



FOR **LEASE** OFFICE
PROPERTY



2420 North Coliseum Boulevard
Fort Wayne, IN 46805

Professional Office Space For Lease

About The Property

- 1 suite remaining
- Reserved parking
- Near restaurants and shopping
- Pylon signage available
- New ownership and professionally managed
- Lease rate \$15.00 SF/yr., Full Service



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

PROFESSIONAL OFFICE SPACE FOR LEASE

BUILDING LOCATION/ZONING/SIZE

Street Address	2420 N. Coliseum Boulevard
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/St. Joseph
City Limits	Inside
Zoning	R3/Multiple Family Residential
Total Building Size	20,883 SF
Site Acreage	1.62 Acres

BUILDING DATA

Condition	Good
Date of Construction	1967
Type of Construction	Block/Brick
Number of Stories	2
Elevator	Yes
Heat/AC	Central
Sprinkler System	No
Parking Lot	Asphalt /Ample Spaces

POPULATION DEMOGRAPHICS

1 Mile	10,843
3 Miles	74,857
5 Miles	181,566

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City Utilities

PRICE/AVAILABILITY

Lease Space Available:	
Suite 200	3,238 SF
Lease Rate	\$15.00 SF/yr
Lease Type	Full Service

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

PROPERTY TAXES

Parcel Number	02-08-32-252-009.000-072
Assessment: Land	\$247,200
Improvements	\$333,400
Total Assessment	\$580,600
Annual Taxes	\$15,420.32 (\$0.74/SF)
Tax Year	2025 Payable 2026



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FLOOR PLANS

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SECOND FLOOR
9,178 SF



FIRST FLOOR
9,769 SF



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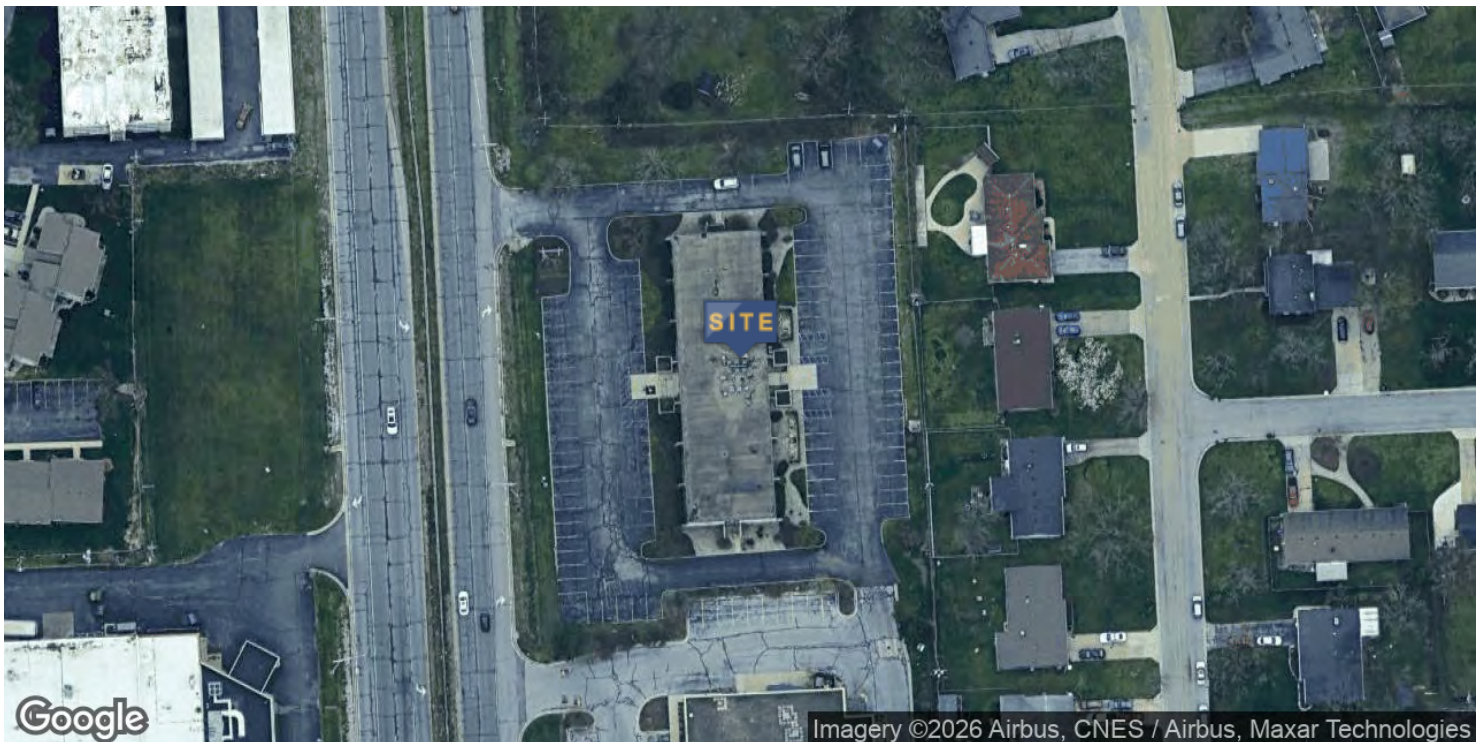
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LOCATION MAP

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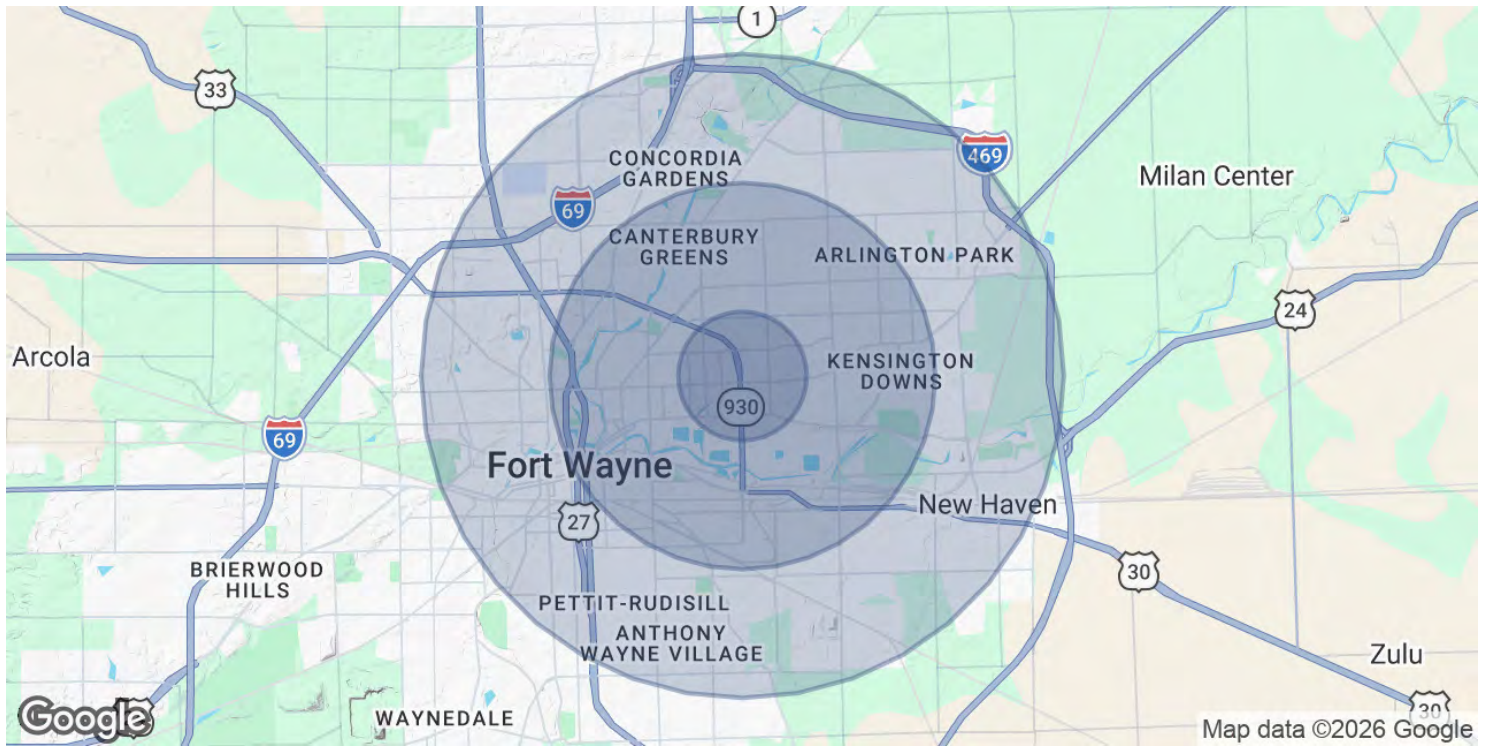
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DEMOGRAPHICS MAP & REPORT

PROFESSIONAL OFFICE SPACE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,843	74,857	181,566
Average Age	35.9	34.6	33.6
Average Age (Male)	35.4	33.4	31.7
Average Age (Female)	36.3	36.1	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,381	29,467	74,386
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$49,072	\$50,964	\$49,669
Average House Value	\$97,689	\$105,519	\$99,320

* Demographic data derived from 2020 ACS - US Census



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