

FOR LEASE

EXECUTIVE CENTER I

3400

COLISEUM BOULEVARD E.

Fort Wayne, IN 46805



BEAUTIFUL OFFICE CAMPUS

Located at the corner of Vance Ave. and Coliseum Blvd., Executive Center I is in close proximity to major retail and universities.

- + 2-story glass atrium lobby
- + Appealing wooded lot with walkway and picnic tables
- + Professionally managed office building
- + Full Service leases starting at \$16/SF/Yr.
- + Plenty of front-door parking with 4.5 spaces per 1,000 sq. ft.



CONTACT US

BRADY GARDNER

Broker Associate
+1 260 424 8448
brady.gardner@cbre-sturges.com
www.cbre.us/brady.gardner

BRAD STURGES

President
+1 260 424 8448
brad.sturges@cbre-sturges.com
www.cbre.us/brad.sturges

CAT WINDMILLER

Brokerage Assistant
+1 260 424 8448
cat.windmiller@cbre-sturges.com
www.cbre.us/cat.windmiller

www.cbre.us/executive-center

CBRE | Sturges

Part of the CBRE affiliate network

FOR LEASE EXECUTIVE CENTER I

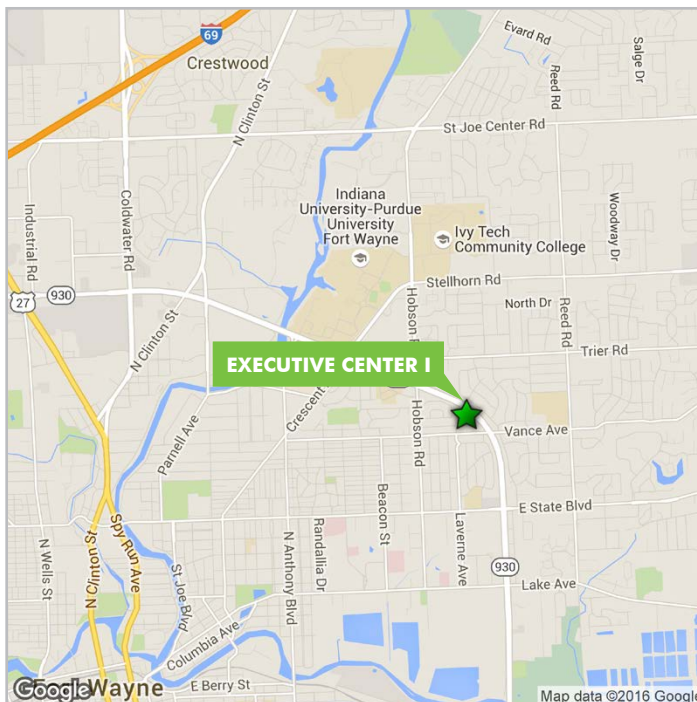
3400
COLISEUM BLVD. E.
Fort Wayne, IN 46805



UNBEATABLE LOCATION

ON FORT WAYNE'S NORTHEAST SIDE

- + Located less than 1 mile from IPFW University, Ivy Tech Community College, and Brown Mackie College
- + Within arm's reach of Glenbrook Square Mall and Allen County Memorial Coliseum
- + Approximately 3 miles to I-69 and only 13.4 miles from Fort Wayne International Airport



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www.cbre.us/executive-center

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OFFICE FOR LEASE

Property Name Executive Center I
Address 3400 E. Coliseum Blvd.
City, State, Zip Fort Wayne, IN 46805
County Allen
Township St. Joseph
Parcel No. 02-08-30-428-002.000-072



LEASE INFORMATION

Lease Rate \$16.00/RSF/Yr
Lease Type Full Service
Terms 3 Years Minimum
Availability Immediate

AVAILABLE SUITES

Total Building Area 60,422 SF
Total Available SF 1,239 RSF
Max. Contiguous Available 1,239 RSF

| Suites Available | RSF | Monthly Rate |
|------------------|-------|--------------|
| Suite 300 | 6,317 | \$8,422.67 |
| Suite 320 | 1,239 | \$1,652.00 |

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage 5.07 AC
Zoning & Description C2 - General Commercial
Parking Description Surface
Parking count/ratio 4.5/1,000

BUILDING INFORMATION

Property Type Multi-Tenant Office
Year Built 1986
No. of Stories 3
Construction Type Concrete
Roof Rubber
Heating Gas fired boiler
A/C Pump
Sprinklered Wet
ADA Compliant Yes
Elevators 2
Signage Tenant directory signage

UTILITIES

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

ADDITIONAL INFORMATION

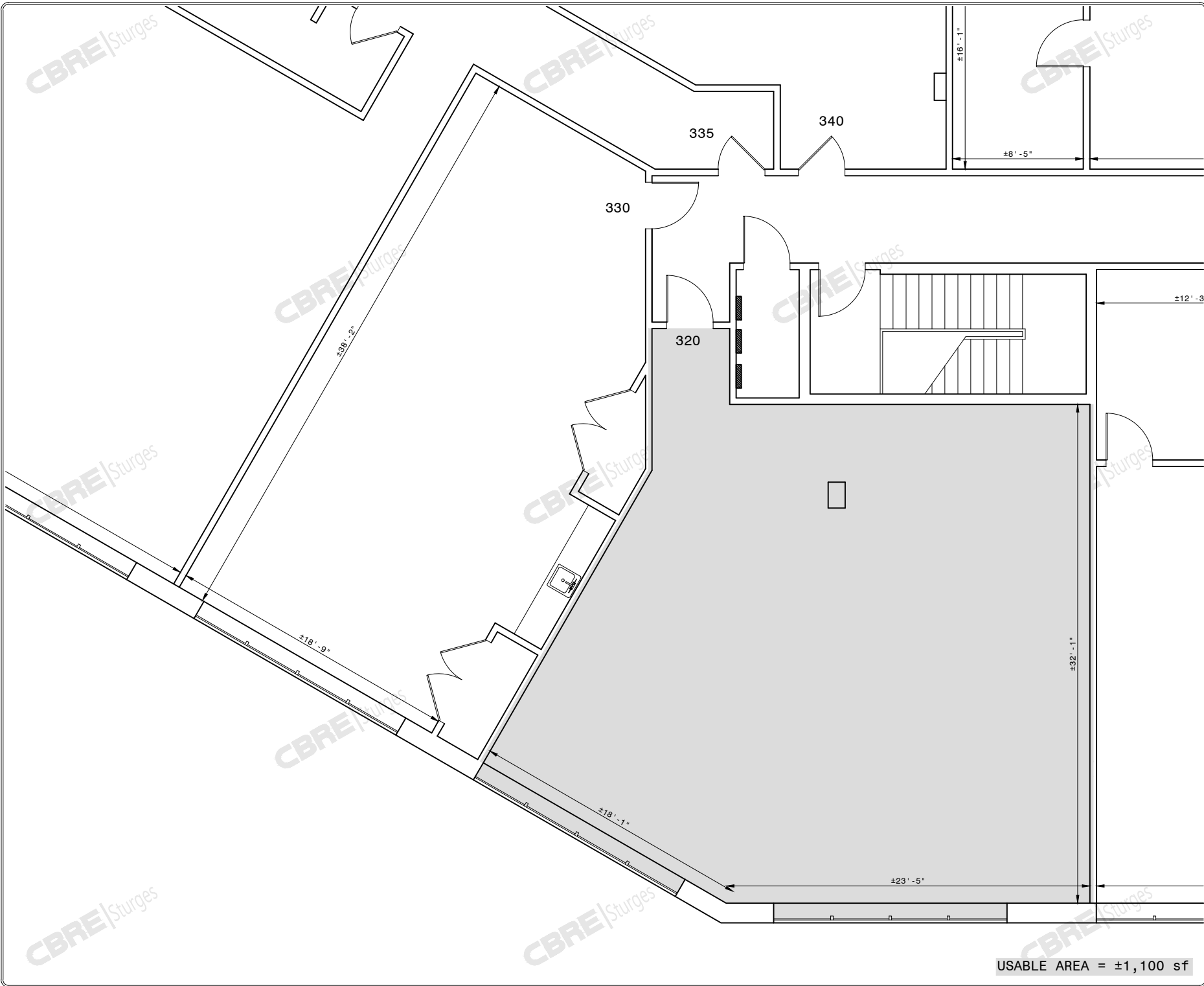
- + Professionally managed office building with janitorial service
- + Located at coener of Coliseum Blvd. and Vance Ave.
- + 2-story glass atrium lobby
- + Plentiful parking

CONTACT US

Brady Gardner
Broker Associate
+1 260 424 8448
brady.gardner@cbre-sturges.com

Brad Sturges
President
+1 260 424 8448
brad.sturges@cbre-sturges.com

Cat Windmiller
Brokerage Services
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cat.windmiller@cbre-sturges.com



USABLE AREA = ±1,100 sf

EXECUTIVE CENTER I
 3400 COLISEUM BOULEVARD – FT. WAYNE, IN
 File Name: EXECUTIVE_CENTER_I_F3

SUITE 320

1/8" = 1'-0"

02-27-14





EXECUTIVE CENTER I

3400 COLISEUM BOULEVARD - FT. WAYNE, IN

File Name: EXECUTIVE_CENTER_I_S

SITE PLAN

1"=150'

02-21-08

