SVN
PARKE GROUP

DUPONT MEDICAL BUILDING

2512 E. DUPONT ROAD
FORT WAYNE, IN 46825

Diana Parent, CCIM
Executive Director
260.489.8500
diana.parent@svn.com

Executive Summary

OFFERING SUMMARY

Available SF:	6,298 SF
Lease Rate:	$18.00 SF/yr (NNN)
Lease Type:	Full Service
Year Built:	2001
Building Size:	61,450
Zoning:	CM1
Market:	Northeast Indiana
Submarket:	Fort Wayne

PROPERTY OVERVIEW

This is a Class A medical office building on the Campus of Dupont Hospital, a Lutheran Health Network hospital, with quick and easy sky-walk access to the hospital. Campus contains 12 acres of specialty medical and dental facilities, 130+ bed hospital, Emergency Room, Surgical Center, diagnostic and lab services, fitness trail and easy access.

PROPERTY HIGHLIGHTS

- "On Hospital Campus" of Dupont Hospital
- Regional Medical - Prime Location
- Connected to Hospital via Skywalk
- Located at Dupont Road Exit of 1-69
- Class A Medical Office Space
- Located in the Heart of a Regional Medical Corridor

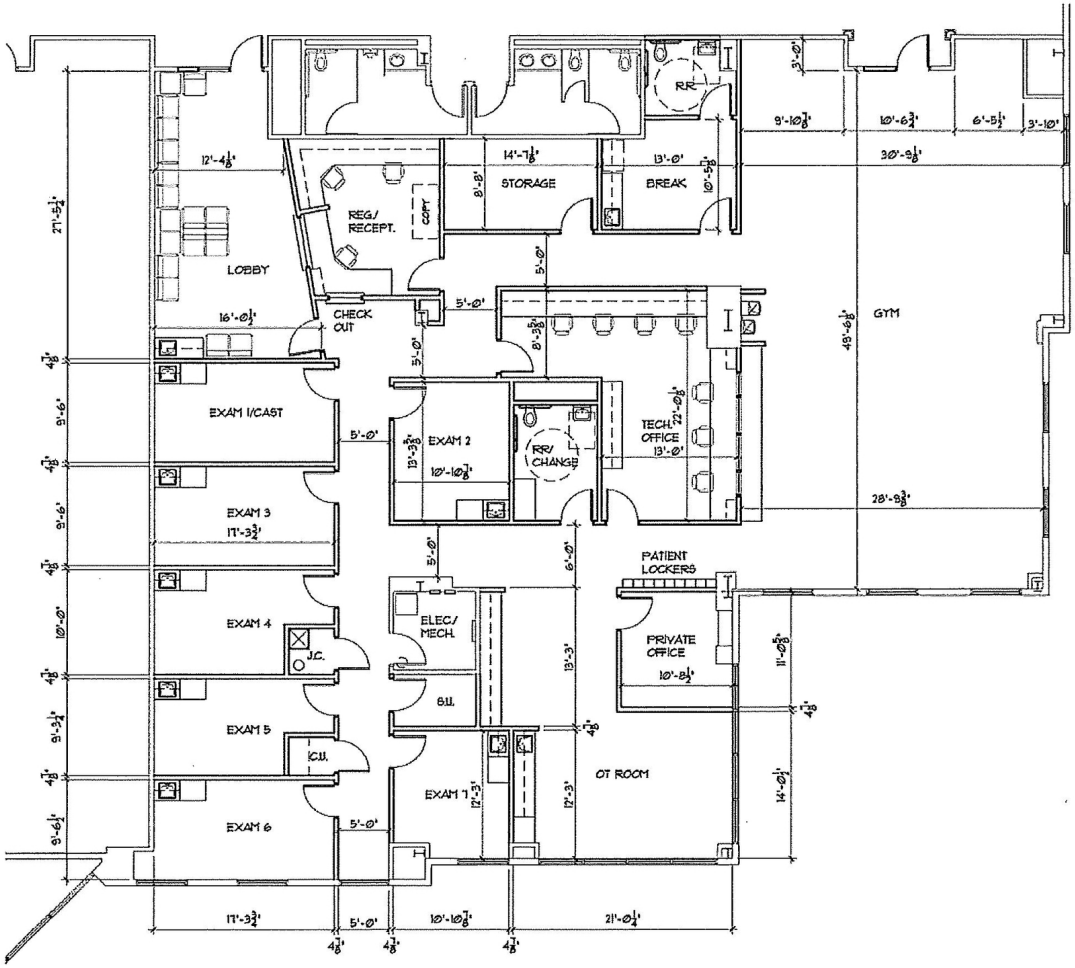
Available Space

LEASE TYPE	Full Service	**LEASE SPACE**	6,298 SF
LEASE TERM	Negotiable	**LEASE RATE**	$18.00 SF/yr

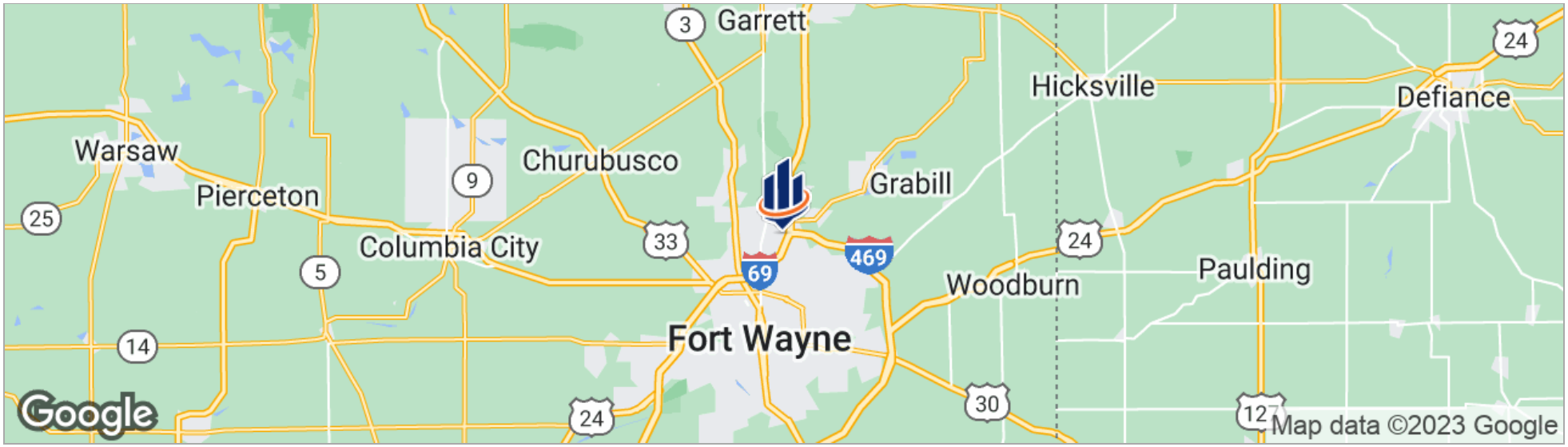
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
220	Available	6,298 SF	NNN	$18.00 SF/yr	

Suite 220 - 6,298 SF

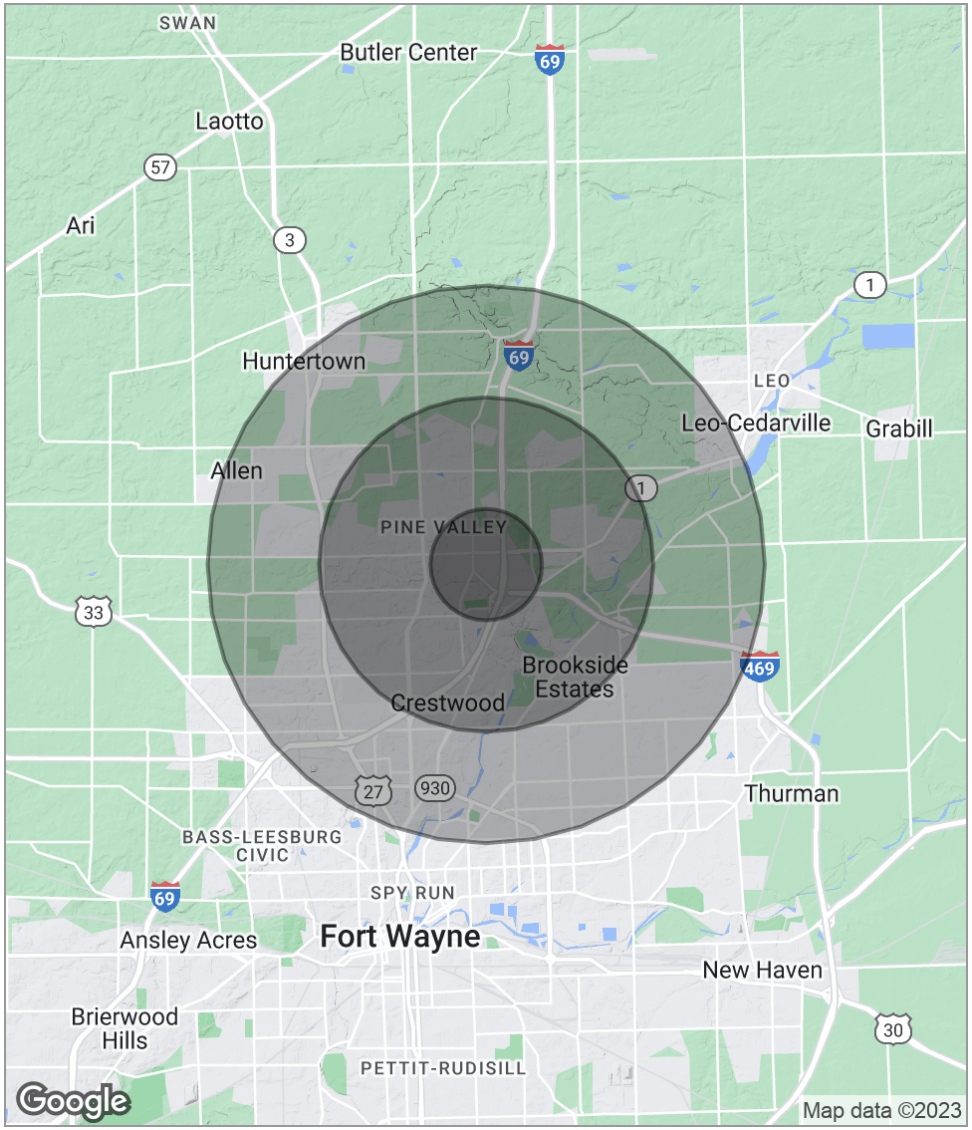
2512 Dupont, Suite 220
Final Space Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,403	38,703	104,458
Median age	38.9	36.5	34.8
Median age (male)	38.8	35.8	34.0
Median age (Female)	38.3	37.0	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,739	15,169	41,477
# of persons per HH	2.5	2.6	2.5
Average HH income	$84,366	$73,463	$67,185
Average house value	$186,719	$166,364	$155,681

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact

DIANA PARENT, CCIM

Executive Director

110 W. Berry Street, Suite 2100
Fort Wayne, IN 46802
T 260.489.8500
diana.parent@svn.com

PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.