



3400

EXECUTIVE CENTER

OFFERING MEMORANDUM

INVESTMENT PROPERTY

3400 & 3500 E Coliseum Blvd, Fort Wayne, IN 46805



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents;

and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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EXECUTIVE SUMMARY

THE OFFERING

EXECUTIVE CENTER IS A RARE OPPORTUNITY to acquire a two-building office campus totaling approximately 120,765 square feet in a highly accessible Fort Wayne location. The property offers significant flexibility for both investors and owner-users seeking immediate occupancy and long-term upside.

THE PROPERTY IS WELL-POSITIONED FOR AN OWNER-USER due to the substantial amount of contiguous vacancy available throughout both buildings. A purchaser has the ability to occupy a large portion of the campus while benefiting from existing in-place tenancy and future leasing potential.

EXECUTIVE CENTER BENEFITS FROM A STRATEGIC LOCATION along East Coliseum Boulevard near Purdue University Fort Wayne, Ivy Tech Community College, I-69, and numerous retail, dining, and healthcare amenities. The central location provides convenient access throughout the Fort Wayne metropolitan area.

Unpriced Call For Offers

Offering Price

Owner-User

Investment



PROPERTY OVERVIEW

DESCRIPTION

EXECUTIVE CENTER IS COMPRISED OF two adjacent office buildings totaling approximately 120,765 square feet situated on over 14 acres at the corner of East Coliseum Boulevard and Vance Avenue. Originally constructed in 1986 and 1989, the property features concrete construction, elevator service, abundant surface parking, and flexible suite configurations capable of accommodating a wide range of office and institutional users.

CURRENT OWNERSHIP HAS MADE SIGNIFICANT INVESTMENTS into the continued repositioning and stabilization of the asset. Over the past 12 months, approximately 12,845 SF has been re-tenanted, while ownership has invested nearly \$550,000 into tenant improvement allowances and leasing costs to attract and retain tenancy. Additional recent capital improvements include installation of a brand-new elevator system, exterior painting, and a roof replacement completed within the last eight years, helping minimize near-term capital expenditure needs for future ownership.

THE PROPERTY OFFERS A PROFESSIONAL CAMPUS ENVIRONMENT featuring mature landscaping, wooded surroundings, outdoor gathering areas, and shared amenities including a fitness center and boardroom. Executive Center is professionally managed and benefits from strong surrounding demographics, nearby universities and healthcare institutions, and convenient access to I-69, downtown Fort Wayne, and the broader Northeast Indiana region.



120,765

Total Building(s) SQF

1986/1989

Year Built

14.31 AC

Land Area

3

of Stories

1,500 FT

Frontage on Coliseum Blvd

Sprinklered

System

C1

Zoning

AEP

Electrical Service

Concrete

Construction Type

NIPSCO

Gas Service

Surface

Parking

City Utilities

Water & Sewer Service

PROPERTY OVERVIEW

INTERIOR & EXTERIOR PHOTOS



PROPERTY OVERVIEW

3400 SUITE 150 - PHOTOS



PROPERTY OVERVIEW

3400 SUITE 350 - PHOTOS



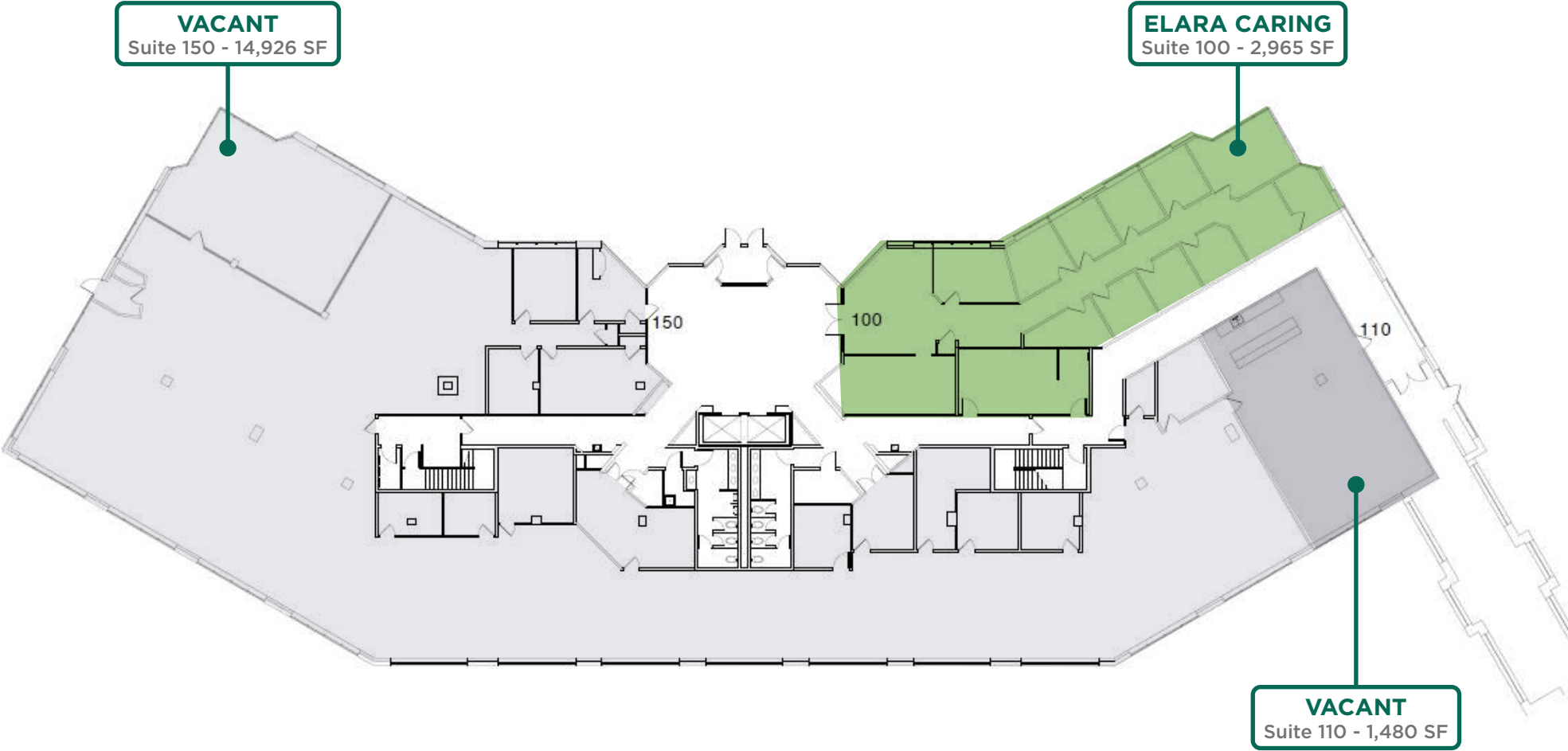
PROPERTY OVERVIEW

AMENITIES - BOARDROOM & FITNESS CENTER



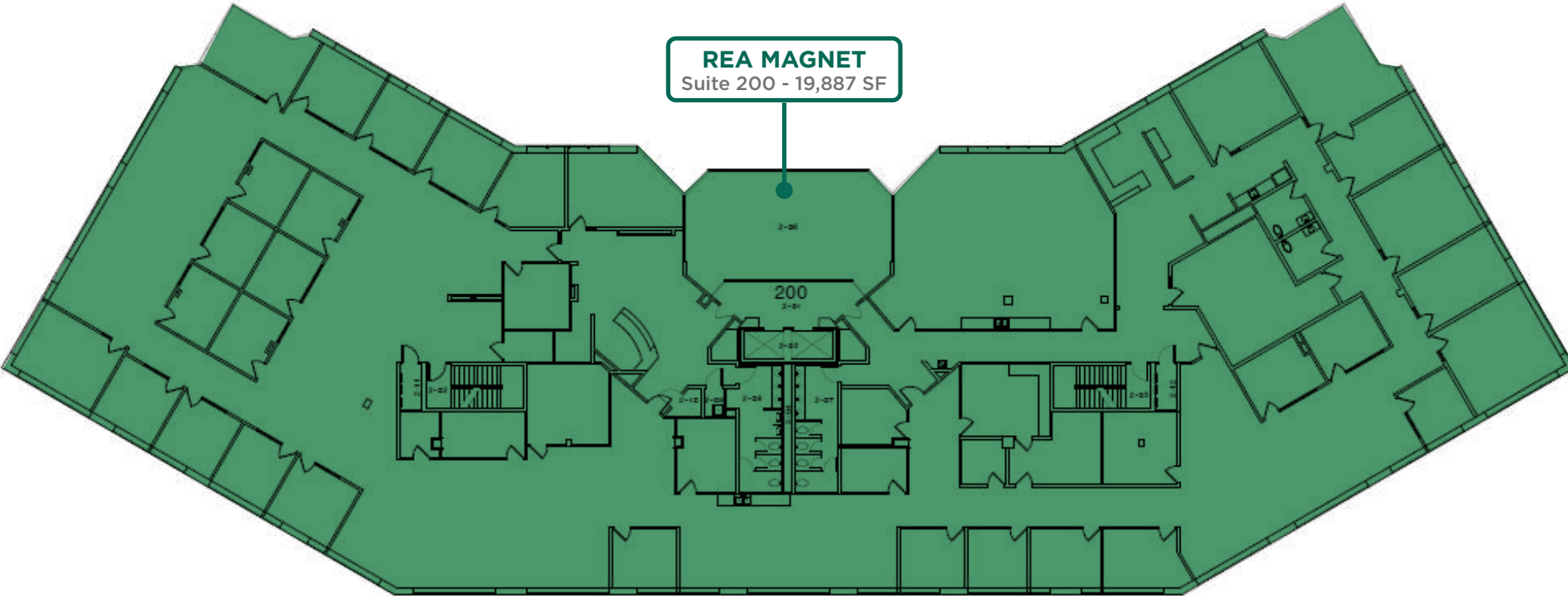
PROPERTY OVERVIEW

FLOOR PLAN - 3400 E COLISEUM BLVD, LEVEL 1



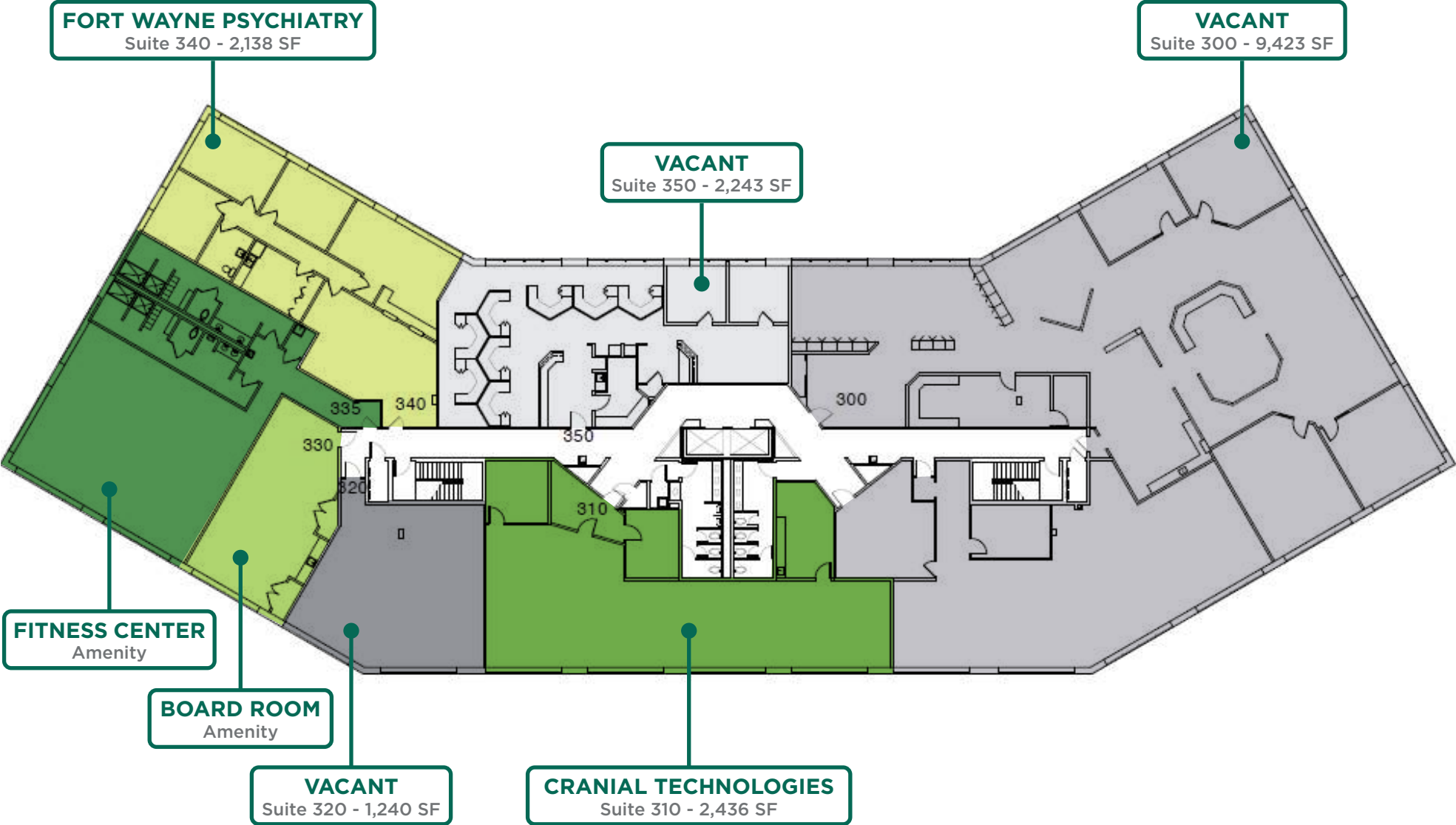
PROPERTY OVERVIEW

FLOOR PLAN - 3400 E COLISEUM BLVD, LEVEL 2



PROPERTY OVERVIEW

FLOOR PLAN - 3400 E COLISEUM BLVD, LEVEL 3



PROPERTY OVERVIEW

TENANT PROFILES - 3400 E COLISEUM BLVD

ELARA CARING SUITE 100 - 2,965 SF

elara.com



Elara Caring is one of the nation's largest providers of home-based healthcare services, offering skilled home health, hospice, behavioral health, palliative care, and personal care services across multiple states. The company operates more than 200 locations with approximately 26,000 employees serving over 60,000 patients daily, focusing on personalized in-home care and patient-centered outcomes.

CRANIAL TECHNOLOGIES SUITE 310 - 2,436 SF

cranialtech.com



Cranial Technologies is a national healthcare provider specializing in the treatment of plagiocephaly, commonly known as flat head syndrome, through its proprietary DOC Band cranial orthotic helmet. Founded in 1986, the company has treated more than 400,000 infants and operates over 100 clinics nationwide, making it a recognized leader in pediatric cranial therapy and research.

REA MAGNET SUITE 200 - 19,887 SF

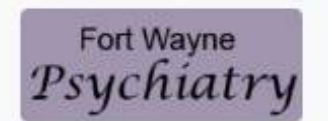
reawire.com



Rea Magnet Wire is one of North America's leading manufacturers of magnet wire and nonferrous wire products, serving the automotive, energy, industrial, and consumer sectors. The company operates multiple manufacturing facilities across the United States and Mexico, employing more than 900 people worldwide while supporting applications including electric vehicles, motors, transformers, and power generation systems.

FORT WAYNE PSYCHIATRY SUITE 340 - 2,138 SF

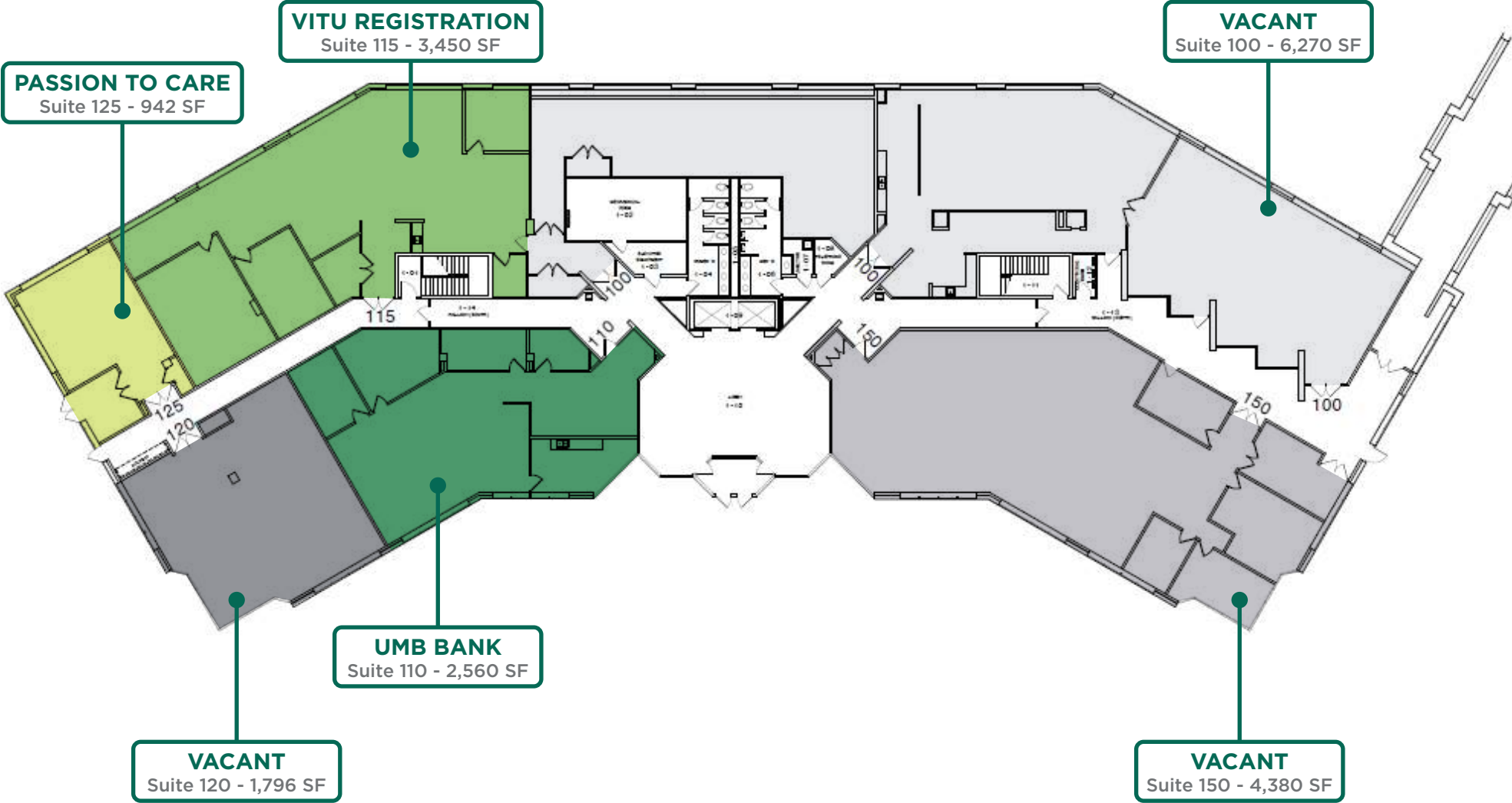
fortwaynepsychiatry.com



Fort Wayne Psychiatry is a private behavioral health practice specializing in psychiatric evaluation, medication management, and mental health treatment services for adults, adolescents, and children throughout Northeast Indiana. Dr. Prevesh Rustagi offers treatment for conditions such as anxiety, depression, ADHD, bipolar disorder, and other behavioral health concerns.

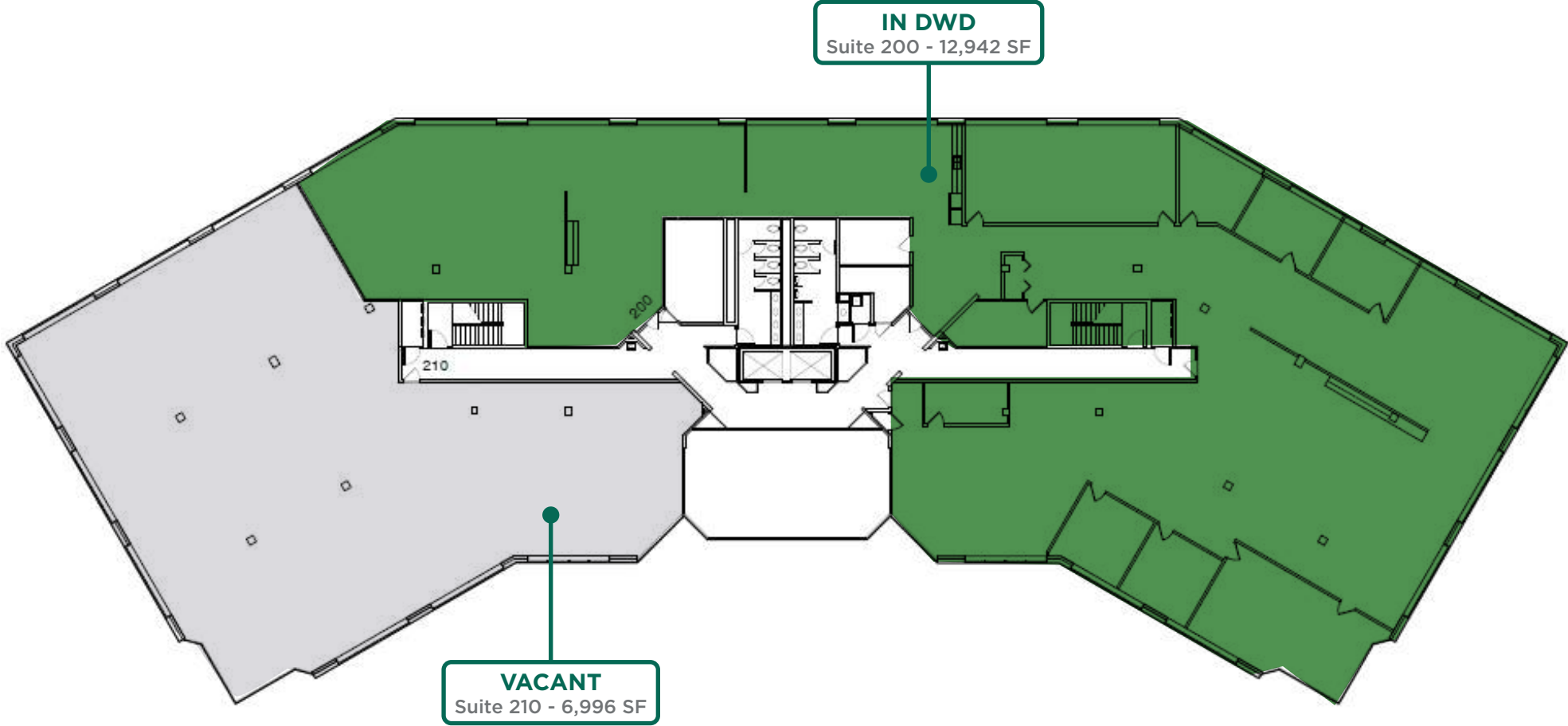
PROPERTY OVERVIEW

FLOOR PLAN - 3500 E COLISEUM BLVD, LEVEL 1



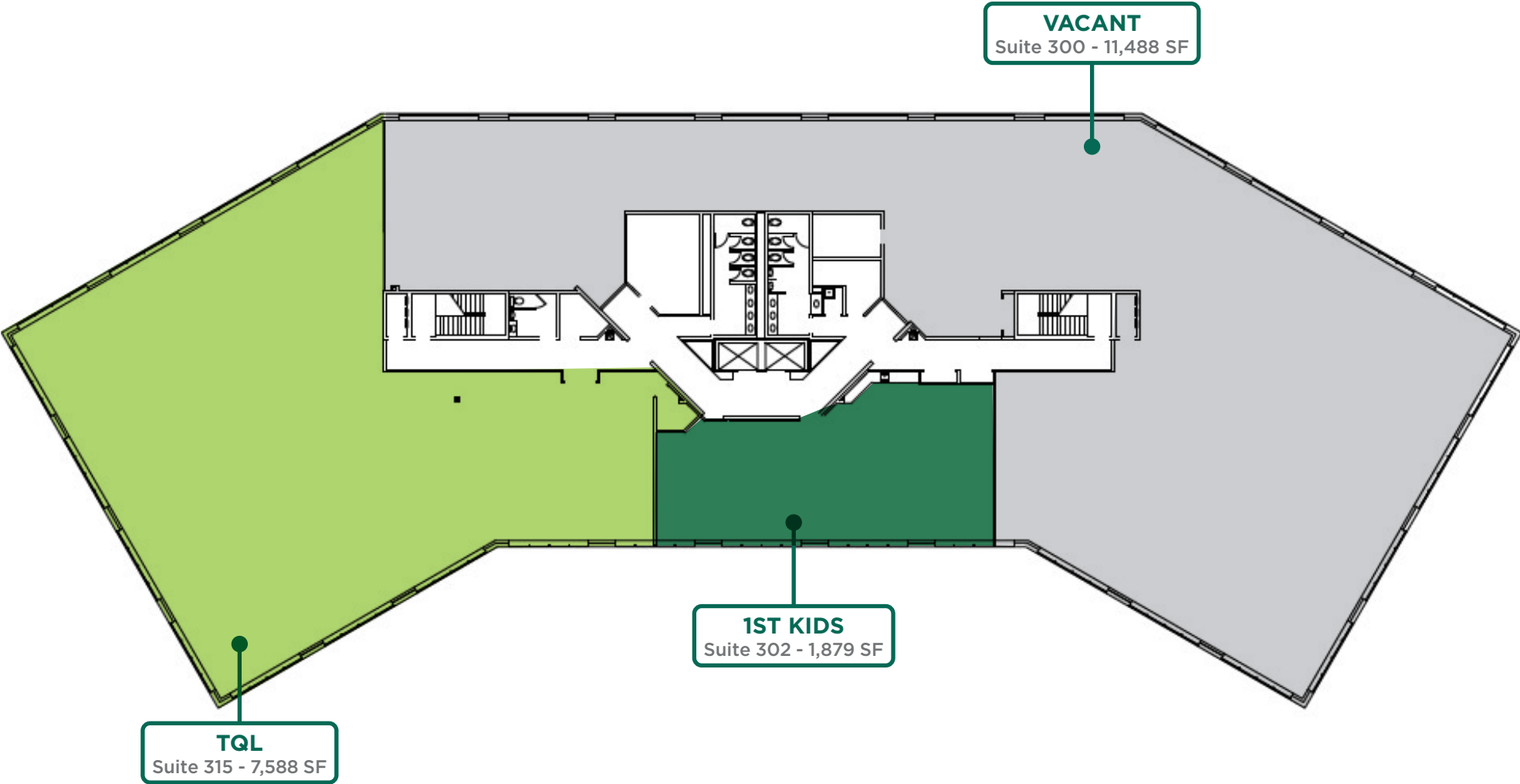
PROPERTY OVERVIEW

FLOOR PLAN - 3500 E COLISEUM BLVD, LEVEL 2



PROPERTY OVERVIEW

FLOOR PLAN - 3500 E COLISEUM BLVD, LEVEL 3



PROPERTY OVERVIEW

TENANT PROFILES - 3500 E COLISEUM BLVD

UMB BANK SUITE 110 - 2,650 SF

umb.com



UMB is a diversified financial services company providing commercial banking, wealth management, institutional banking, and payment solutions to businesses and individuals nationwide. Founded in 1913, UMB operates a strong regional banking network while serving national clients through specialized financial and asset servicing platforms.

VITU REGISTRATION & TITLING SOLUTIONS INC SUITE 115 - 3,450 SF

vitu.com



Vitu is a leading provider of Vehicle-to-Government technology solutions, specializing in digital vehicle titling, registration, lien management, and compliance services for dealerships, lenders, governments, and fleet operators nationwide.

PASSION TO CARE INDIANA SUITE 125 - 942 SF

passiontocarehc.com



Passion to Care is a growing home healthcare and caregiver support company specializing in non-medical in-home care and medicaid waiver enrollment services for families across Indiana and Georgia. Founded in 2019, the company focuses on helping family members become paid caregivers by providing enrollment assistance, training, and ongoing support services.

IN DEPARTMENT OF WORKFORCE DEVELOPMENT SUITE 200 - 12,942 SF

in.gov/dwd/



This is the state of Indiana's workforce and unemployment agency, responsible for administering unemployment insurance, workforce training, job placement, and career development programs across the state.

1ST KIDS SUITE 302 - 1,879 SF

indianafirststeps.org



1st Kids is Indiana's statewide early intervention program that provides developmental services, therapies, and family support resources for infants and toddlers with developmental delays or disabilities, helping connect families with specialized care providers and community-based support programs throughout the state.

TQL SUITE 315 - 7,588 SF

tql.com



TQL is a leading North American freight brokerage and third-party logistics company that connects shippers with carriers to move and manage freight across truckload, LTL, intermodal, and international transportation networks.

PROPERTY OVERVIEW

SITE PLAN - 14.31 AC



PROPERTY OVERVIEW

EXPANSIVE SITE WITH SURPLUS LAND AND PARKING

EXECUTIVE CENTER OCCUPIES MORE THAN 14 ACRES in a highly visible corridor and benefits from extensive surface parking, mature landscaping, and excess land not required for current operations. The property's campus-style layout provides abundant parking fields surrounding both office buildings, creating flexibility for future site enhancements, additional amenities, or alternative uses of underutilized land areas.

IN ADDITION, THE WOODED REAR PORTION of the property is situated on a separate parcel, offering potential long-term value and optionality for future ownership. While the office buildings are being offered together as a single investment opportunity, the site configuration provides investors with a unique combination of stabilized real estate, excess land, and future flexibility that is increasingly difficult to find in established office corridors.



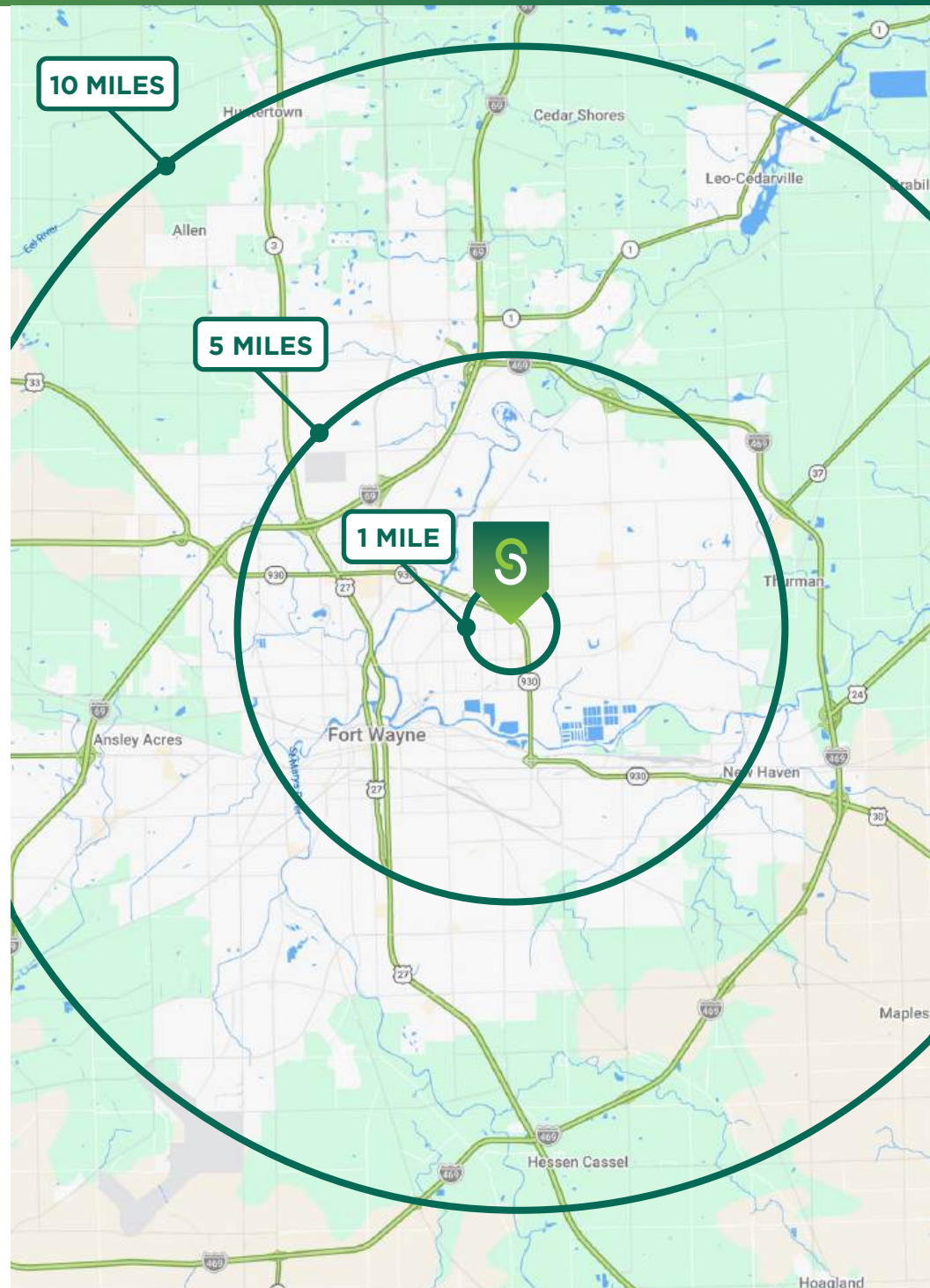
LOCAL MARKET OVERVIEW

EXCELLENT LOCATION

EXECUTIVE CENTER IS LOCATED WITHIN the heart of fort wayne's northeast commercial corridor at the intersection of East Coliseum Boulevard/SR930 and Vance Avenue. The immediate area is characterized by a strong mix of office, retail, healthcare, educational, hospitality, and service-oriented commercial uses that continue to drive consistent daily traffic and business activity throughout the corridor.

THE PROPERTY BENEFITS FROM CLOSE PROXIMITY to Glenbrook Square Mall, one of the region's dominant retail destinations, as well as a significant concentration of national retailers, restaurants, hotels, and entertainment venues located throughout the Coliseum corridor. Nearby retailers and commercial users include Target, Walmart Supercenter, Lowe's Home Improvement, Harbor Freight, Best Buy, HomeGoods, Kohl's, and numerous national restaurant operators and hospitality brands that continue to drive consumer traffic throughout the area.

THE SURROUNDING AREA IS ANCHORED BY several major regional destinations including Allen County War Memorial Coliseum, Purdue University Fort Wayne, Ivy Tech Community College, and Parkview Hospital Randallia. These institutions create a strong daytime population base and support continued demand for office, retail, medical, hospitality, and service-oriented commercial real estate throughout the immediate market area.



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	6,448	189,231	354,640
Median Age	33	36.5	37
Avg Household Income	\$63,664	\$80,881	\$93,860
Number of Households	2,900	78,943	143,920

LOCAL MARKET OVERVIEW

ABOUT FORT WAYNE

AS ONE OF THE FASTEST GROWING METROPOLITAN AREAS in the Great Lakes region, Fort Wayne, Indiana 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%.

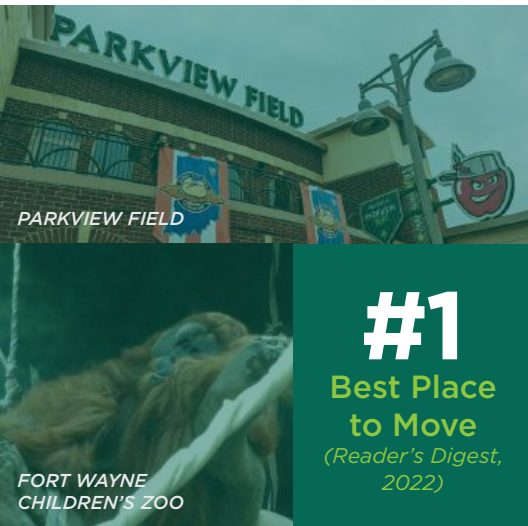
THE REVITALIZATION OF DOWNTOWN FORT WAYNE attracts younger residents and families to the historic neighborhoods close to the city center.

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 IDYLIC 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.



#1

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

FORT WAYNE
CHILDREN'S ZOO



PROMENADE PARK & DOWNTOWN FORT WAYNE



JOHNNY
APPLESEED FESTIVAL



FWMoA

7M+
Visitors
Annually



KOMET'S HOCKEY AT MEMORIAL COLISEUM

#2

**Largest City
in Indiana**



GRAND WAYNE
CONVENTION CENTER



EXECUTIVE CENTER

3400 & 3500 E Coliseum Blvd, Fort Wayne, IN 46805



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