

Wilkie Drive Office

5622 Wilkie Drive
Fort Wayne, IN 46804



OFFICE/RETAIL/FLEX

FOR LEASE

Newly Renovated Space

Boasting 1,429 SF, this property features seven rooms, all of which have been recently remodeled. This free-standing building features three private offices, large common areas, and two restrooms. It was previously used as an accounting firm and is perfect for office use.

Property Highlights

- ▶ Located in an affluent zip code with strong demographics
- ▶ Recent renovations include:
 - ▷ Windows, siding, plumbing, electrical, furnace, and HVAC
- ▶ Seven rooms total:
 - ▷ Three offices and two restrooms along with main open office space
- ▶ Near residential and commercial buildings

ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com

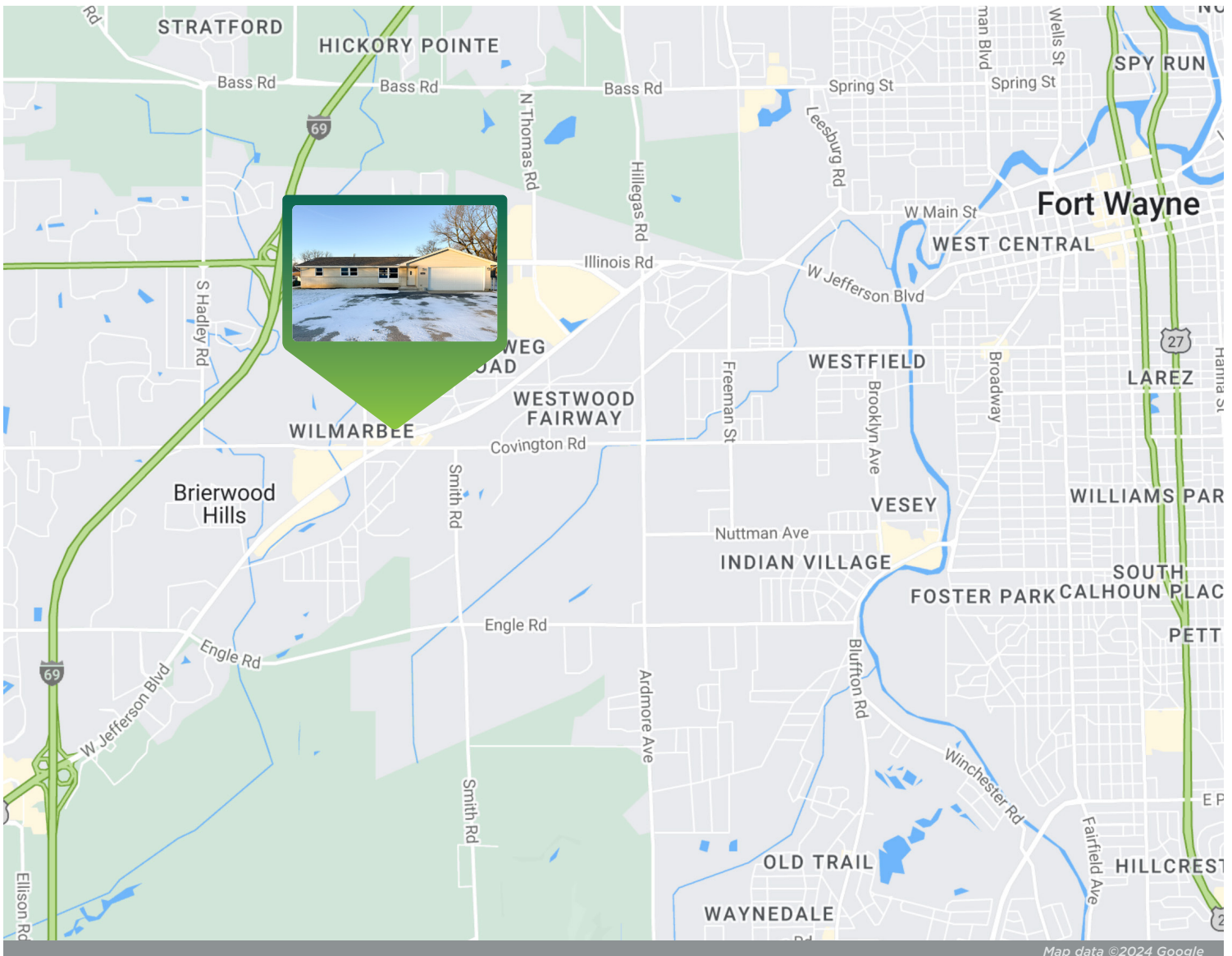
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Excellent Location

This former office is located in an area primarily built up with many residential and commercial buildings. Directly to the south and west of the property are large commercial areas. Majestic Care of Jefferson Pointe retirement community is located to the west of the property and Flats at Walnut Ridge a new multi-million dollar luxury apartment complex project being built nearby. Wilkie Drive Office is located in an affluent zip code with strong demographics. Nearby businesses include: Anytime Fitness, PNC Bank, Chase Bank, Tuffy Auto Center, Tire Barn, Sakura Japan, Five Guys, and McDonalds.

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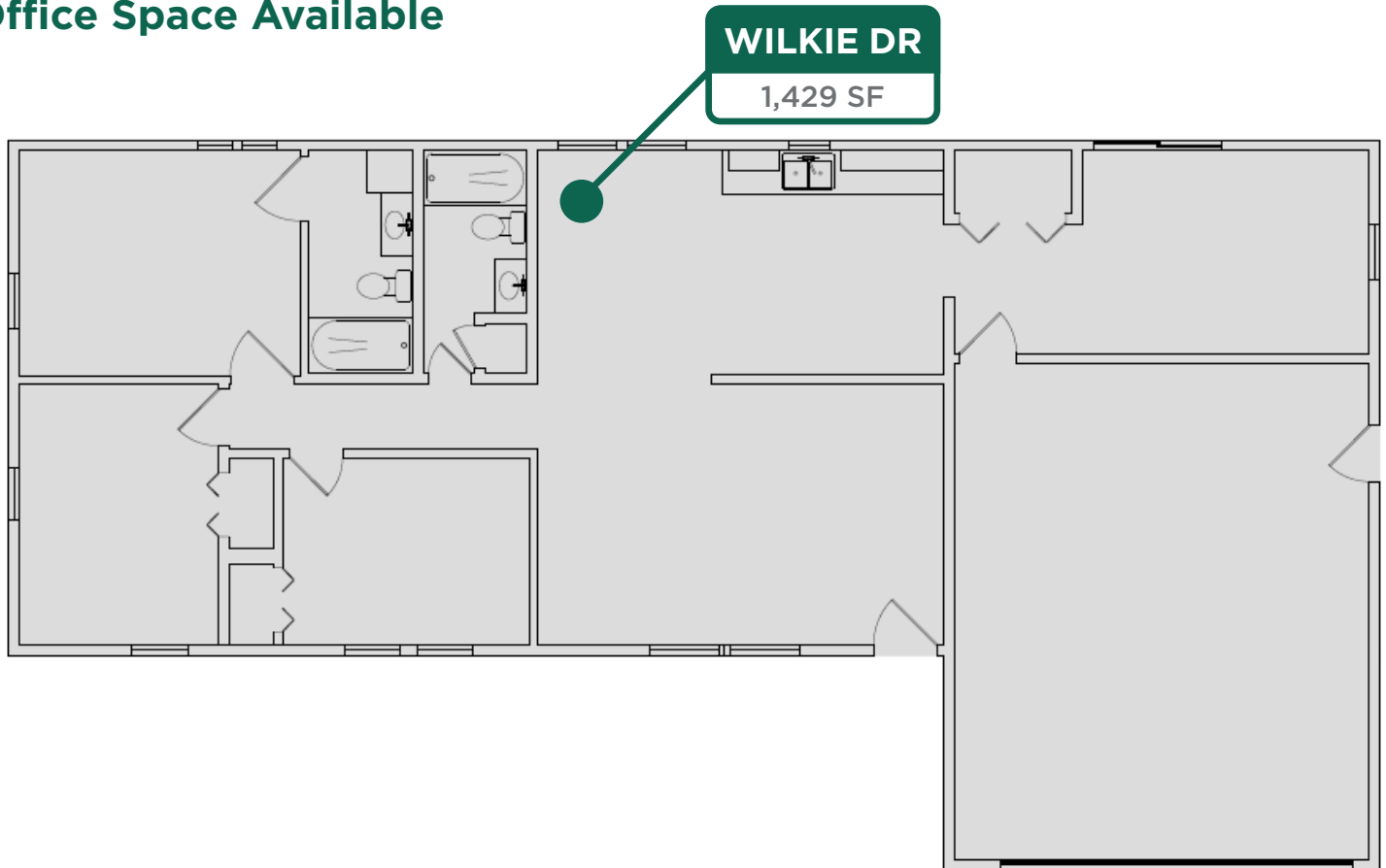
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Office Space Available



Floor plan may not be to scale.
Contact broker for detailed floor plan.



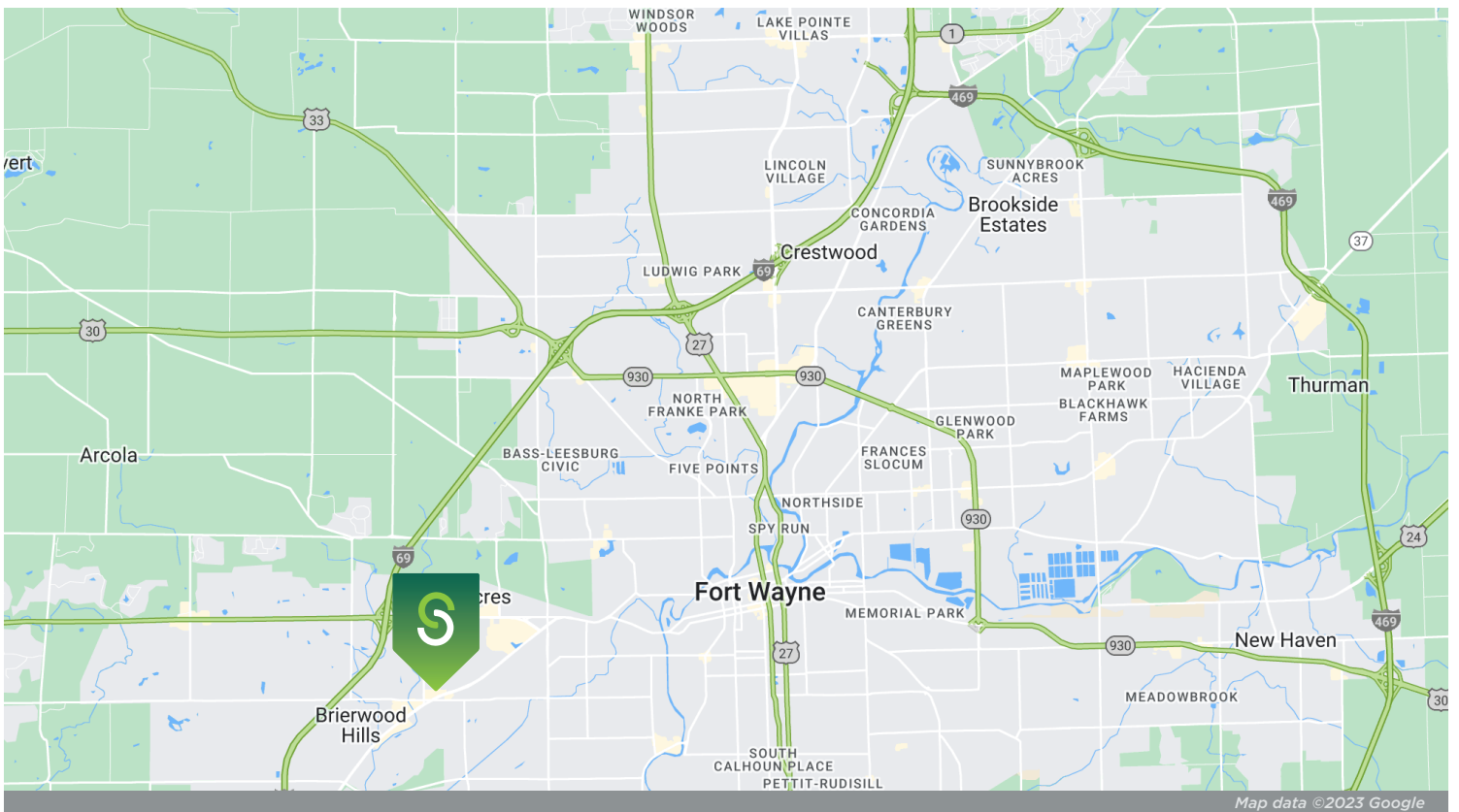
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PROPERTY INFORMATION

Address	5622 Wilkie Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-07-477-007.000-074



LEASE INFORMATION

Lease Rate & Type	\$14.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

BUILDING INFORMATION

Property Type	Office/Retail
Year Built	1963
Remodeled	2023
# of Stories	1
Roof	Asphalt shingles
Heating	Gas forced air
A/C	Central air
Sprinkler	No
Signage	Monument
Restrooms	2
Exterior	Stone/Vinyl

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
High Speed Data	Comcast

AVAILABLE UNITS

Total Building Area	1,429 SF	
Total Available	1,429 RSF	
Max Contiguous	1,429 RSF	
Units Available	RSF	Monthly Rate
<ul style="list-style-type: none"> Wilkie Dr. Office 	1,429	\$1,667.16

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	0.47 AC
Zoning	RP - Planned Residential
Parking	On-site - oversized driveway

ADDITIONAL INFORMATION

- Office remodeled in 2023
- Located in affluent zip code with strong demographics
- Previously used as office space for an accounting firm

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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 area 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 Fort Wayne's rich history.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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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, Maintenance Management has been serving Indiana since 1982.



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. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

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