



## 5525 Oak Valley Place

Fort Wayne, IN 46845

### Property Highlights

- Class A space
- Large conference room available to all tenants
- Located in an expanding area of northeast Fort Wayne just off the Dupont Road retail corridor
- Less than 1.5 miles and three minutes from I-69 and the Parkview North and Dupont Hospital complexes

### Features

Building Size:	4,456 SF
Available:	96 SF - 108 SF
Zoning:	C1
Lease Rate:	\$400 per month full service

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

### RACHEL ROMARY

Broker

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### General Property Information

<b>Name</b>	5525 Oak Valley Place	<b>Parcel Number</b>	02-03-31-351-009.000-072
<b>Address</b>	5525 Oak Valley Place	<b>Total Building SF</b>	4,456 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46845	<b>Acreage</b>	0.38 AC
<b>County</b>	Allen	<b>Year Built</b>	1986
<b>Township</b>	Cedar Creek	<b>Zoning</b>	C1
<b>Parking</b>	Concrete	<b>Parking Spaces</b>	21 lined spaces

### Property Features

<b>Construction Type</b>	Wood frame, brick	<b>Number of Floors</b>	One
<b>Roof</b>	Asphalt shingles	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Signage</b>	Electronic Pylon
<b>Electrical</b>	Standard	<b>Restrooms</b>	One
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Yes

### Utilities

<b>Electric</b>	I & M
<b>Gas</b>	NIPSCO
<b>Water/Sewer</b>	City of Fort Wayne
<b>Traffic Count</b>	27,500 VPD Dupont & Tonkel Roads Intersection

### Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	1.5 miles
<b>Nearest Highway</b>	Hwy 1 / Dupont Rd
<b>Distance</b>	Adjacent property

### Lease Information

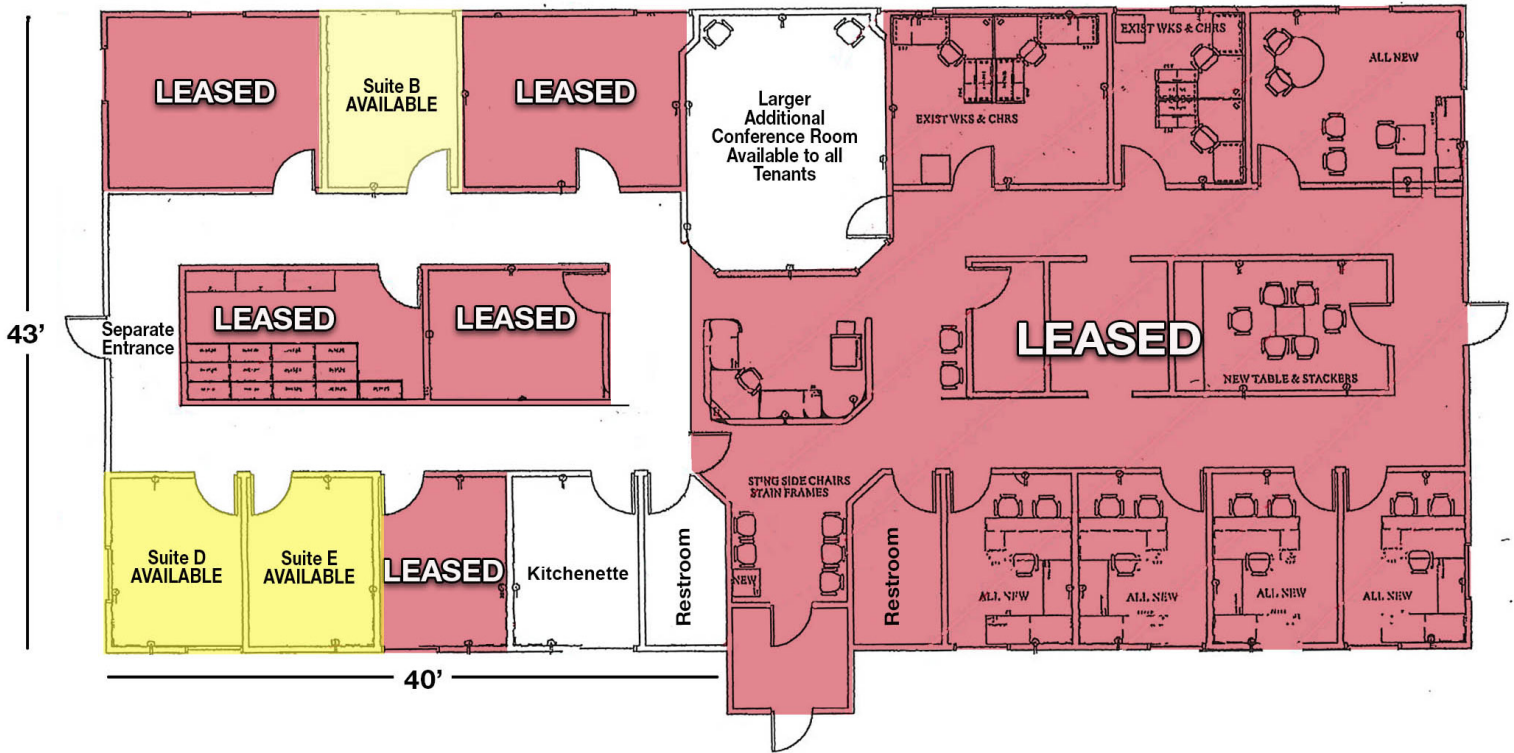
Suite	Square Feet	Lease Rate	Lease Type
B	108 SF	\$400/office/mo	Full Service
D	96 SF	\$400/office/mo	Full Service
E	108 SF	\$400/office/mo	Full Service

### Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes		Landlord
CAM Fee		Landlord
Insurance		Landlord
Maint./Repairs		Landlord
Utilities		Landlord
Roof /Structure		Landlord

### Additional Information

- Suite can include internet.



SUITE	SF	DIMENSIONS
B	108 SF	9' x 12'
D	96 SF	8' x 12'
E	108 SF	9' x 12'

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# NAI Hanning & Bean

For Lease  
Office Space



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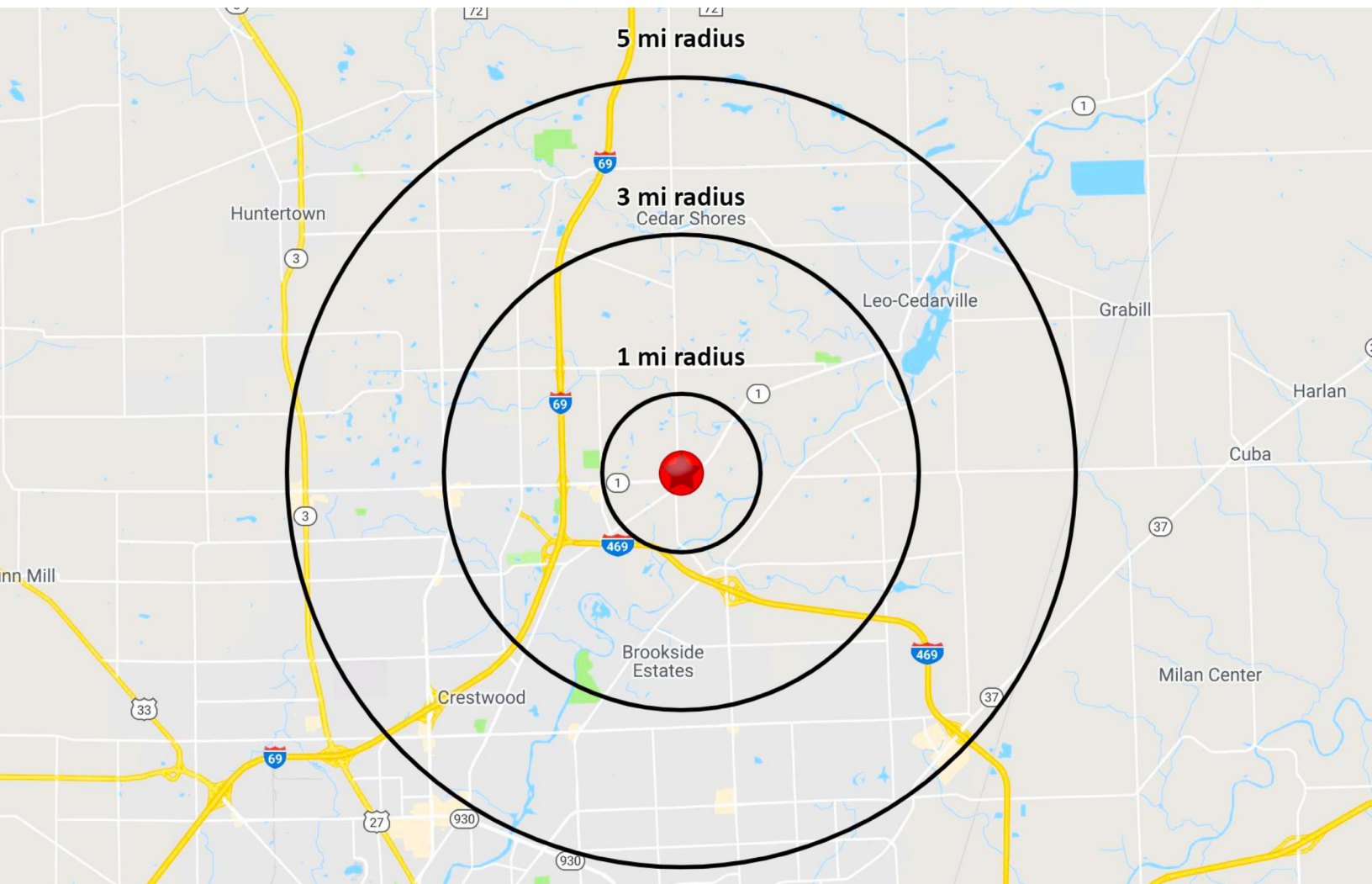
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,512	34,029	104,100
NUMBER OF HOUSEHOLDS	2,762	13,675	42,510
AVERAGE HOUSEHOLD INCOME	\$81,067	\$90,485	\$85,627
MEDIAN HOME VALUE	\$188,335	\$173,040	\$165,250
TRAFFIC COUNT	E. Dupont Rd.		14,745 VPD

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