



Executive Center
3400 & 3500 E Coliseum Blvd
Fort Wayne, IN 46805



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
- ▶ Abundant parking
 - ▶ 5 spaces per 1,000 SF
- ▶ Appealing wooded office campus with walkway and picnic tables
- ▶ **FOR LEASE: \$18.00/SF/ YR Modified Gross**
- ▶ Full-service leases with janitorial services and on-site maintenance

KEVIN ELLIS

Broker
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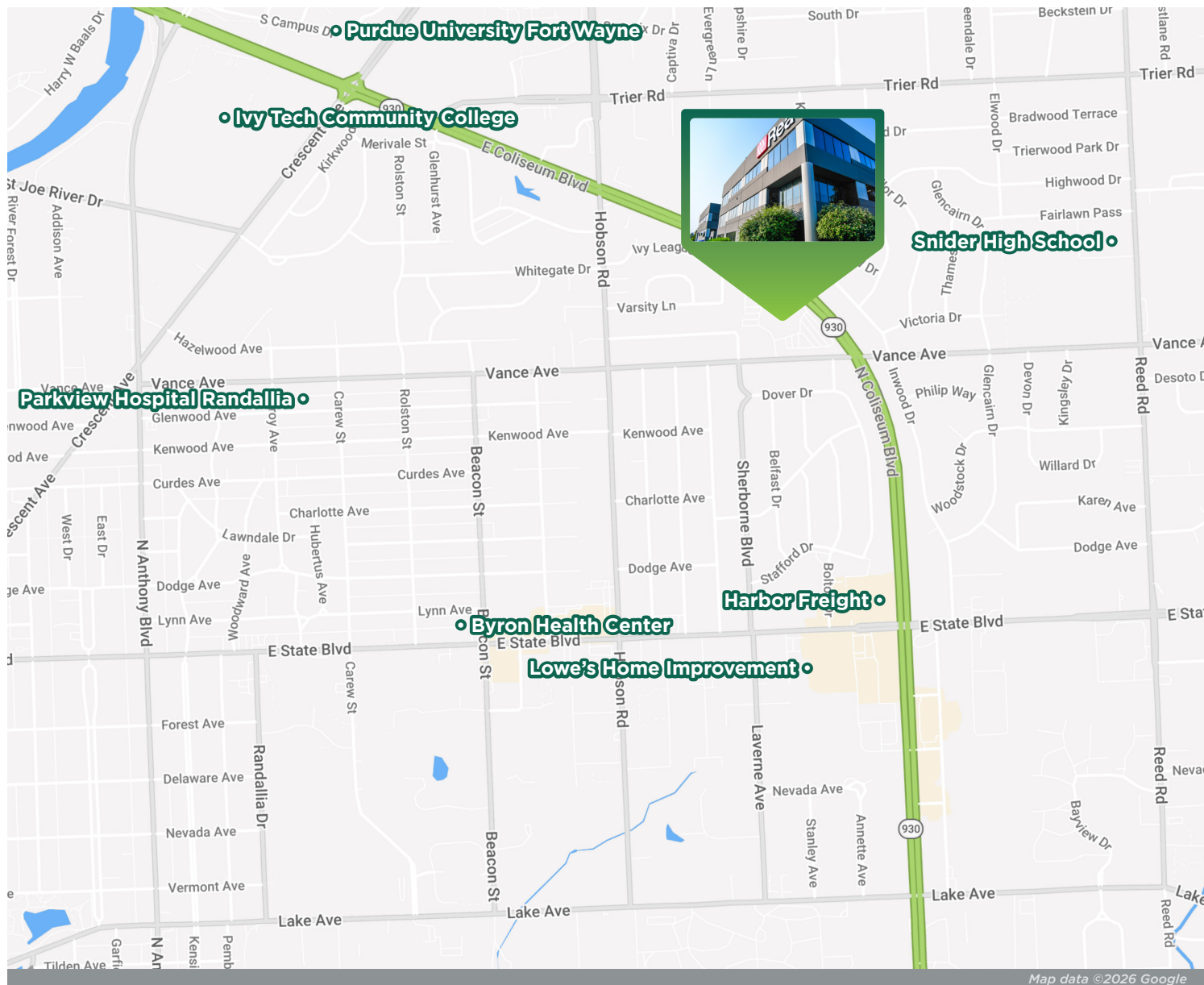
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Excellent Location

Executive Center is located at the corner of Coliseum Boulevard and Vance Avenue, less than one mile from Purdue University Fort Wayne and Ivy Tech Community College. It is within arm's reach of Glenbrook Square Mall and Allen County War Memorial Coliseum and only three miles from I-69. Executive Center is near Parkview Hospital Randallia and the newly developed Byron Health Center. With Exec Centers being only five miles from Fort Wayne's downtown this office campus is in the perfect location for you to take your business to the next level.

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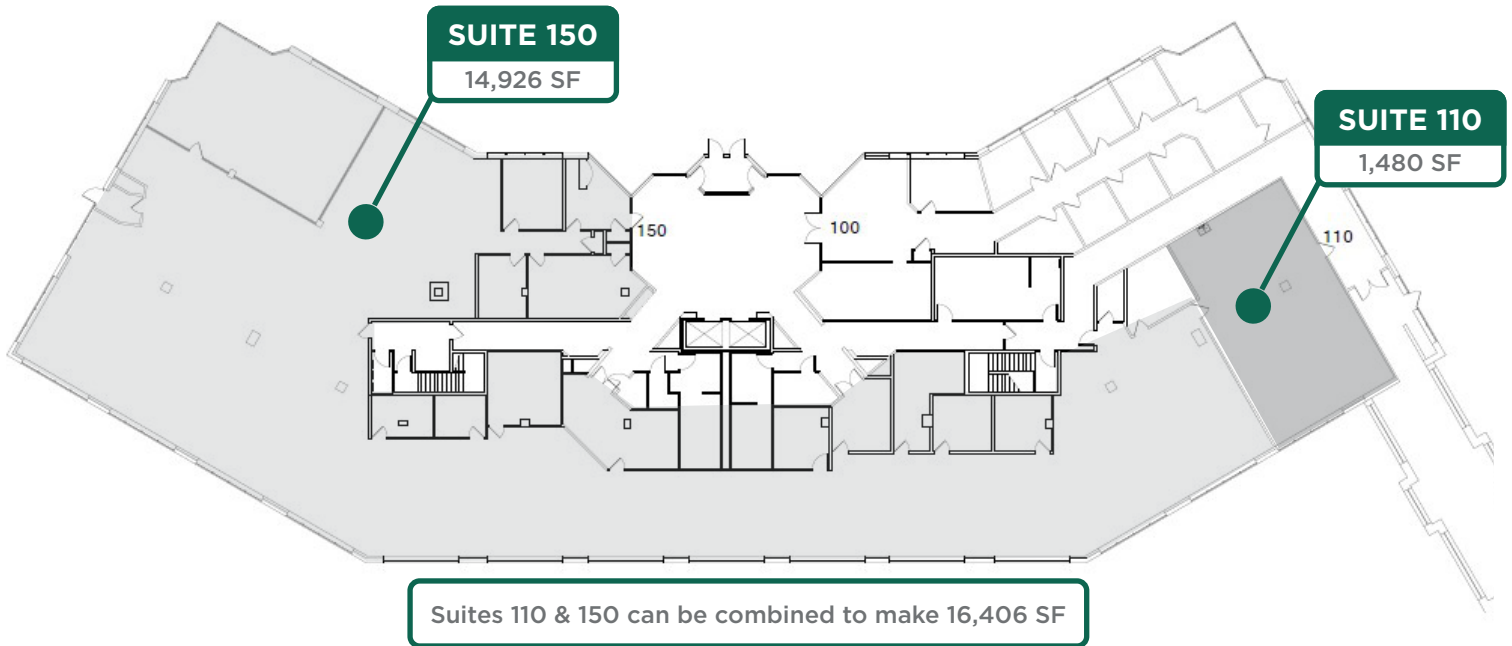
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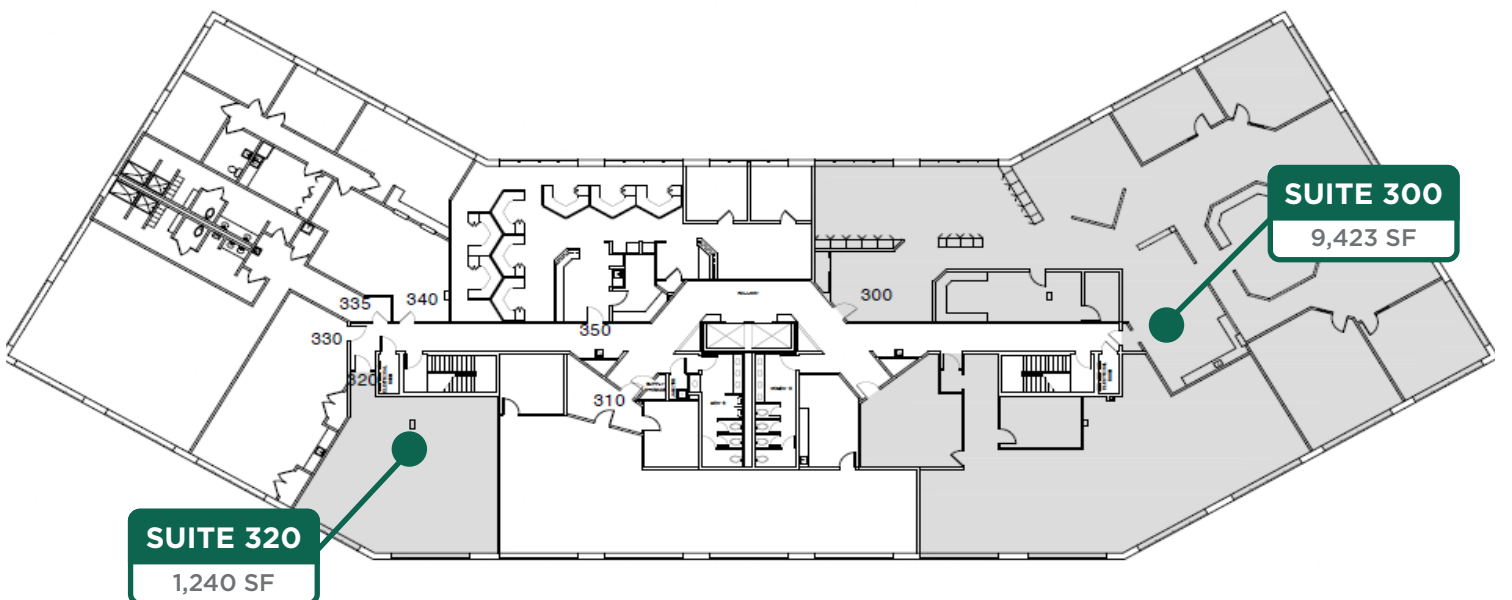
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Executive Center I (3400 E Coliseum Blvd) Suites Available



Floor plans may not be to scale.

Contact broker for detailed floor plan.



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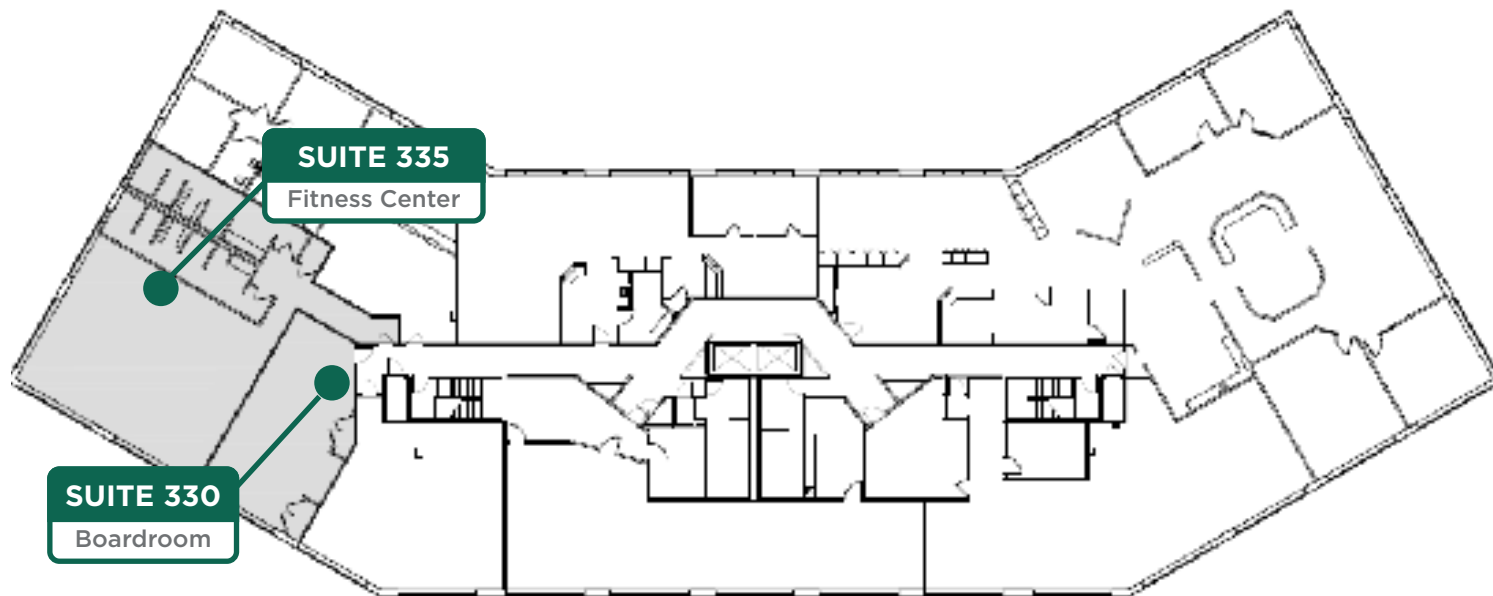
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Executive Center I (3400 E Coliseum Blvd) Amenities



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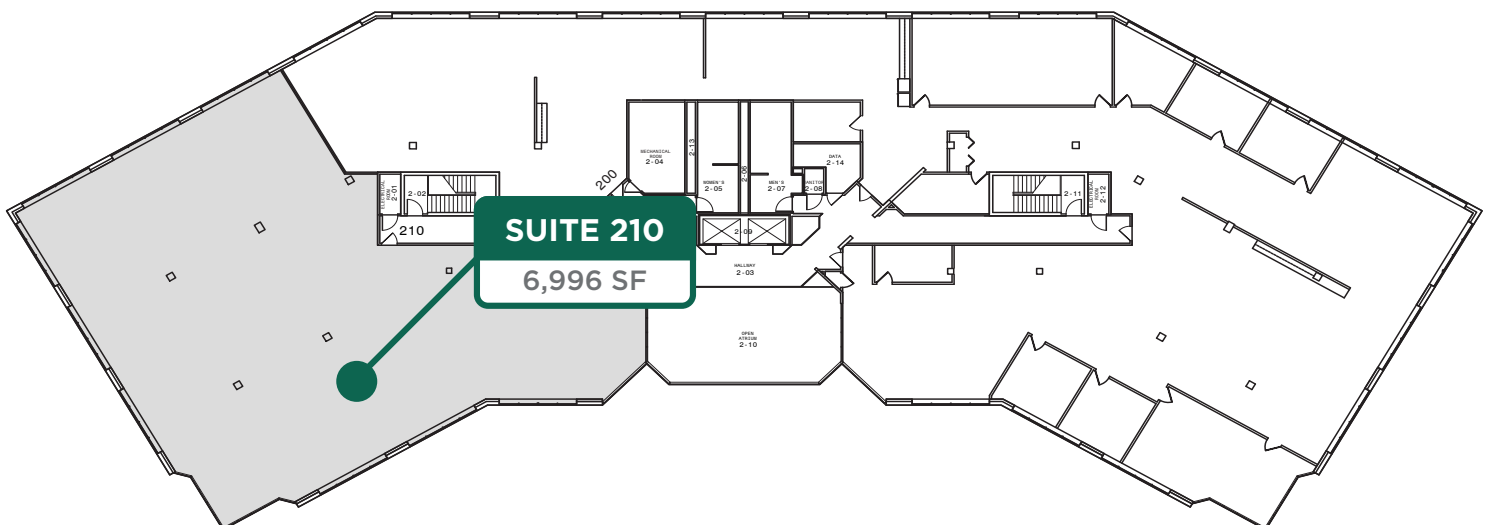
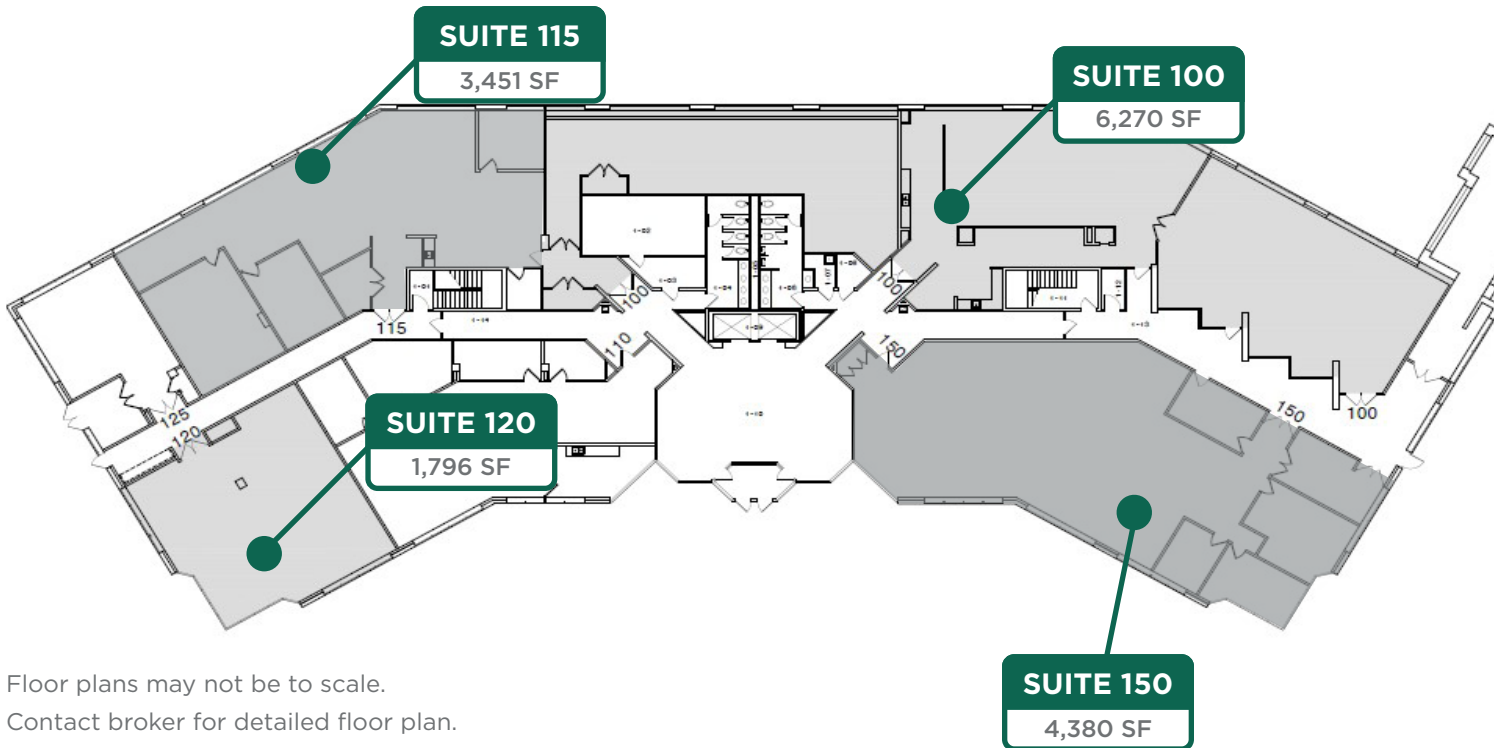
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Executive Center II (3500 E Coliseum Blvd)

Suites Available



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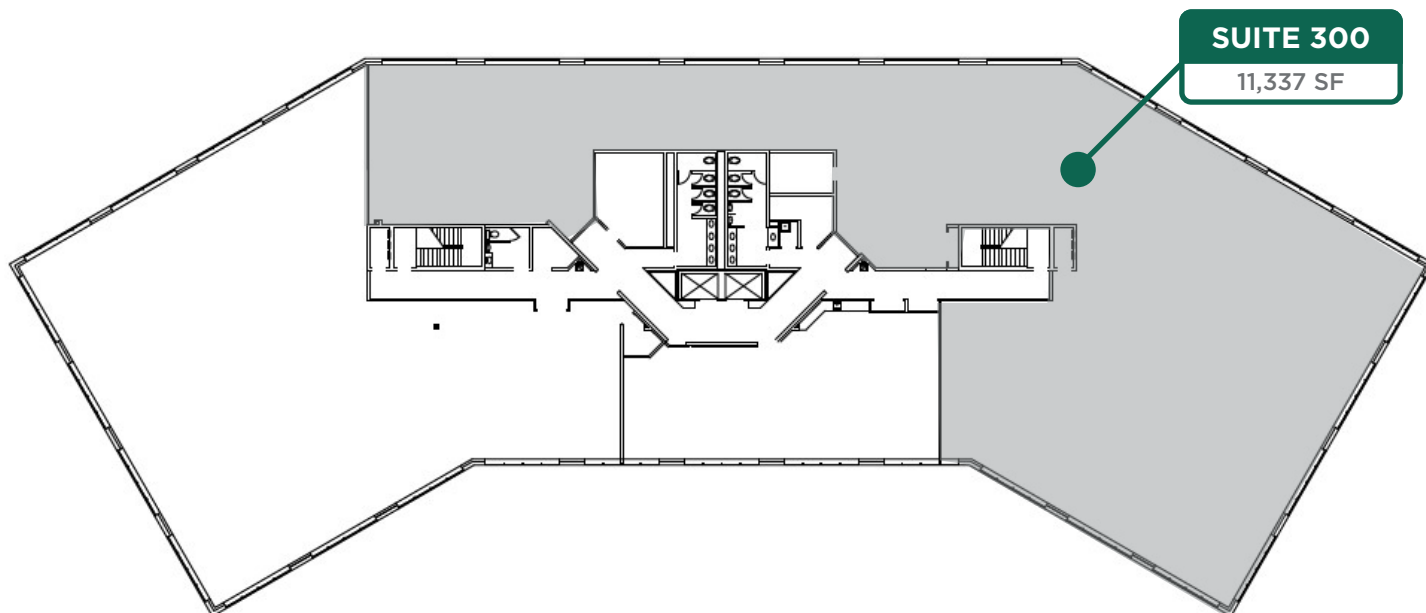
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Executive Center II (3500 E Coliseum Blvd) Suites Available



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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	\$18.00/RSF/Yr Modified Gross
Terms	5 years minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	Bldg 1 - 60,421 SF, Bldg 2 - 60,292 SF	
Total Available	Bldg 1 - 27,069 SF, Bldg 2 - 34,230 SF	
Units Available - Exec Center I (3400)	RSF	Monthly Rate
• Suite 110	1,480	\$2,220.00
• Suite 150	14,926	\$22,389.00
• Suites 110 & 150	16,406	\$24,609.00
• Suite 300	9,423	\$14,134.50
• Suite 320	1,240	\$1,860.00
Units Available - Exec Center II (3500)	RSF	Monthly Rate
• Suite 100	6,270	\$9,405.00
• Suite 115	3,451	\$5,176.50
• Suite 120	1,796	\$2,694.00
• Suite 150	4,380	\$6,570.00
• Suite 210	6,996	\$10,494.00
• Suite 300	11,337	\$17,005.50

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)

SITE DATA

Site Acreage	9.93 AC
Zoning	C1 - Professional Office
Parking	Surface

ADDITIONAL INFORMATION

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

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