



Coliseum Flex Space

2980 E Coliseum Boulevard, Suite 102, Fort Wayne, IN

Property Features

- 12,077 SF office/warehouse zoned BTI
- Sublease ends November 30, 2028
- Space is NASPO and PCI compliant
- Ceiling heights of 13'1" to HVAC, 14'6" to beam, 15'8" to sprinkler, 17'10" to deck
- 480 Amp, 3 Phase power
- One external 12' OHD, two internal OHDs at 12' and 10', one shared dock
- Additional amenities include: security system, key coded, climate control, air lines



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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	2980 E. Coliseum Boulevard	Parcel Number	02-08-30-428-001.000-072
Address	2980 E. Coliseum Blvd., Ste. 102	Total Building SF	12,077 SF
City, State, Zip	Fort Wayne, IN	Acreage	4.66 AC
County	Allen	Year Built	2015
Township	St. Joseph	Zoning	BTI
Parking	Paved surface	Parking Spaces	Ample
Property Features			
Construction Type	Metal	Number of Floors	1
Roof	Pitched	Foundation	Slab
Bay Spacing	Clear span	Lighting	LED Fluorescent
Ceiling Heights	13'1" to HVAC; 14'6" to beam; 15'8" to sprinkler; 17'10" to deck	Sprinklers	Yes
Dock Doors	1 Shared	Electrical	480 Amp, 3 Phase
Overhead Doors	2 internal, 1 external	Restrooms	1 Men's, 1 Women's, 1 Unisex
Security	Alarm, key coded	Other	Climate controlled, air lines
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	3.3 Miles
Water	City of Fort Wayne	Nearest Highway	IN 930/Coliseum Boulevard
Sewer	City of Fort Wayne	Distance	Located directly off Coliseum
Sublease Information			
Available SF	12,077 SF	Sublease Rate	\$8.00/SF/YR NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Subtenant)	
Taxes, CAM, Ins. & HOA	\$2.52/SF	Subtenant	
Utilities		Subtenant	
Maint./Repairs		Subtenant	
Roof /Structure		Landlord	
Total Expenses	\$2.52/SF		

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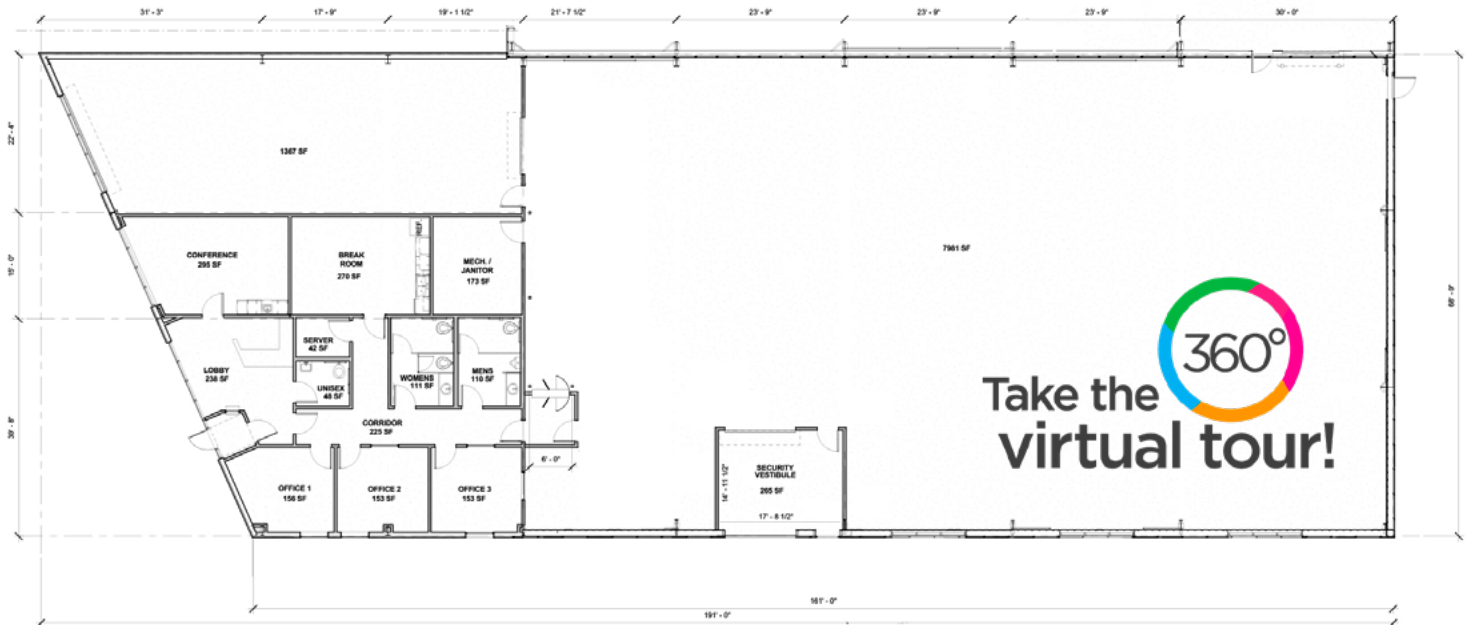
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Unit 102 - 12,077 Rentable SF



Take the **360°** virtual tour!

CURRENT FLOOR PLAN BREAKDOWN

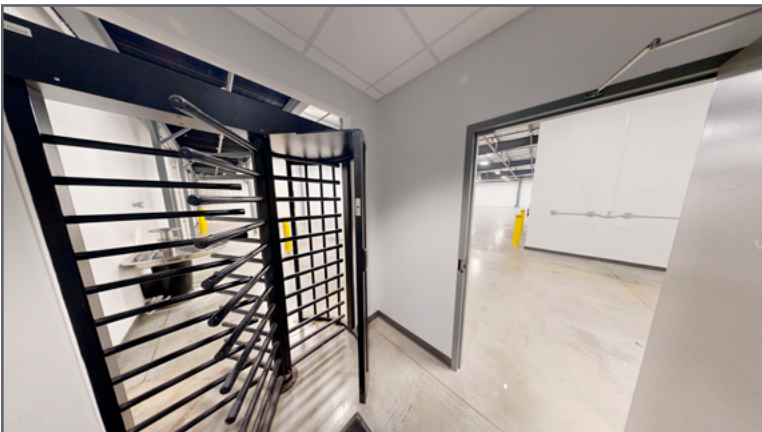
- Lobby area with unisex restroom
- Three offices with natural light approximately 153 SF each
- Conference room with sink, large counter and cabinet storage underneath - 295 SF
- Break room with sink, dishwasher, numerous overhead and underneath cabinets, plumed for refrigerator, room for multiple tables & chairs - 270 SF
- 1 ADA women's and 1 ADA men's restrooms
- Server room and mechanical/janitorial room
- Very clean 1,367 space with large window with security roll down door; includes door into the large warehouse area
- Large open warehouse area consisting of 7,981 SF including two internal overhead doors, one external overhead door, and one shared dock; one of the overhead doors has a 265 SF security vestibule between outside the building and inside the warehouse

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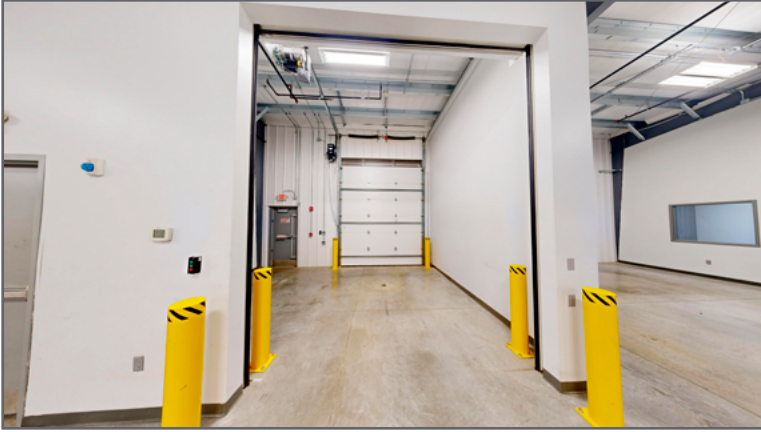
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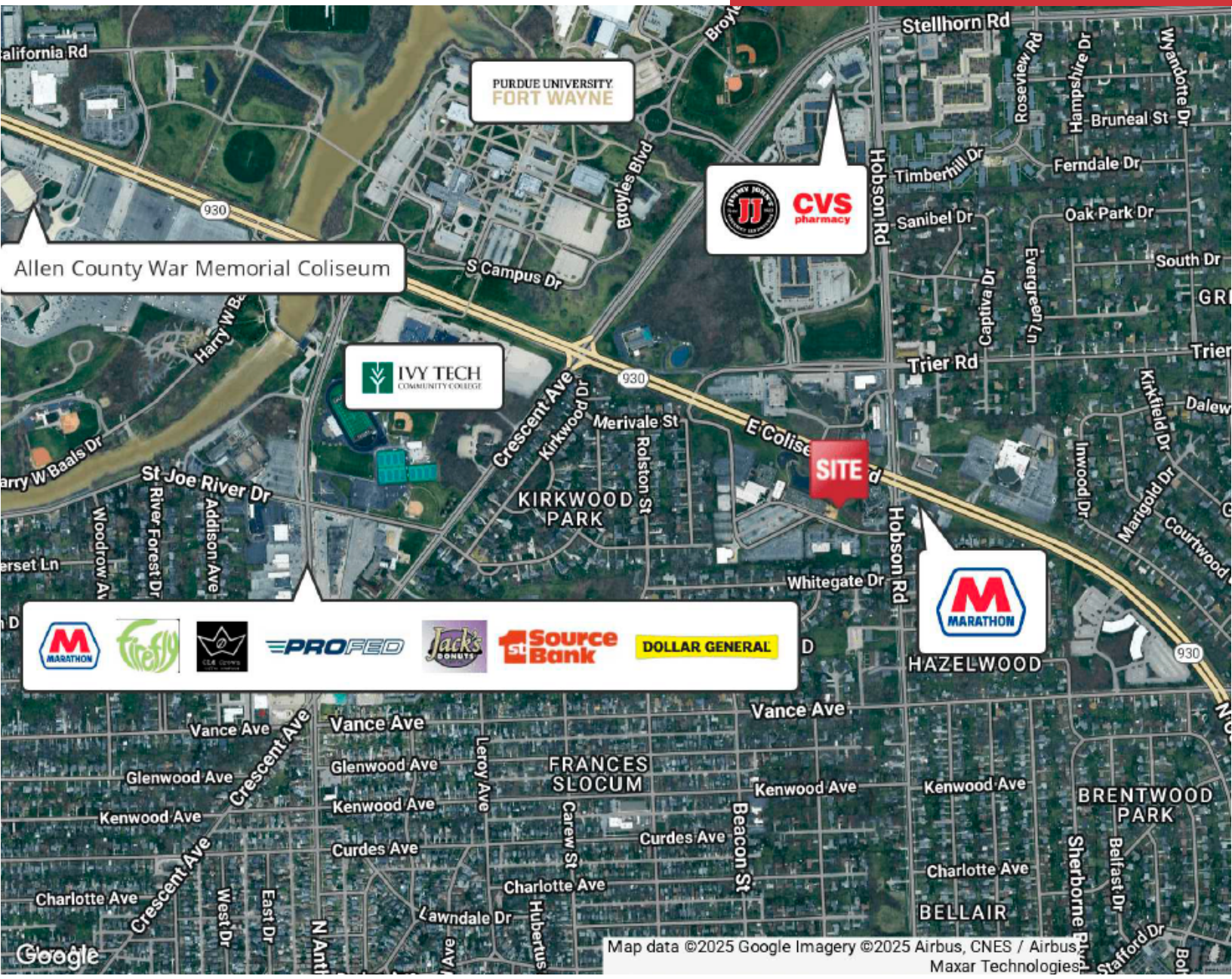
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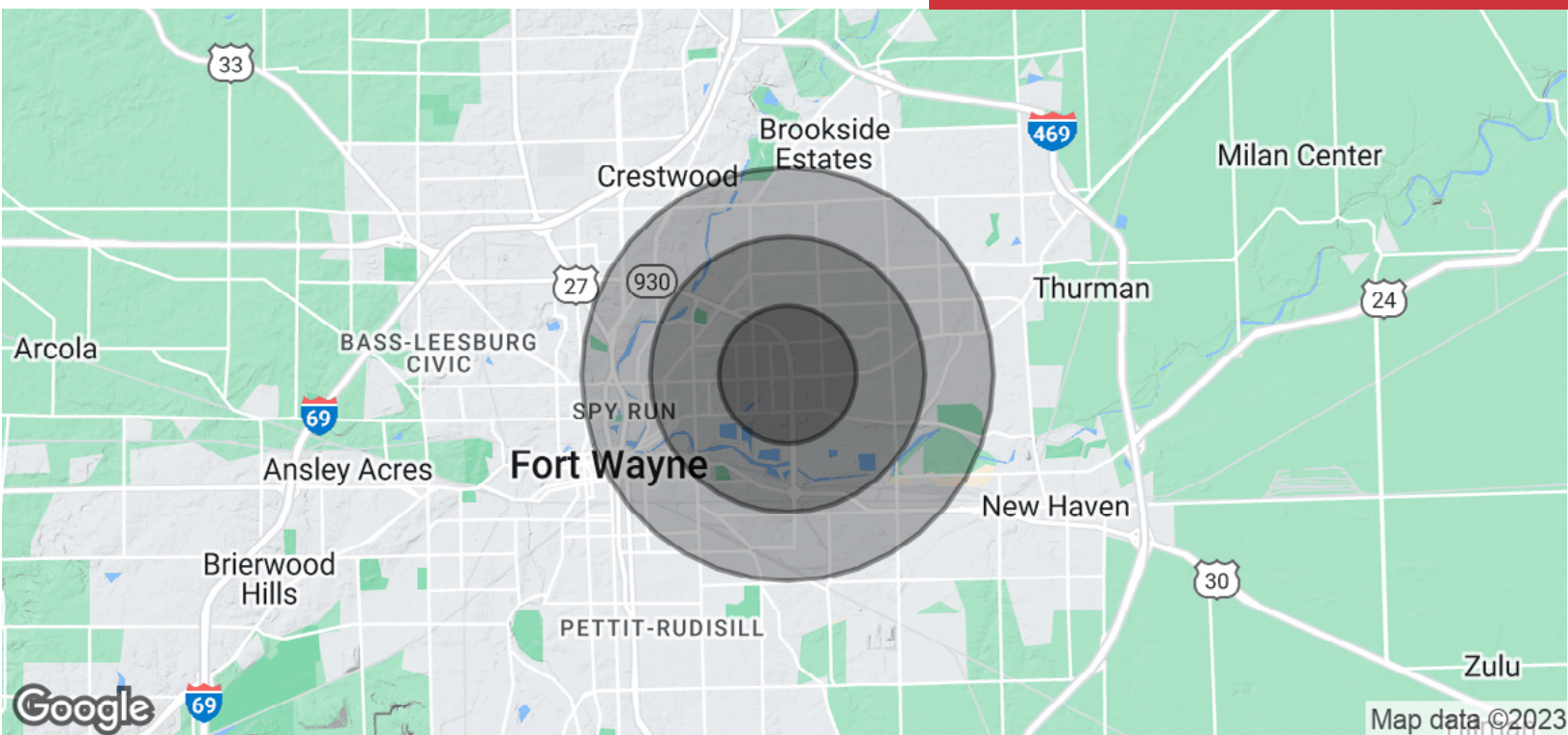
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,192	35,429	78,714
Average Age	38.8	37.1	35.6
Average Age (Male)	35.1	34.9	33.3
Average Age (Female)	39.2	37.7	37.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,005	15,462	34,720
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$61,633	\$59,305	\$54,716
Average House Value	\$105,386	\$114,884	\$107,465

* Demographic data derived from 2020 ACS - US Census

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