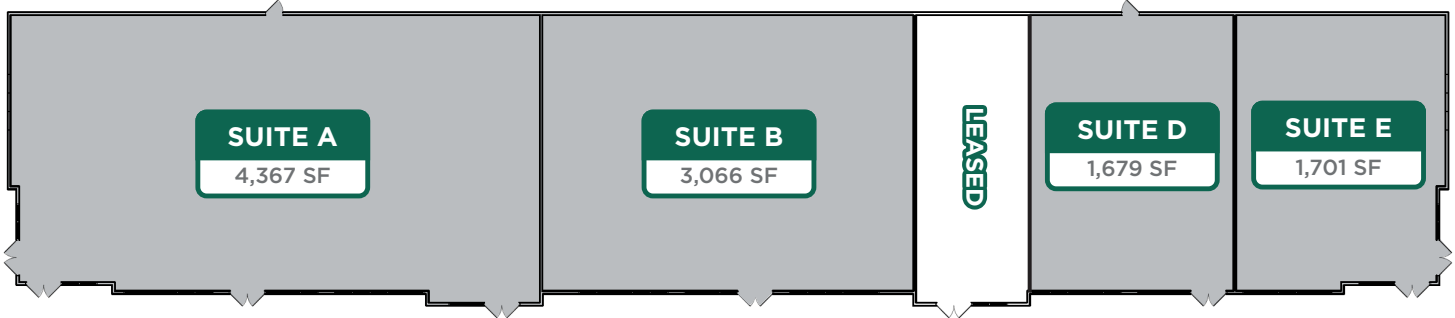
PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

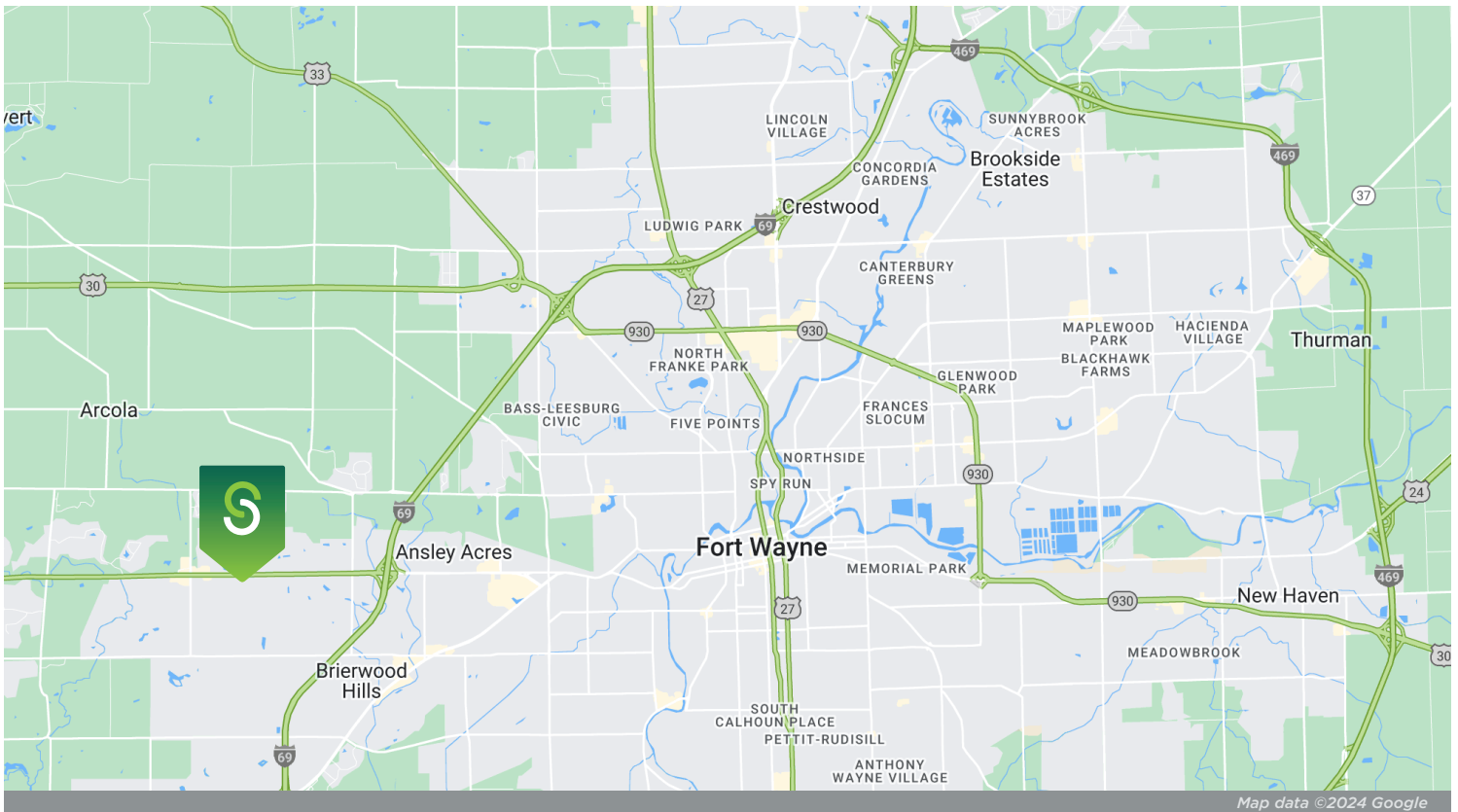


Timberlake Park
9307 Illinois Road
Fort Wayne, IN 46804

Available Units



Floor plan may not be to scale.
Contact broker for detailed floor plan.



© 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.

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Timberlake Park

9307 Illinois Road
Fort Wayne, IN 46804

PROPERTY INFORMATION

Address	9307 Illinois Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-11-101-003.000-075



LEASE INFORMATION

Lease Rate & Type	\$20.00 - \$25.00/SF/Yr NNN
Terms	5-10 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	11,800 SF	
Total Available	1,701 - 10,813 RSF	
Max Contiguous	7,433 RSF	
Units Available	RSF	Monthly Rate
• Suite A (\$25/SF/Yr)	4,367	\$9,098
• Suite B (\$22/SF/Yr)	3,066	\$5,621
• Suite D (\$20/SF/Yr)	1,679	\$2,798.33
• Suite E (\$20/SF/Yr)	1,701	\$2,835

UTILITIES

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

SITE DATA

Site Acreage	1.09 AC
Zoning & Description	C1 - Professional Office
Water & Sewer Provider	City of Fort Wayne

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Office
Year Built	2023
# of Stories	1
Construction Type	Wood Frame
Roof	TPO Membrane
Heating	RTU
A/C	RTU
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Monument, storefront

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@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.