

For Sublease

Office/Retail Property - 3,716 SF Available



1820 Coliseum Blvd.

Fort Wayne, IN, 46805

Available SF 3,716 SF

Lease Rate \$13.50/SF NNN

Highlights

- Available space: 3,716 SF
- Highly visible location on Coliseum Blvd. between E. State Blvd. & Lake Ave.
- Pylon signage available
- Near restaurants, retail, banking, and medical facilities
- Convenient to downtown Fort Wayne, New Haven, Georgetown, and the Higher Education corridor
- Traffic: 28,915 daily (N. Coliseum Blvd. / IN-930)



Carolyn Spake-Leeper, SIOR
Senior Broker, Managing Director Northeast IN
carolyn@bradleyco.com
260.437.8745

www.bradleyco.com

Property Details

1820 Coliseum Blvd., Fort Wayne, IN 46805



Property Information

Property Type	Office
Property Subtype	Retail
Zoning	C-2
Lot Size	1.32 Acres
APN #	02-08-32-452-001.000-072
Sublease Information	Master Lease Expires 2041

Parking & Transportation

Parking Type	Surface
# of Parking Spots	43 Spaces
Traffic Counts	28,915/daily (N. Coliseum Blvd./IN-930)
Nearest Highway	2.4 Miles (US 27)
Nearest Interstate	4 Miles (I-69)

Building Information

Building Size	8,147 SF
Space Available	3,716 SF
Ceiling Height	10 ft.
Year Built	1977
Construction	Brick
Roof	Metal & rubber
Foundation	Reinforced concrete
Number of Stories	1
Lighting	Fluorescent, LED
HVAC	Heating System: Gas forced air A/C: Central

Expenses

Roof/Structure	Landlord	
Interior Maintenance	Tenant	
Janitorial	Tenant	
Utilities (Electric & Gas)	Tenant	
Real Estate Insurance	Tenant	\$0.36/SF
Property Tax	Tenant	\$3.31/SF
Common Area Maintenance	Tenant	\$1.54/SF
NNN	Total:	\$5.21/SF

Utilities

Gas Source	NIPSCO
Electricity Source	I & M
Water / Sewer	City of Fort Wayne

Photos

1820 Coliseum Blvd., Fort Wayne, IN 46805



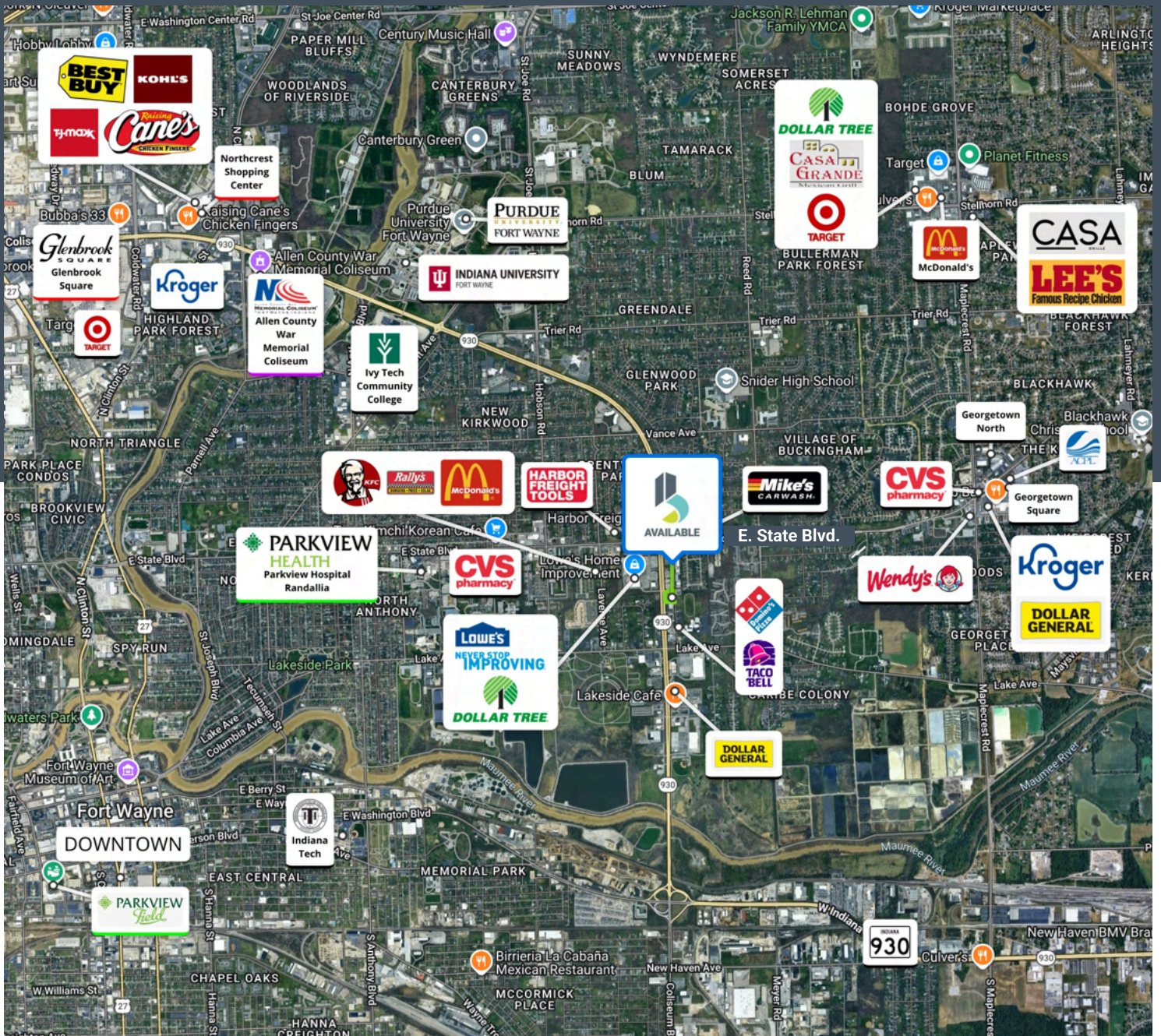
Photos

1820 Coliseum Blvd., Fort Wayne, IN 46805



Aerial Map

1820 Coliseum Blvd., Fort Wayne, IN 46805



Demographics

1820 Coliseum Blvd., Fort Wayne, IN 46805



Demographics Summary

Located along the high traffic Coliseum Boulevard corridor between State Blvd. and Lake Ave., this property benefits from strong regional connectivity with quick access to I-69, downtown Fort Wayne, and nearby communities such as New Haven. The immediate area offers abundant amenities, including major retail centers like Glenbrook Mall and Northcrest, numerous restaurants and services, nearby healthcare providers, and entertainment venues such as Memorial Coliseum.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	8,624	82,071	188,533
Total Households	3,652	35,477	78,524
Average Household Income	\$65,562	\$71,772	\$76,920