

Midwest Office Park

7221-7223 Engle Road
Fort Wayne, IN 46804



OFFICE

FOR LEASE

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

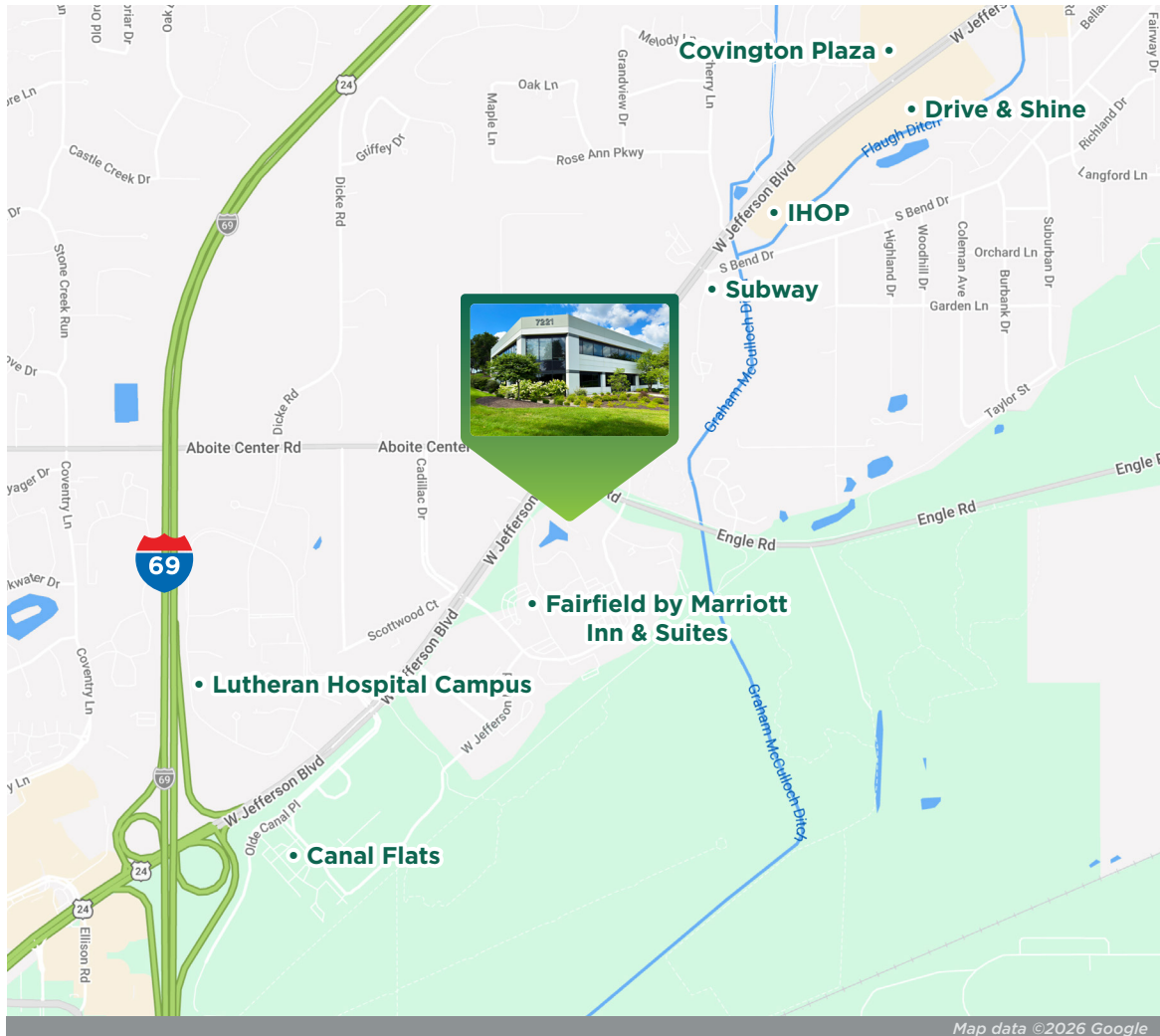
KEVIN ELLIS

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Spectacular Southwest Location

With a remarkable southwest Fort Wayne location less than one mile from Lutheran Hospital and I-69, Midwest 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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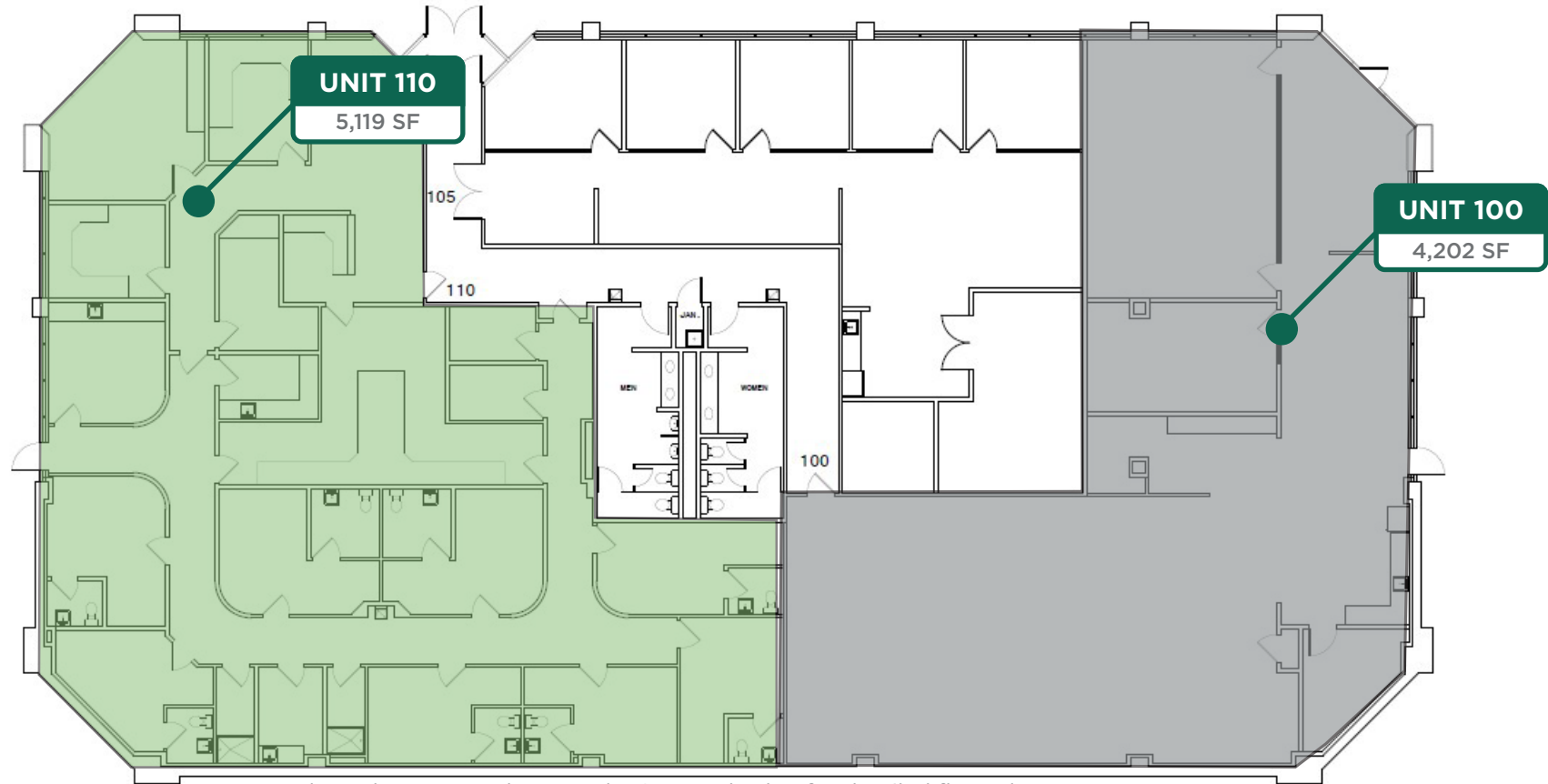
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Floor plan may not be to scale. Contact broker for detailed floor plan.

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**Midwest Office Park**

7221-7223 Engle Road
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**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	9,321 RSF	
Max Contiguous	5,119 RSF	
Units Available	RSF	Rate/Mo
• 7223- Suite 100	4,202	\$6,653.16
• 7223-Suite 110	5,119	\$8,105.08

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 signage

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	\$19.00/SF/Yr Modified Gross
Terms	5 year minimum
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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