

MEDICAL OFFICE SPACE FOR LEASE

10215 Auburn Park Drive
Fort Wayne, Indiana 46825



Premier Medical Office Building



- 7,544 to 10,044 SF Available
- Minutes to Parkview and Dupont Hospitals, one of the fastest growing areas in Fort Wayne
- Easily accessible from anywhere in the Fort Wayne area via I-69 & I-469
- Class A Medical Office ready for immediate occupancy with plenty of parking
- Why bother with the time, hassles and costs of construction or buildout when this space is well designed and built for an efficient practice at a much lower price than new construction.

PROPERTY CONTACT
CRAIG MATHISON
260.804.6221
cmathison@mathisoninv.com
mathisoninv.com



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10215 Auburn Park Drive
Fort Wayne, Indiana 46825

Property Name	10215 Auburn Park Drive
Street Address	10215 Auburn Park Drive
City, State	Fort Wayne, IN
Zip	46825
City Limits	Yes
County	Allen
Township	St. Joseph Township

LEASE FORMATION

Date Available	Immediately
Lease Rate	Contact Agent
Lease Term	Negotiable

BUILDING SIZE

Building Size	18,821 SF
Available Square Footage	7,544-10,044 SF

FINANCIAL RESPONSIBILITIES

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

BUILDING INFORMATION

Property Type	Office , Medical Office
Year Built	2002
No. of Stories	1
Construction Type	Steel Frame
Floor	Concrete Slab
Roof	Flat Rubber Membrane
Ceiling Height	10 - 14 FT
Heating/AC	GFA Central Air
Sprinklers	Yes
Data/Voice	Yes



UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	Municipal

SITE DATA

Site Acreage	1.86
Zoning	C1
Zoning Description	Medical office
Parking	47 including 4 Handicap
Nearest Interstate	I-69
Distance to Commercial Airport	22.9 Miles

TRAFFIC

Collection	Cross Street	Traffic	Year	Distance
Auburn Rd	Auburn Park Blvd, S	12,700	2016	0.10 mi
E Dupont Rd	Longwood Dr, W	26,500	2016	0.41 mi
I-69	E Dupont Rd, N	55,100	2016	0.65 mi
E Dupont Rd	Woodland Plaza	22,500	2016	0.69 mi
E Dupont Rd	Corporate Dr, E	16,500	2016	0.79 mi

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Floor Plan



First Floor
7,544-10,044 SF

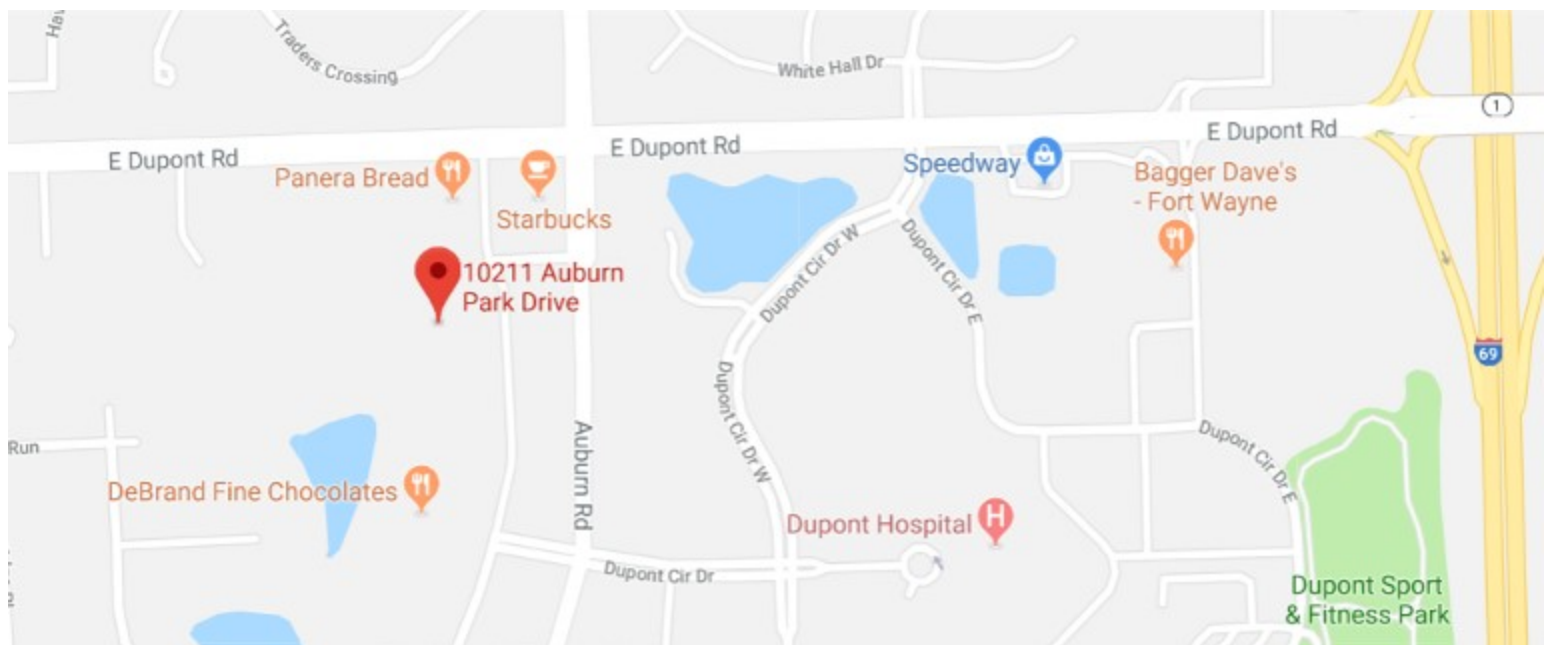
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