



I-69 Office Sublease

8001 W Jefferson Blvd
Fort Wayne, IN 46804

Large Corporate Office For Sublease

Office space for sublease on West Jefferson Boulevard, less than a half mile from I-69. This building consists of a total of 240,652 SF office space. This is a fantastic opportunity for a growing company to be in the heart of a thriving submarket at a competitive lease rate.

Property Highlights

- Zoned C2
- Divisible to 53,360 SF
- 1500' frontage to 30,000 VPD
- **\$16.50/PSF/Yr Gross Lease**



NEAL BOWMAN, SIOR

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

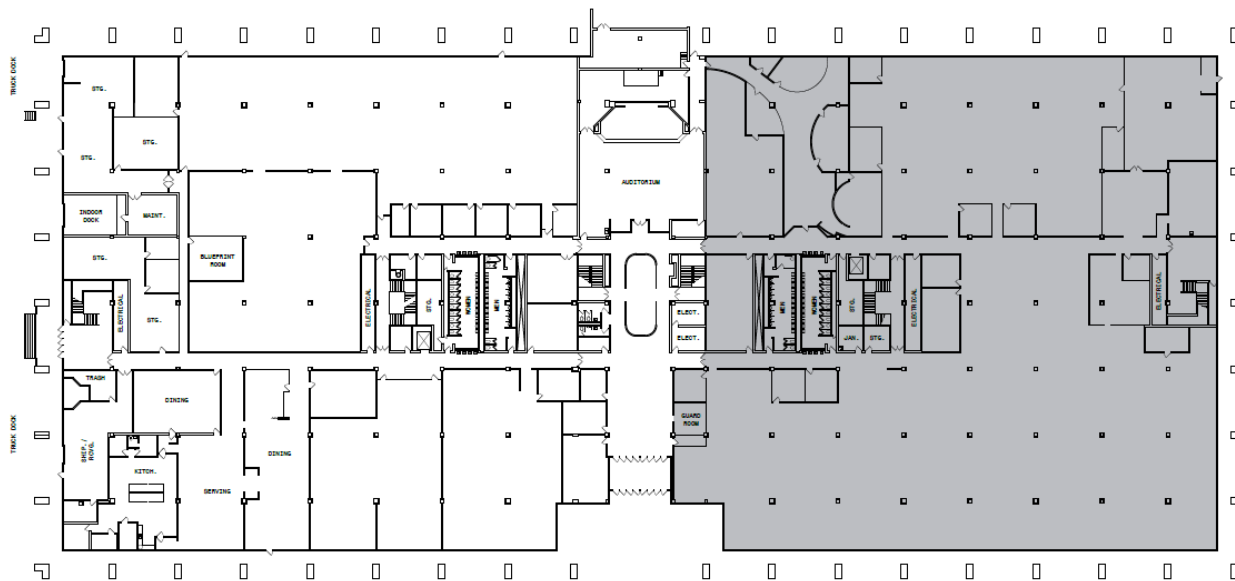
PHILIP HAGEE

Listing Manager
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I-69 Office Sublease

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First Floor East Wing

- 57,861 SF
- Fully furnished
- Open floor plan
- Half dock available
- Separate entrance

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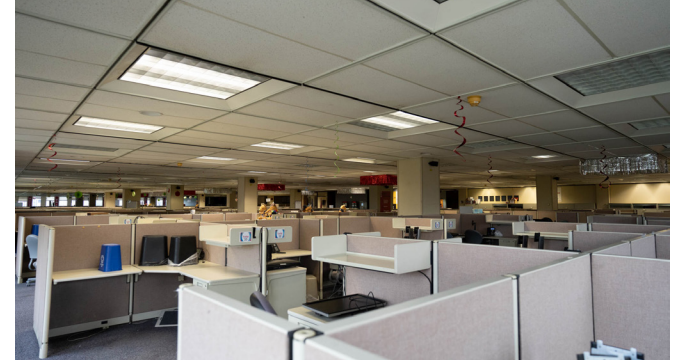
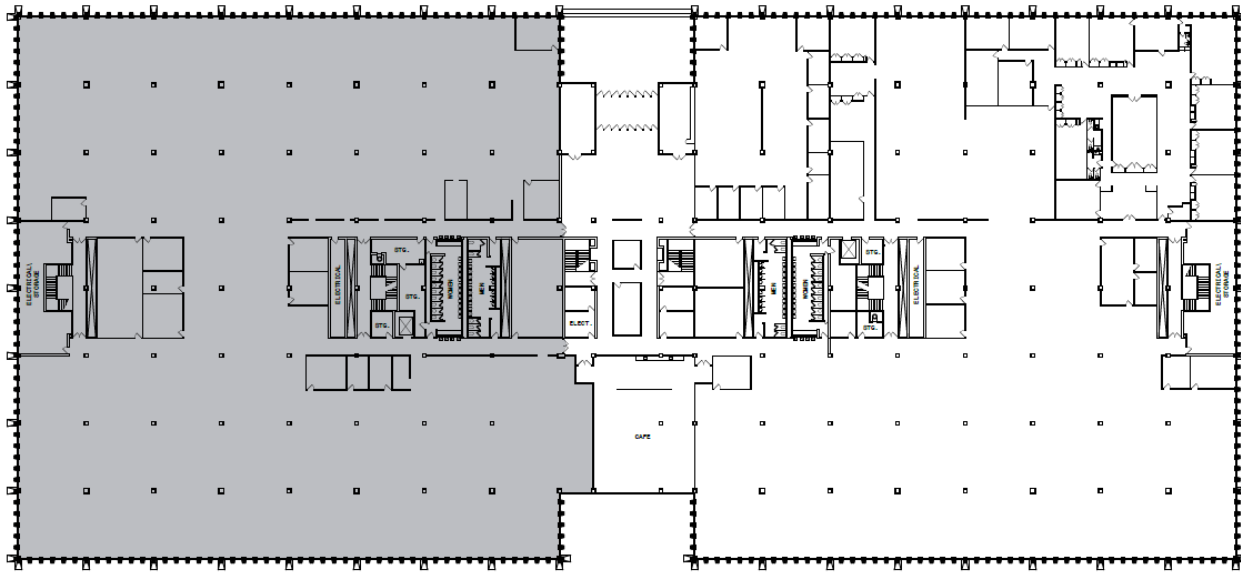
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Second Floor West Wing

- 58,856 SF
- Fully furnished
- Former call center

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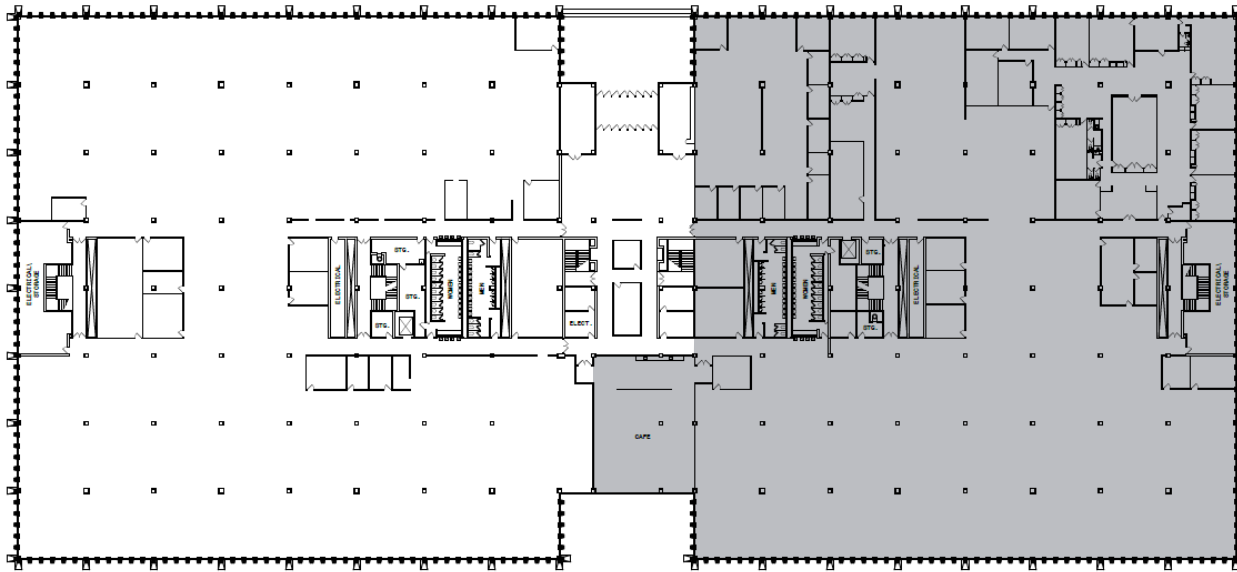
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Second Floor East Wing

- 61,250 SF
- Fully furnished
- Former executive wing

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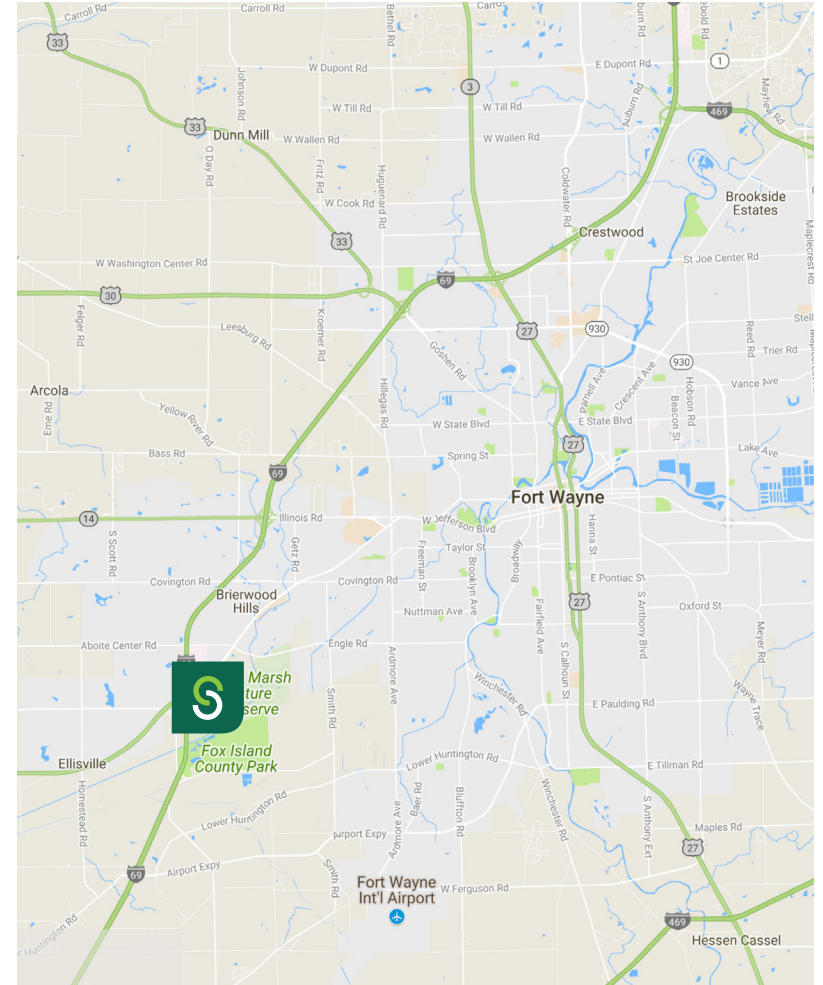
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OFFICE SPACE/COMMERCIAL IMPROVED FOR SALE/LEASE

| | |
|------------------|--------------------------|
| Property Name | I-69 Office Sublease |
| Address | 8001 W Jefferson Blvd |
| City, State, Zip | Fort Wayne, IN 46804 |
| County | Allen |
| Township | Aboite |
| Parcel No. | 02-11-24-300-001.000-038 |



LEASE INFORMATION

| | |
|--------------|----------------------------|
| Lease Rate | \$16.50/PSF/Yr Gross Lease |
| Lease Type | Sublease |
| Terms | 2 Year Minimum |
| Availability | Immediate |

AVAILABLE SUITES

| Total Building Area | 240,652 SF | |
|---------------------|-------------|--------------|
| Total Available | 240,652 RSF | |
| Max. Contiguous | 240,652 RSF | |
| Suites Available | RSF | Monthly Rate |
| - 1st Floor West | 53,360 | \$16.50/SF |
| - 1st Floor East | 57,861 | \$16.50/SF |
| - 2nd Floor West | 58,856 | \$16.50/SF |
| - 2nd Floor East | 61,250 | \$16.50/SF |

BUILDING INFORMATION

| | |
|-------------------|---------------------|
| Property Type | Office |
| Year Built | 1974 |
| No. of Stories | 2 |
| Construction Type | Reinforced Concrete |
| Roof | EPDM - 8 years old |
| Heating | Rooftop Package |
| A/C | Rooftop Package |
| Sprinklered | No |
| ADA Compliant | Yes |
| Elevators | Yes |
| Signage | Monument/Building |

UTILITIES

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

SITE DATA

| | |
|----------------------|--------------------------|
| Site Acreage | 44.24 |
| Zoning & Description | C2 - Retail/Office |
| Parking Description | Ample |
| Parking Count/Ratio | 962 Spaces |
| Traffic Count | 30,000 VPD - W Jefferson |

RESPONSIBLE PARTIES

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

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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 local 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 the rich Fort Wayne history.

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.

7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



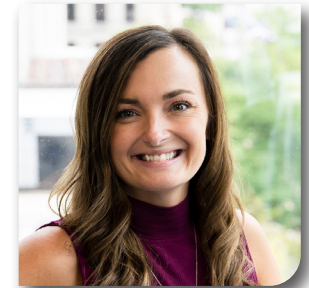
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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.



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.



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.