

**Midwest Office Park**

7221-7223 Engle Road  
Fort Wayne, IN 46804

7221



OFFICE

FOR LEASE

**SHELBY WILSON**

Broker  
260 424 8448  
shelby.wilson@sturgespg.com

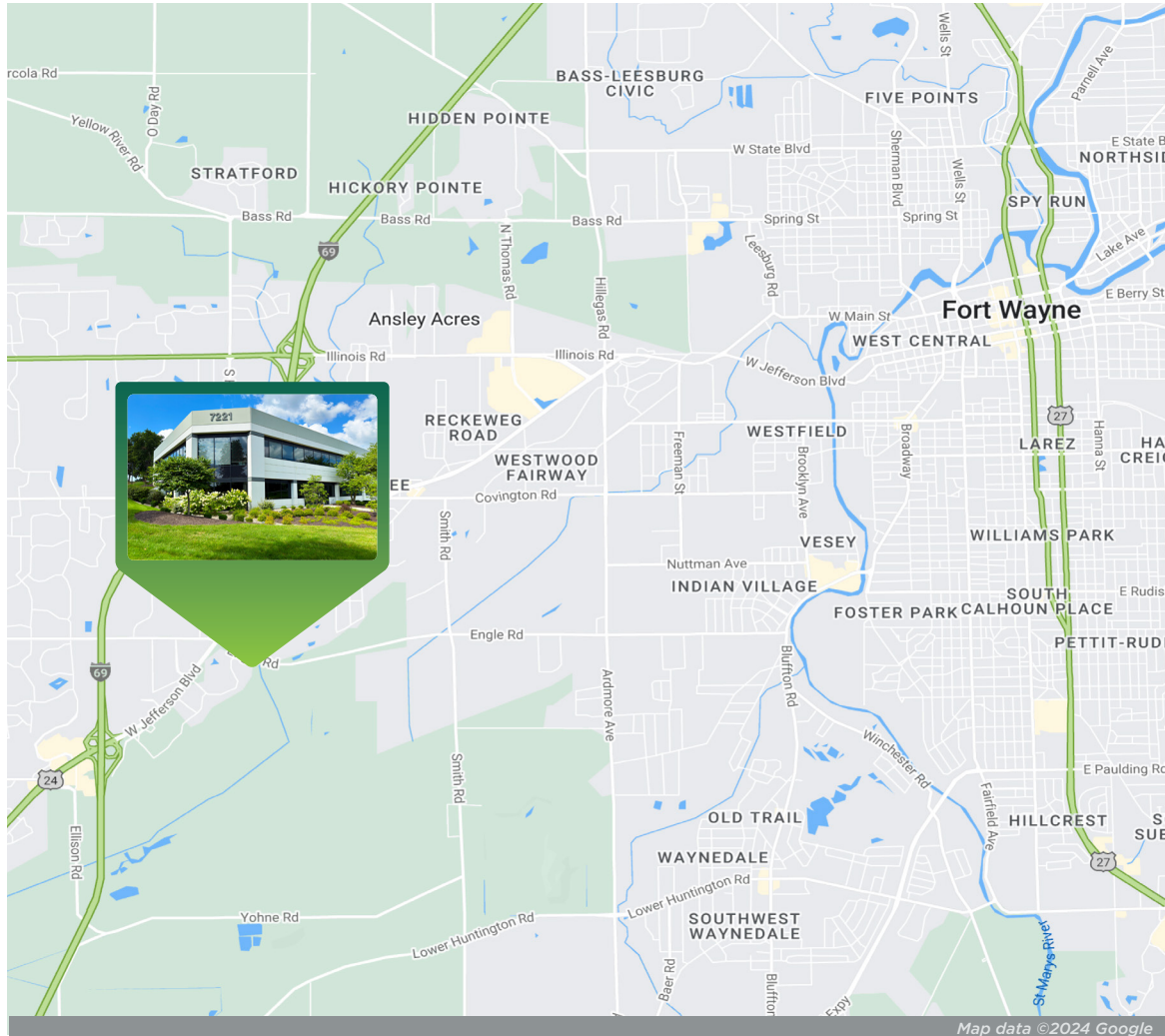
**KEVIN ELLIS**

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### Spectacular Southwest Location

With a remarkable southwest Fort Wayne location less than one mile from Lutheran Hospital and I-69, Midwestern Office Park is a fantastic place to take your business to the next level.

- ▶ Located within seven miles of Downtown Fort Wayne and the Fort Wayne International Airport
- ▶ Front door parking on both levels
- ▶ Full-service leases with professional and responsive management

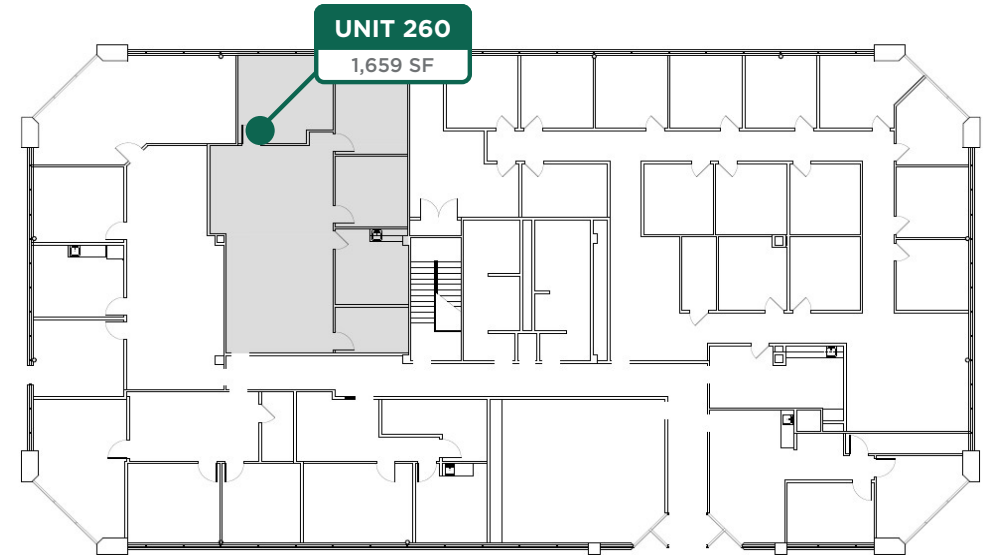
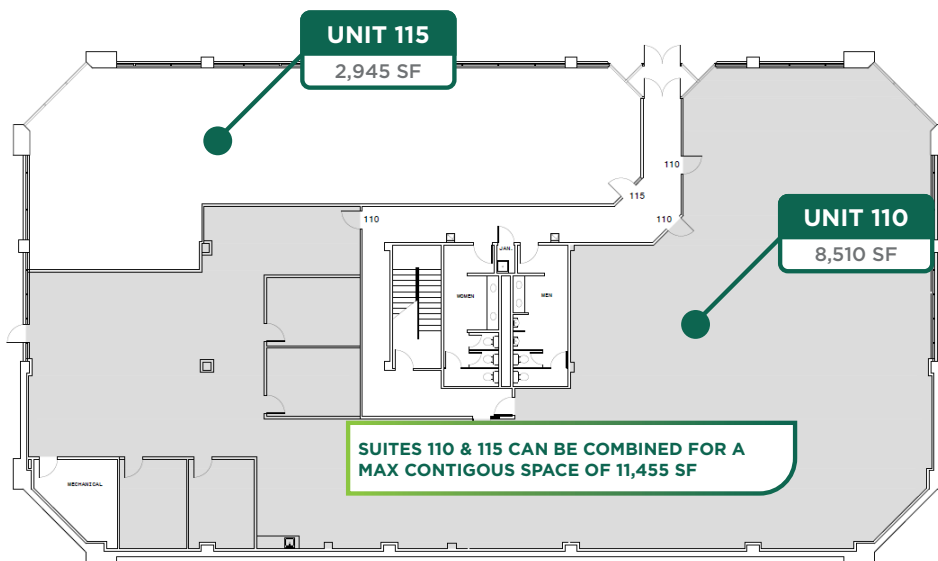
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## 7221 Engle Road



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

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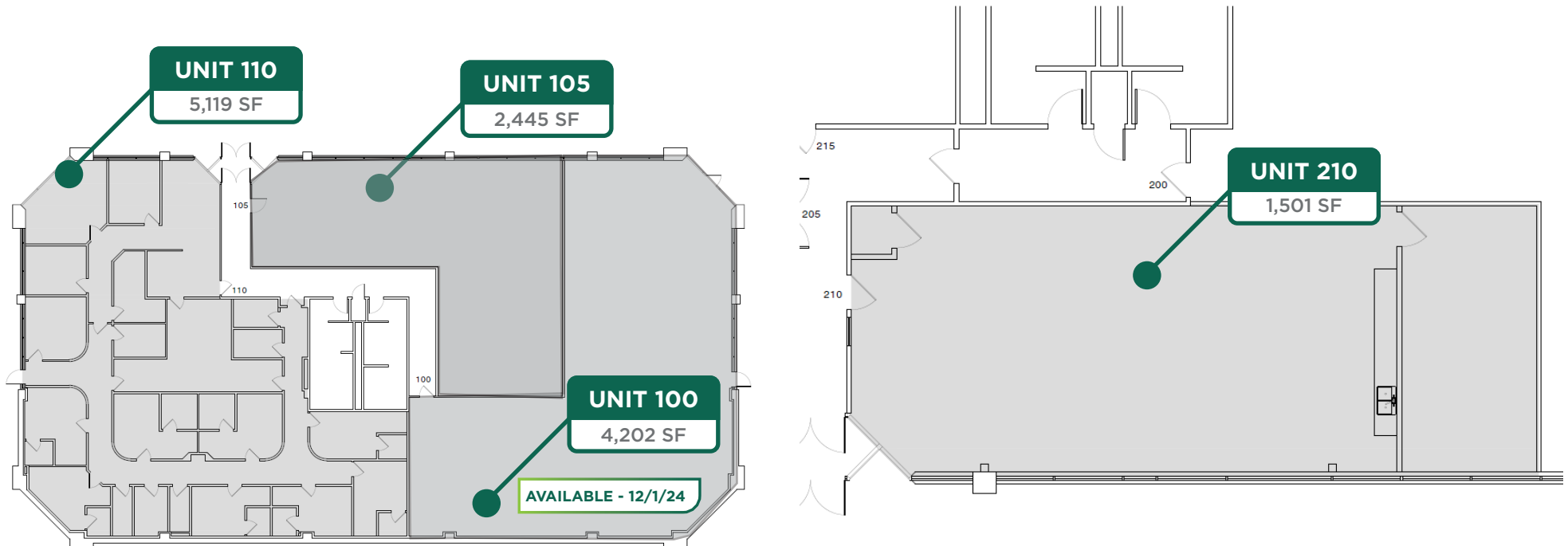
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## Midwest Office Park

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Fort Wayne, IN 46804



### PROPERTY INFORMATION

Address	7221-7223 Engle Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-24-129-008.000-038

### SITE DATA

Site Acreage	4.99 AC
Zoning & Description	C1 - Professional Office
Parking Description	Surface on both levels
Parking Ratio	4/1,000 SF

### AVAILABLE UNITS

Total Building SF	46,937 SF	
Total Available	24,722 RSF	
Max Contiguous	11,455 RSF	
Units Available	RSF	Rate/Mo
• 7221-Suite 110	8,510	\$12,410.42
• 7221-Suite 115	2,945	\$4,294.79
• 7221-Suites 110 & 115	11,455	\$16,705.21
• 7221- Suite 260	1,659	\$2,419.40
• 7223- Suite 100	4,202	\$6,127.91
• 7223- Suite 105	2,445	\$3,565.62
• 7223-Suite 110	5,119	\$7,465.21
• 7223-Suite 210	1,501	\$2,188.96

### BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1990
# of Stories	2 (each building)
Construction Type	Concrete
Roof	Flat
Heating	Gas fired unit
A/C	Gas fired unit
Sprinklered	No
Elevators	No
Signage	Tenant directory on monument signange

### RESPONSIBLE PARTIES

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

### LEASE INFORMATION

Lease Rate & Type	\$17.50/SF/Yr Full Service
Terms	5+ years
Availability	Immediate

### ADDITIONAL INFORMATION

- Professional office space close to major retail and services
- Within one mile of I-69 interchange

### UTILITIES

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

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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.

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!***

**7** Million Visitors Annually

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

**#2** Second Largest City in Indiana



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



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
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**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](http://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.



### TI Source Project Management

260 424 8448      [TI-Source.com](http://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.



### Nexus Technology Partners

260 425 2096      [NexusFW.com](http://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.



### Sturges Development

260 426 9800      [SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.