

Executive Center

3400 - 3500 E Coliseum Blvd
Fort Wayne, IN 46805



OFFICE

FOR LEASE

Beautiful Office Campus For Lease

Executive Center is comprised of two adjacent 3-story office buildings located on an appealing wooded campus at the corner of Coliseum Boulevard and Vance Avenue, less than one mile from Purdue University Fort Wayne and Ivy Tech Community College.

Property Highlights

- ▶ Two professional office buildings with various suite sizes available
 - ▷ Suites range from 942 SF - 20,955 SF
- ▶ Full-service leases with janitorial services and on-site maintenance
- ▶ Abundant parking
- ▶ Appealing wooded office campus with walkway and picnic tables
- ▷ 5 spaces per 1,000 SF

BRAD STURGES

President
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KEVIN ELLIS

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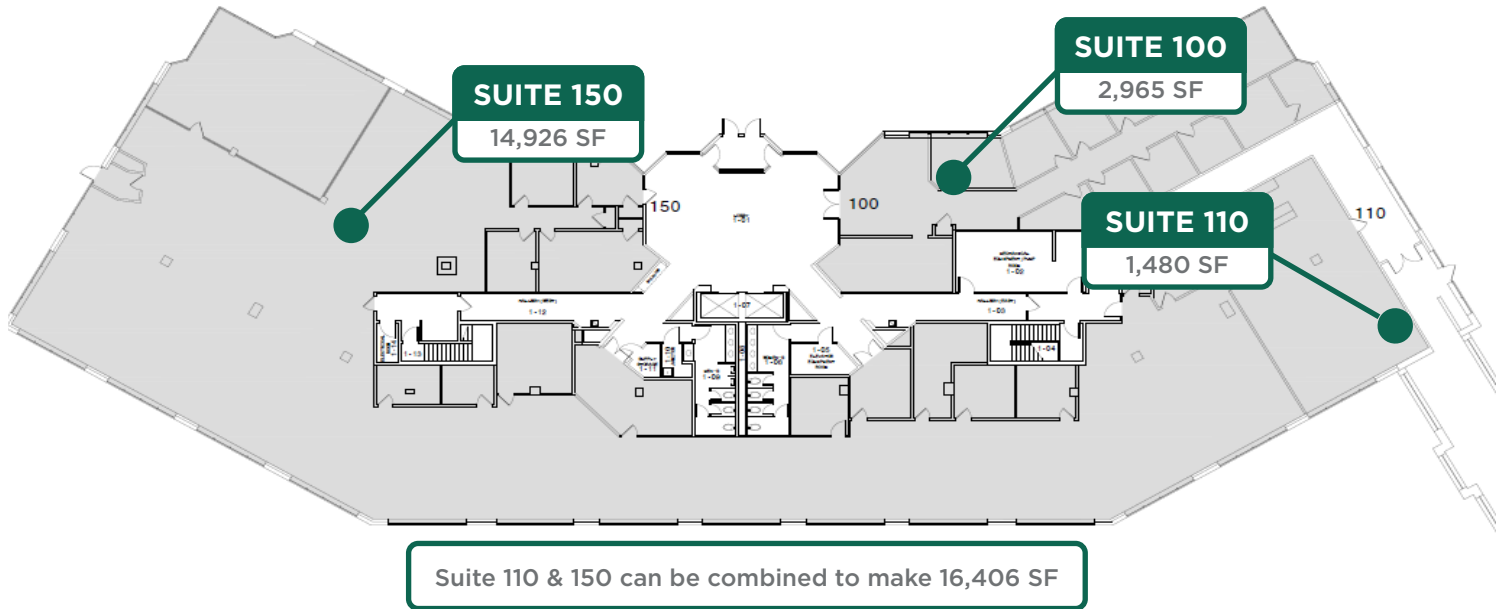
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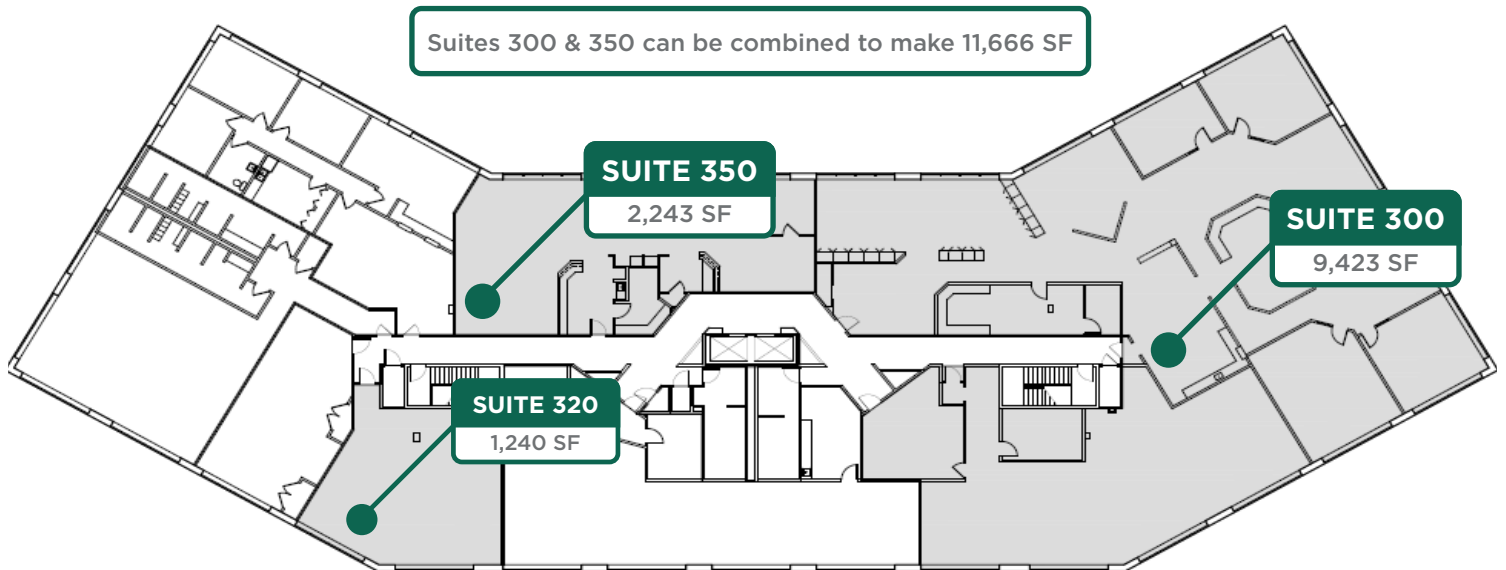


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Executive Center I (3400 E Coliseum Blvd)
Suites Available



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



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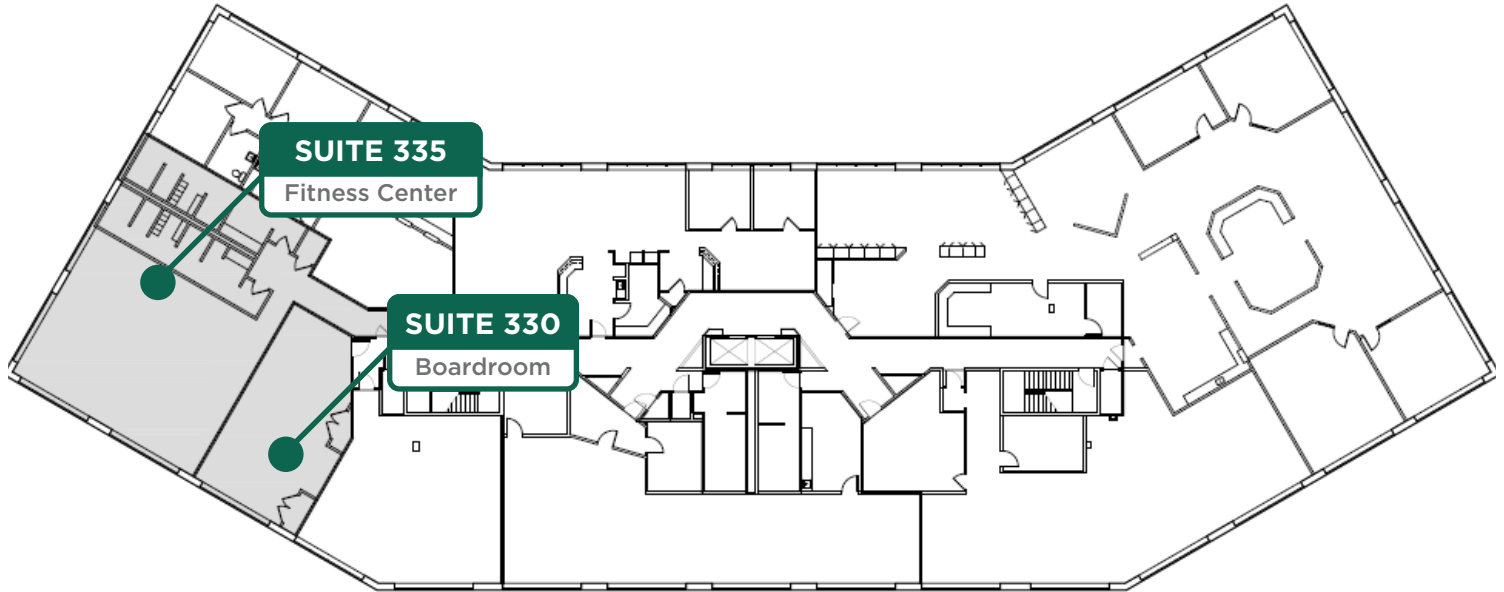
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Executive Center I (3400 E Coliseum Blvd) Amenities



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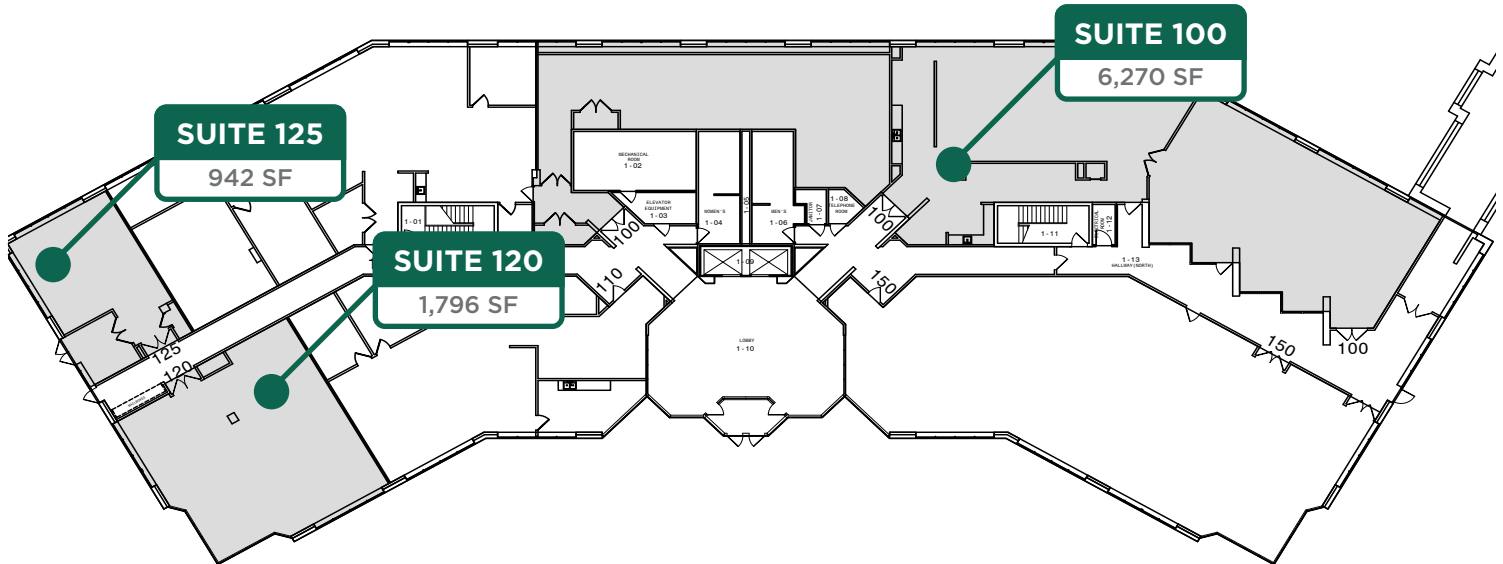
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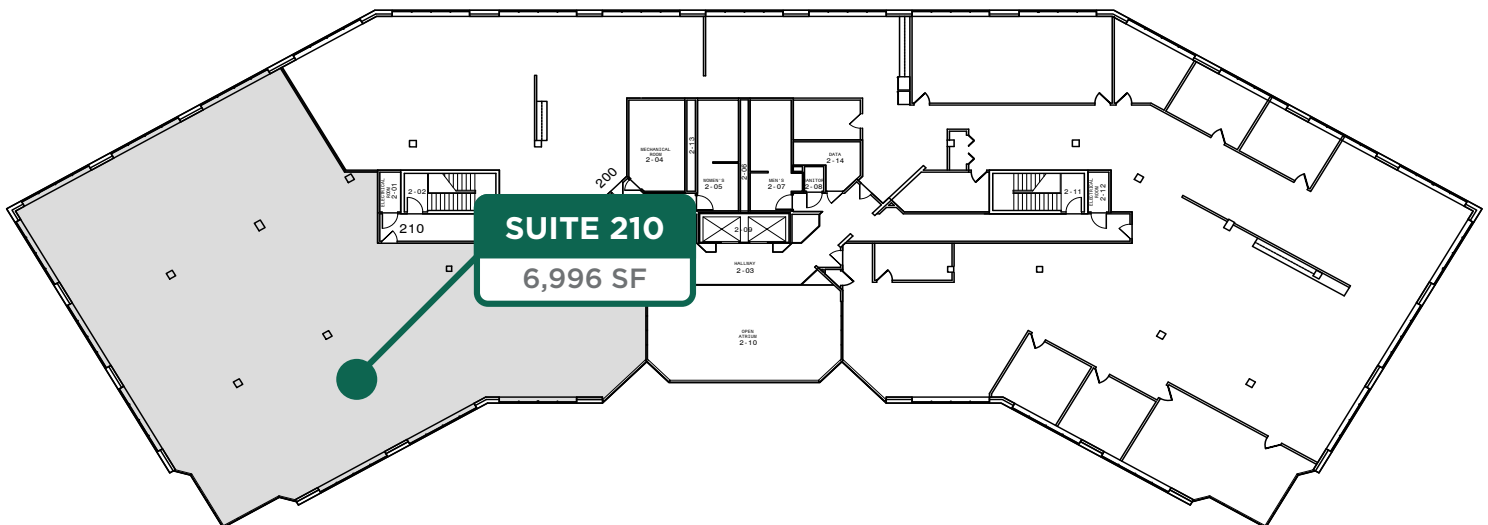
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Executive Center II (3500 E Coliseum Blvd) Suites Available



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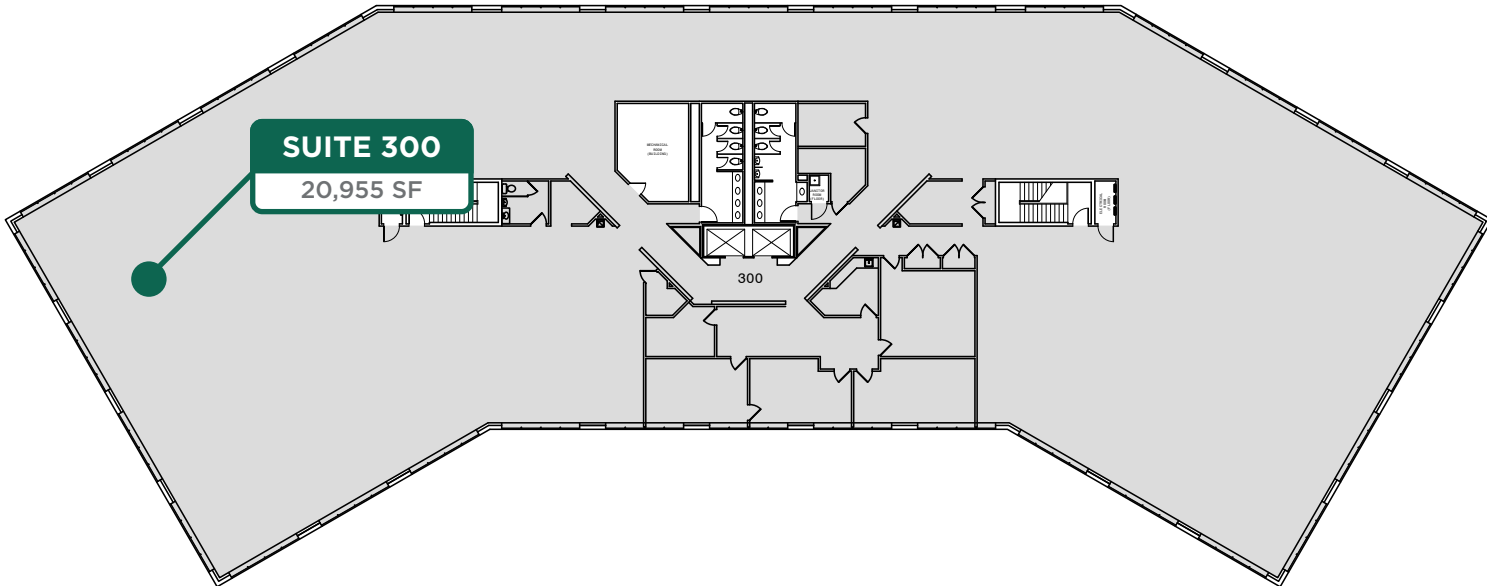
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PROPERTY INFORMATION

Address	3400 - 3500 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	St. Joseph
Parcel Number	02-08-30-428-002.000-072 02-08-29-376-004.001-072

LEASE INFORMATION

Lease Rate & Type	\$17.00/RSF/Yr Full Service
Terms	3 years minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	Bldg 1 - 60,421 SF, Bldg 2 - 60,292 SF	
Total Available	Bldg 1 - 32,277 SF, Bldg 2 - 36,959 SF	
Units Available - Exec Center I (3400)	RSF	Monthly Rate
• Suite 100	2,965	\$4,200
• Suites 110 + 150	16,406	\$23,241.83
• Suite 300	9,423	\$13,349.25
• Suite 320	1,240	\$1,756.67
• Suite 330	Boardroom	TBD
• Suite 335	Gym	TBD
• Suite 350	2,243	\$3,177.58
• Suites 300 + 350	11,666	\$16,526.83
Units Available - Exec Center II (3500)	RSF	Monthly Rate
• Suite 100	6,270	\$8,882.50
• Suite 120	1,796	\$2,544.33
• Suite 125	942	\$1,344.50
• Suite 210	6,996	\$9,911.00
• Suite 300	20,955	\$29,686.25

SITE DATA

Site Acreage	9.93 AC
Zoning	C1 - Professional Office
Parking	Surface

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RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1986, 1989
# of Stories	3
Construction Type	Concrete
Roof	EPDM Rubber w/ ballast stone
Heating	Gas fired boiler
A/C	Pump
Sprinkler	Wet
Elevators	2
Signage	Tenant

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast copper, Frontier copper/fiber (non-fios)

ADDITIONAL INFORMATION

- Professionally managed office space
- Located at corner of Coliseum Blvd and Lance Ave
- Near universities and major retail

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
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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260 424 8448
SturgesProperty.com



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



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

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.