

## Village of Coventry Office/Retail

5503-B Coventry Lane  
Fort Wayne, IN 46804



OFFICE

FOR LEASE

## Featured Property Highlights

- 3,302 SF- 7 private offices, 1 conference room, and large kitchenette/breakroom
- Abundant parking on three sides of the building, with 7 private spaces at the suite's front door
- Easy access to US-24 and I-69 at Exit 302
- Suitable for retail or office use

### JOHN CAFFRAY

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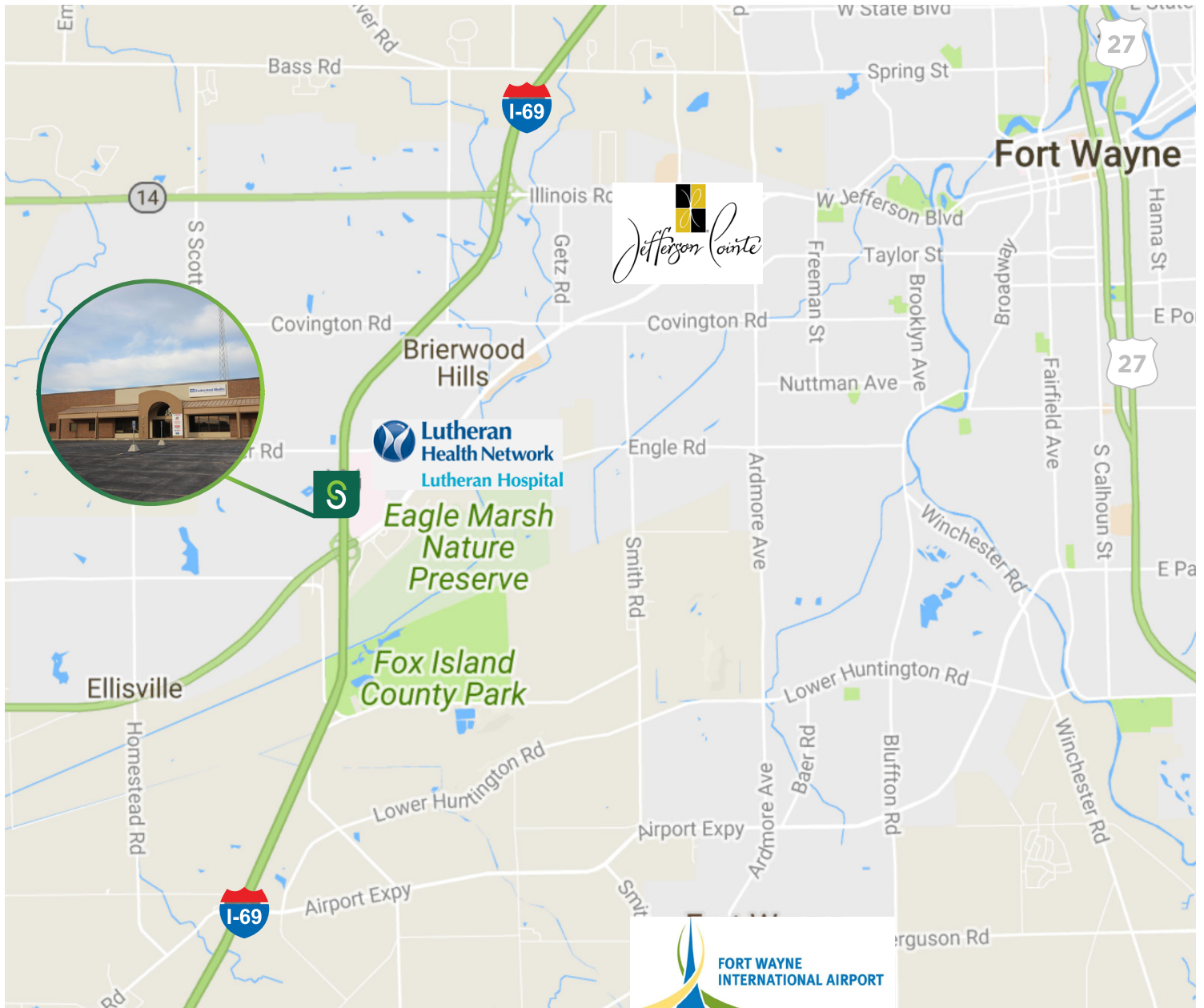
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### Excellent Location

This site has easy access from I-69 and US 24, only 3/10 of a mile from Exit 302. Other general offices, medical offices, and retail uses surround the building. There are many restaurants within walking distance of this location. Neighbors include Hall's Tavern Restaurant, McDonald's, Salsa Grill, Arby's, Applebee's Restaurant, Starbucks, Sarah's Family Restaurant, and Kroger's Super Center. There is abundant parking on three sides of this building, with 7 private spaces at the suite's front door.

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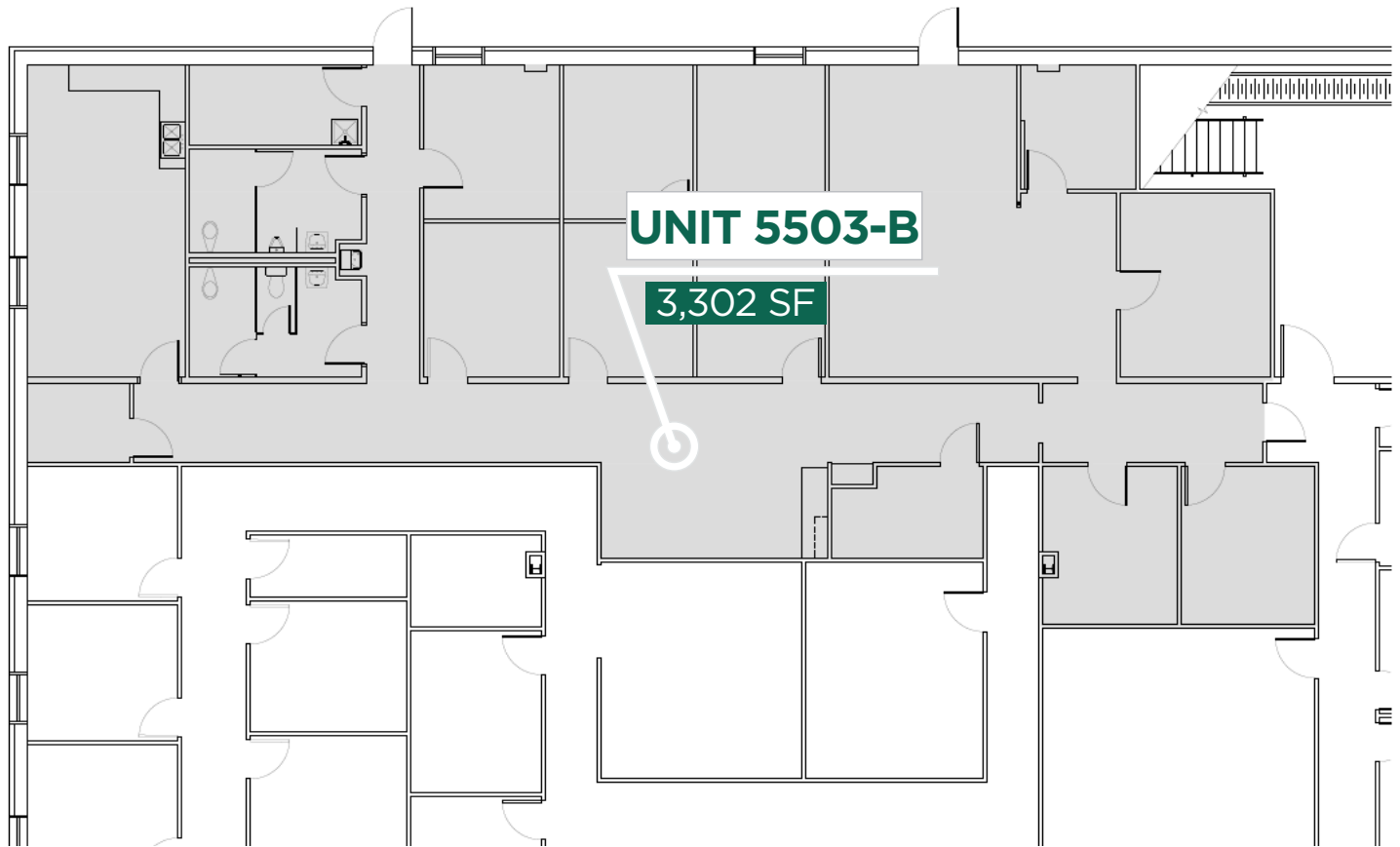
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**Floor Plan** - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



Private Office



Workstation

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Workstations and lounge area



Lobby/waiting area



Kitchenette 1



Kitchenette 2

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### OFFICE SPACE FOR LEASE

Property Name	Village of Coventry Office
Address	5503-B Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel No.	02-11-23-328-002.000-075



### LEASE INFORMATION

Lease Rate	\$17.00/RSF/Yr
Lease Type	Gross
Terms	5 Year Minumum
Availability	Immediate

### RESPONSIBLE PARTIES

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

### AVAILABLE SUITES

Total Building Area	18,000 SF	
Total Available	3,302 RSF	
Max. Contiguous Available	3,302 RSF	
Suites Available	RSF	Monthly Rate
- Suite 5503-B	3,302	\$4,677.83

### BUILDING INFORMATION

Property Type	Office
Year Built	1994
No. of Stories	1
Construction Type	Brick
Roof	Built-Up
Heating	Gas Forced Air
A/C	Central
Sprinklered	Yes
ADA Compliant	Yes
Elevators	None

### SITE DATA

Site Acreage	2.17 AC
Zoning & Description	C2, General Commercial
Parking Description	Surface

### UTILITIES

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

### ADDITIONAL INFORMATION

- 3,302 SF of office or retail space
- Located in the Village of Coventry Shopping Center
- Easy access to I-69 & US 24

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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.



**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.



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



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Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

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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.



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