

For Lease

Office Property - 5,854 SF Available



Chestnut Hills Office Park 1111 Chestnut Hills Parkway

Fort Wayne, IN, 46814

Highlights

- 5,854 SF Available for sublease
- Located in Chestnut Hills Office Park
- Minutes from Interstate 69
- 30+ Available parking spaces
- Class A office space
- Shared services include pantry, conference rooms (subject to availability), and break room
- Additional storage space available (400 SF)
- Lease Expiration: 9/30/2031 (May consider a min. of 3 years)

Sublease Rate \$16.00 SF/YR
(Full Service)

Available SF 5,854 SF

Lot Size 2.59 Acres

Building Size 19,780 SF



Property Details



1111 Chestnut Hills Parkway, Fort Wayne, IN 46814

Location Information

Building Name	Chestnut Hills Office Park
Street Address	1111 Chestnut Hills Parkway
City, State, Zip	Fort Wayne, IN 46814
County	Allen County

Property Information

Property Type	Office
Property Subtype	Office Building
Lot Size	2.59 Acres
APN #	02-11-04-453-009-000-038

Building Information

Building Size	19,780 SF
Building Class	B
Tenancy	Single
Number of Floors	B
Year Built	2003

Traffic Count

Illinois Rd./SR 14	19,492 Vehicles Per Day
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Transportation

Nearest Highway	Intersate 69 - 3.5 Miles
Nearest State Road	SR 14 - Adjacent
Fort Wayne International Airport	11 Miles

Sublease Term

Sublease Expiration Date	9/30/2031
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Demographics

	1 Mile	2 Mile	3 Mile
Population	3,877	31,795	50,618
Households	1,367	11,725	19,940
Average Household Income	\$172,240	\$121,719	\$111,125

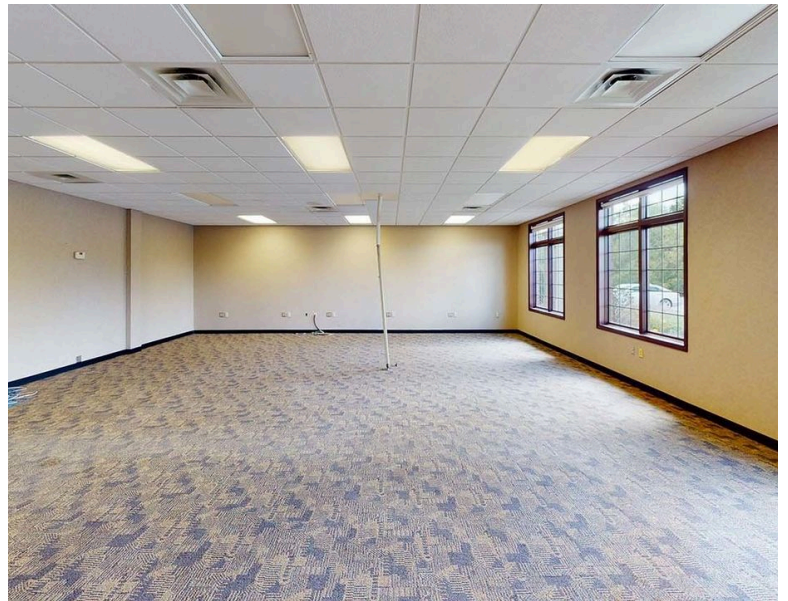
Interior Photos

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Interior Photos

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Availabilities/Floor Plan

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AVAILABLE SPACES

SPACE	SIZE	TYPE	RATE
 SUITE 2	5,854 SF	Full Service	\$16.00 SF/yr

Area Map

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