STURGES PROPERTY GROUP

Village Shoppes - Atrium

5601 - 5699 Coventry Lane
Fort Wayne, IN 46804



Large Atrium Space Available Next to Kroger Off I-69

A rare 12,493 SF two-story atrium in the heart of the Village at Coventry, with soaring ceilings, natural light, and dedicated entrances. Large users can expand up to 54,496 SF of contiguous space, minutes from I-69 in southwest Fort Wayne.

Property Highlights

- 12,493 SF two-story atrium (8,390 SF Level 1 / 4,103 SF Level 2)
- Expandable up to 54,496 SF contiguous with adjoining suites
- Atrium can be divided into two separate office/ retail suites
- Ideal for gyms, recreation, creative office, or showroom users
- Pylon, façade, and monument signage
- Near I-69, Kroger Marketplace, and Lutheran Hospital

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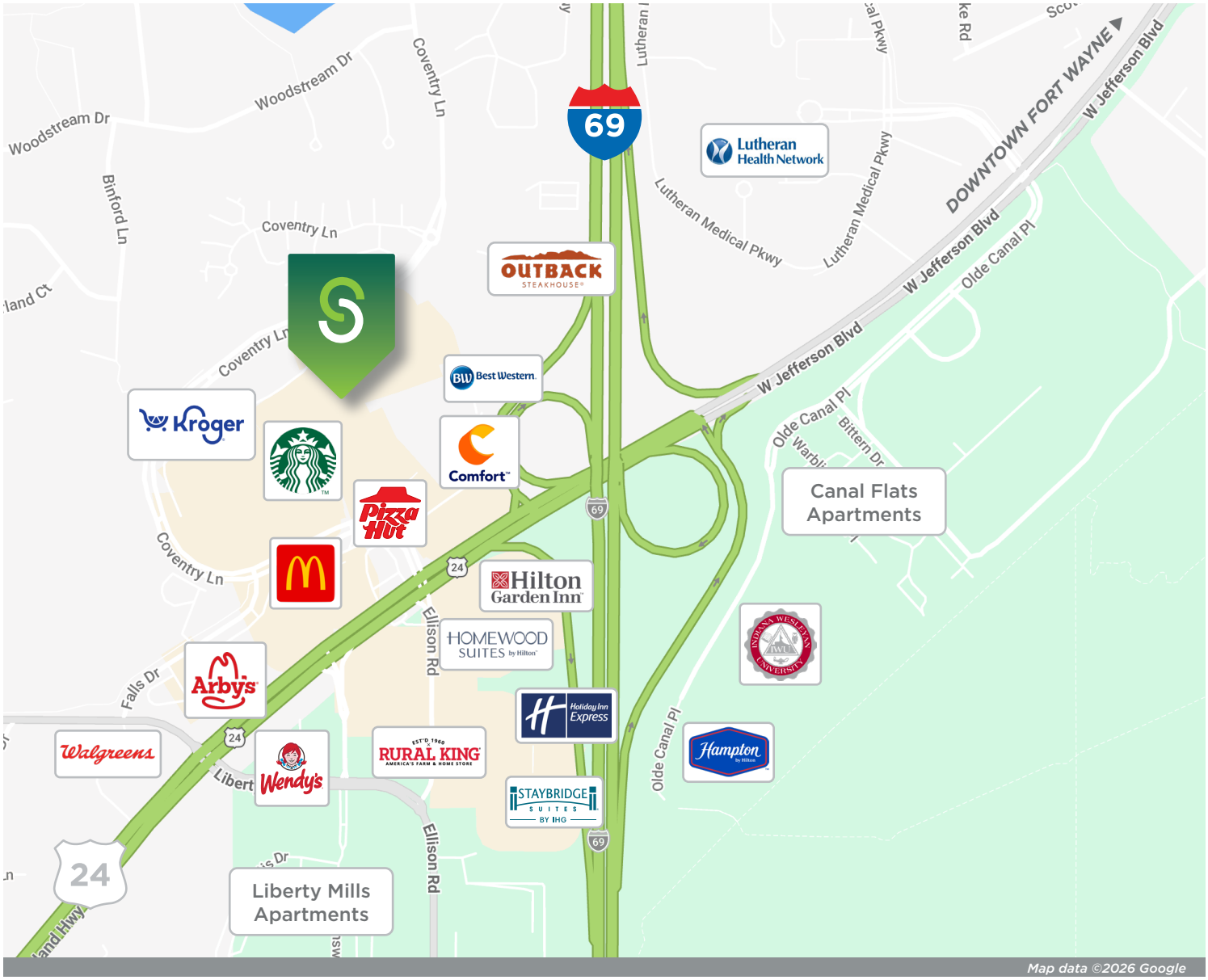

I-69 & US 24 Retail Area

Village at Coventry is in affluent southwest Fort Wayne, with easy access from I-69 and US 24. Lutheran Hospital and nearby medical offices bring steady daytime traffic, and area hotels and Canal Flats apartments add visitors and residents. Kroger, Walgreens, Rural King, and restaurants like Buffalo Wild Wings and Outback keep the area busy from morning into the evening.

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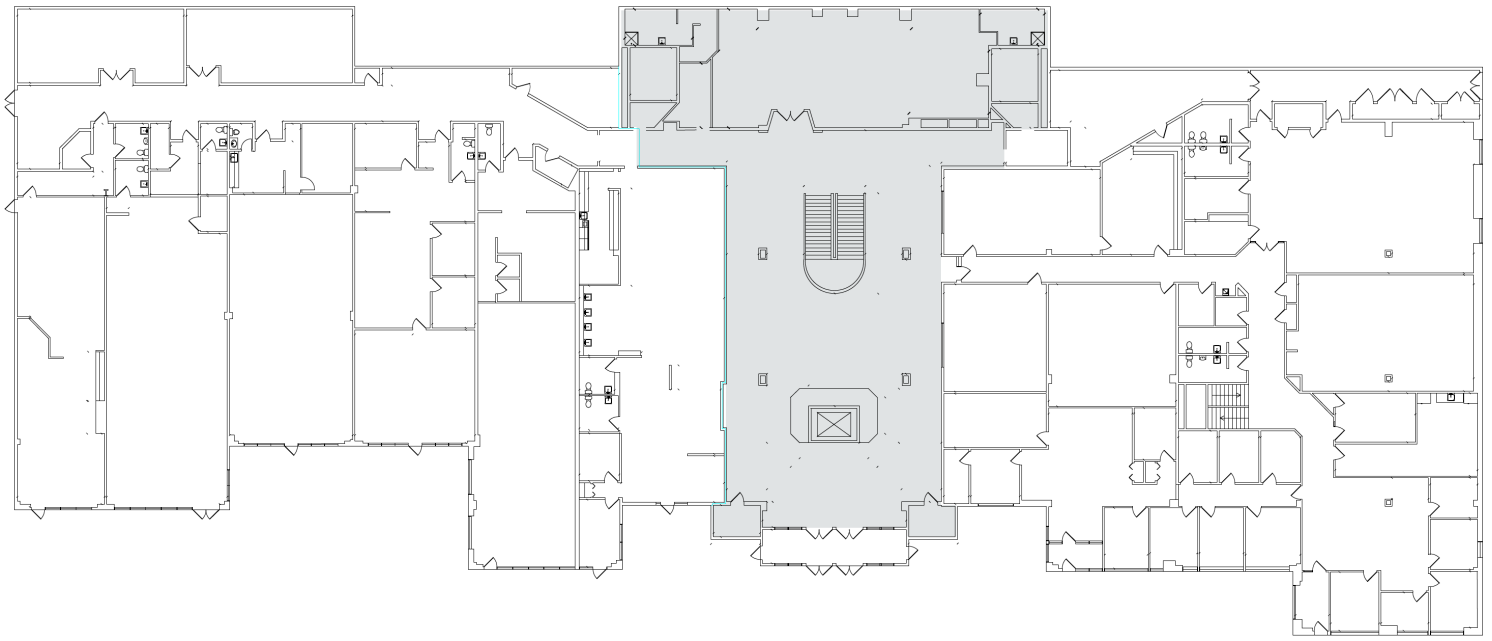
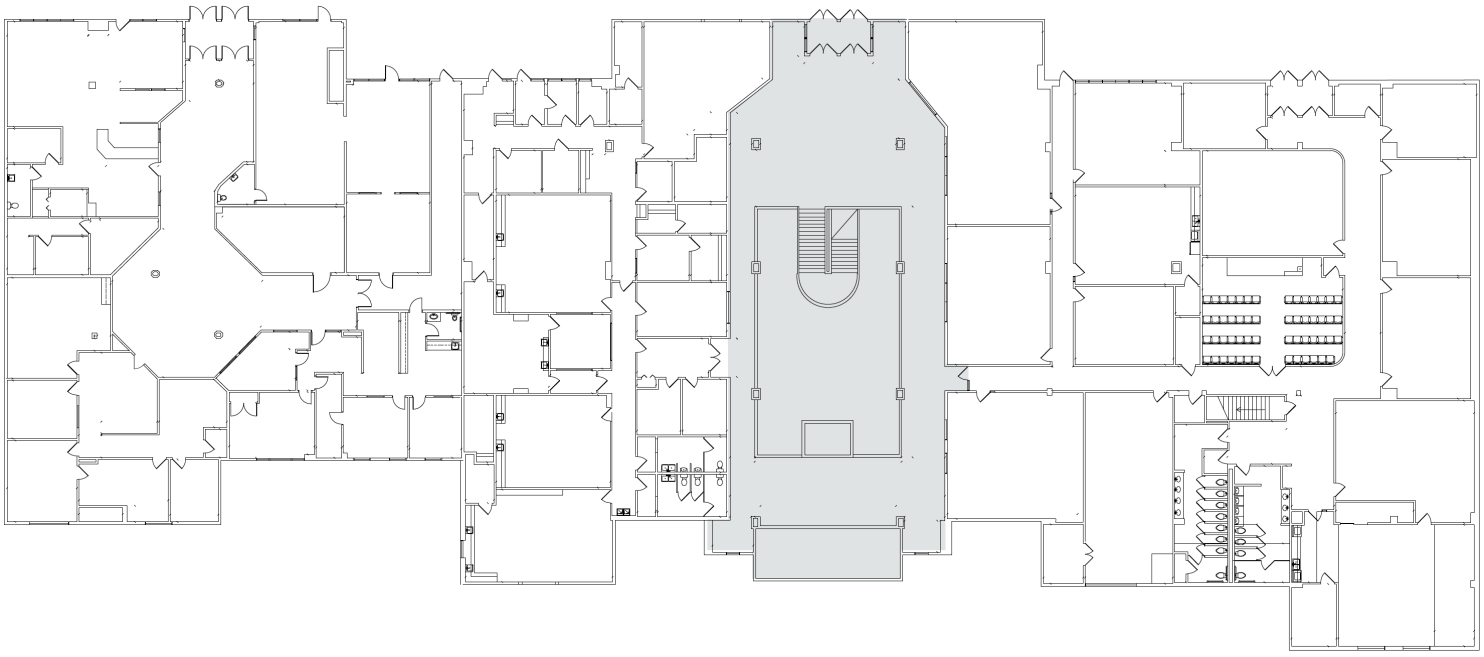
Atrium Space (12,493 SF Total)

Level 1 - 8,390 SF Available



Level 2 - 4,103 SF Available



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

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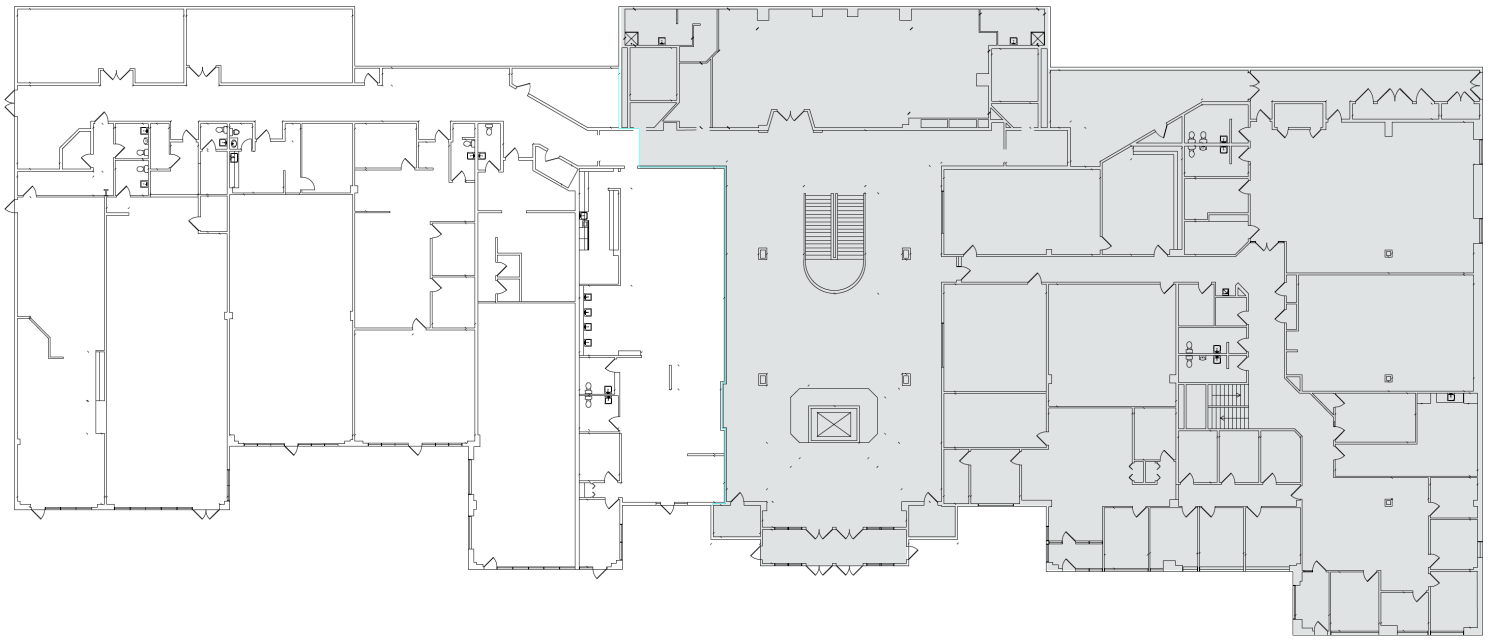
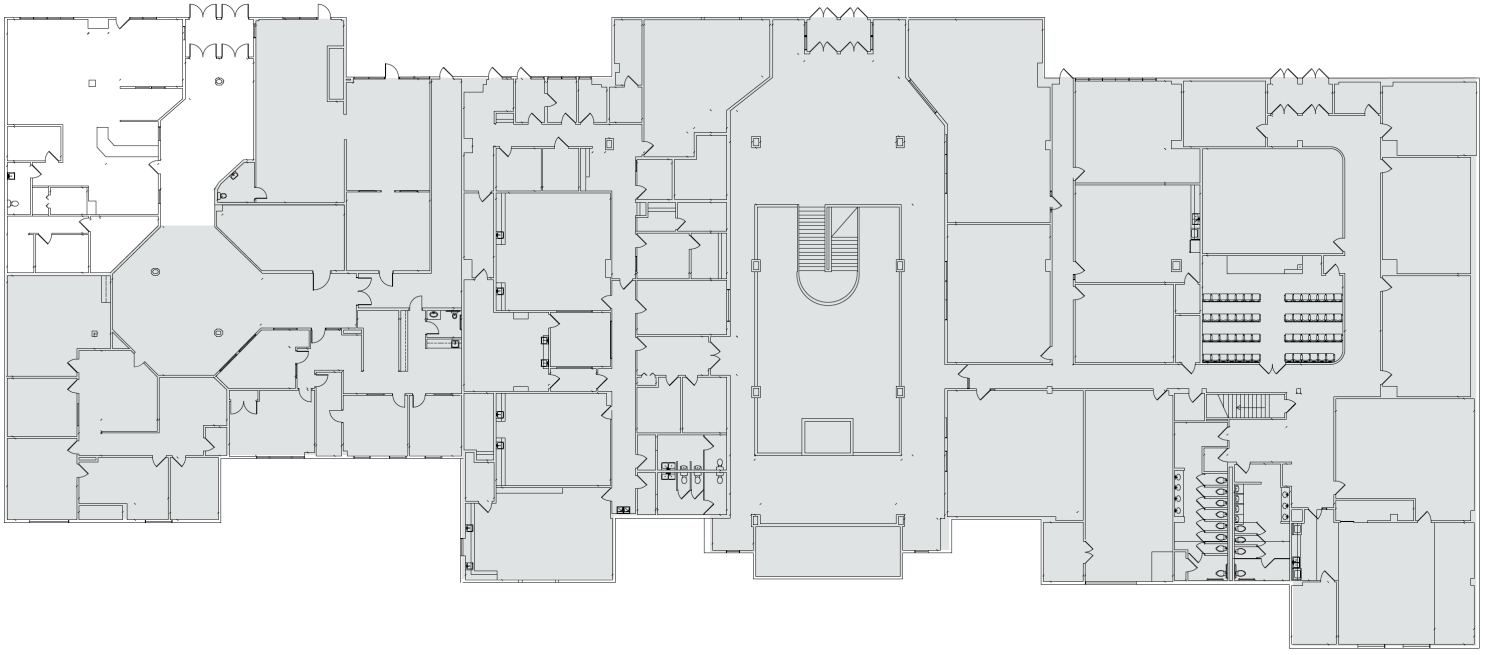
Atrium Space + Office Suites (54,496 SF Total)

Level 1 - 21,247 SF Available



Level 2 - 33,249 SF Available



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Aerial View



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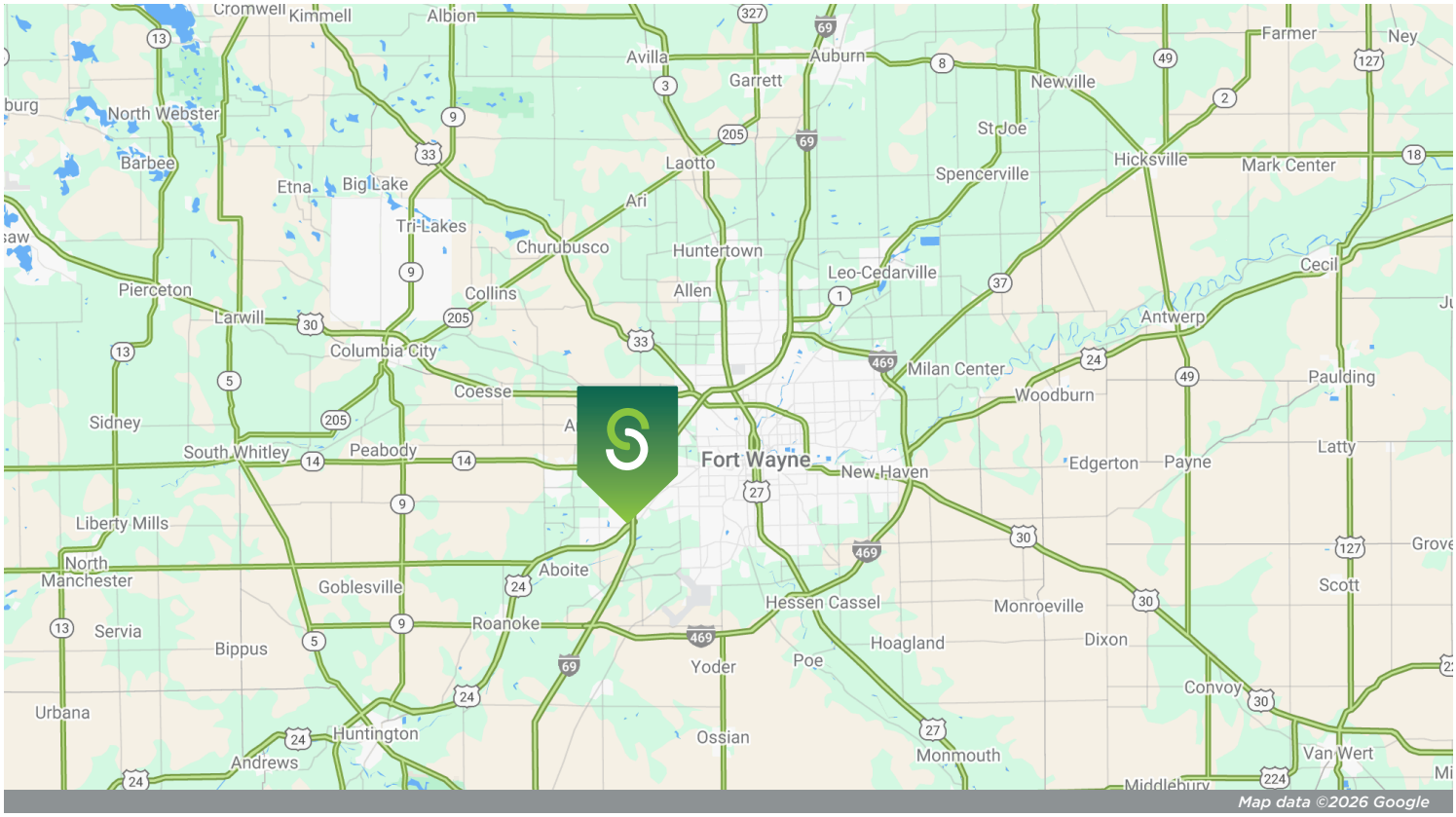

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PROPERTY INFORMATION	
Address	5601 - 5699 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075



LEASE INFORMATION	
Lease Rate & Type	Contact Broker; NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS	
Total Building Area	74,700 SF
Total Available	54,496 RSF
Max Contiguous	54,496 RSF
Units Available	RSF
• Level 1 Atrium	8,390 SF
• Level 2 Atrium	4,103 SF
• Levels 1 & 2 + Office Suites	21,247 - 54,496 SF

UTILITIES	
Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier

SITE DATA	
Site Acreage	10.51 AC
Zoning & Description	NC - Neighborhood Center
Nearest Interstate	I-69, 0.1 miles
Traffic Count	7,971 - Coventry Lane 36,200 - W Jefferson Blvd/US 24 51,829 - I-69

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

BUILDING INFORMATION	
Property Type	Office/retail
Year Built	1988
# of Stories	2
Construction Type	Masonry/steel
Roof	Pitched/metal roof
Heating	Boilers & electric forced air
A/C	Chillers & electric forced air
Sprinkler	Yes
Elevators	1
Signage	Pylon, façade, monument

ADDITIONAL INFORMATION

- Shadow anchored by a 124,000 SF Kroger Marketplace and Starbucks
- Minutes from I-69 Exit 302 with frontage on US 24/W Jefferson Blvd
- Ideal for gyms, recreation, creative office, or showroom users

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