



Offering Memorandum

W. Coliseum Blvd. 6,000+ SF Office / Flex Space

2230 W COLISEUM BLVD, FORT WAYNE, IN 46808

OFFERING SUMMARY

2230 WEST COLISEUM BLVD.

2230 W COLISEUM BLVD
FORT WAYNE, IN 46808

OFFER DETAILS

SALE PRICE:	\$925,000
LEASE RATE:	\$13 SF/yr (NNN)
BUILDING SIZE:	6,145 SF
AVAILABLE SF:	6,145 SF
LOT SIZE:	19,290 SF
PRICE / SF:	\$150.53

VERSATILE 6,000+ SF OFFICE / WAREHOUSE

This 6,145 SF office/flex building combines two floors of well-appointed office space, a finished basement, and an attached 1300 SF warehouse space on nearly half an acre of prime Zone I2 property.

Ideal for trade contractors, equipment sales and service companies, or professional service firms needing a polished office with functional warehouse or storage space.

Situated on West Coliseum Boulevard with near-instant access to I-69 and major east-west corridors, this property can support a range of business operations - and offers a standout investment opportunity in Fort Wayne, IN.



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DETAILS	
TYPE	Office
SUBTYPE	Office Warehouse
COUNTY	Allen
APN	020722351005000073
BUILDING SIZE	6,145 SF
LOT SIZE	19,290 SF
BUILDING CLASS	C
YEAR BUILT	1965
YEAR LAST RENOVATED	2023
NUMBER OF FLOORS	2
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
TENANCY	Single
TRAFFIC COUNT	32,000 Cars/Day
PARKING TYPE	Surface



**RECENTLY RENOVATED
TWO-STORY BUILDING
WITH BASEMENT &
ATTACHED WAREHOUSE**



**TWO OVERHEAD BAY
DOORS + AMPLE PARKING
IN FRONT AND REAR OF
BUILDING**



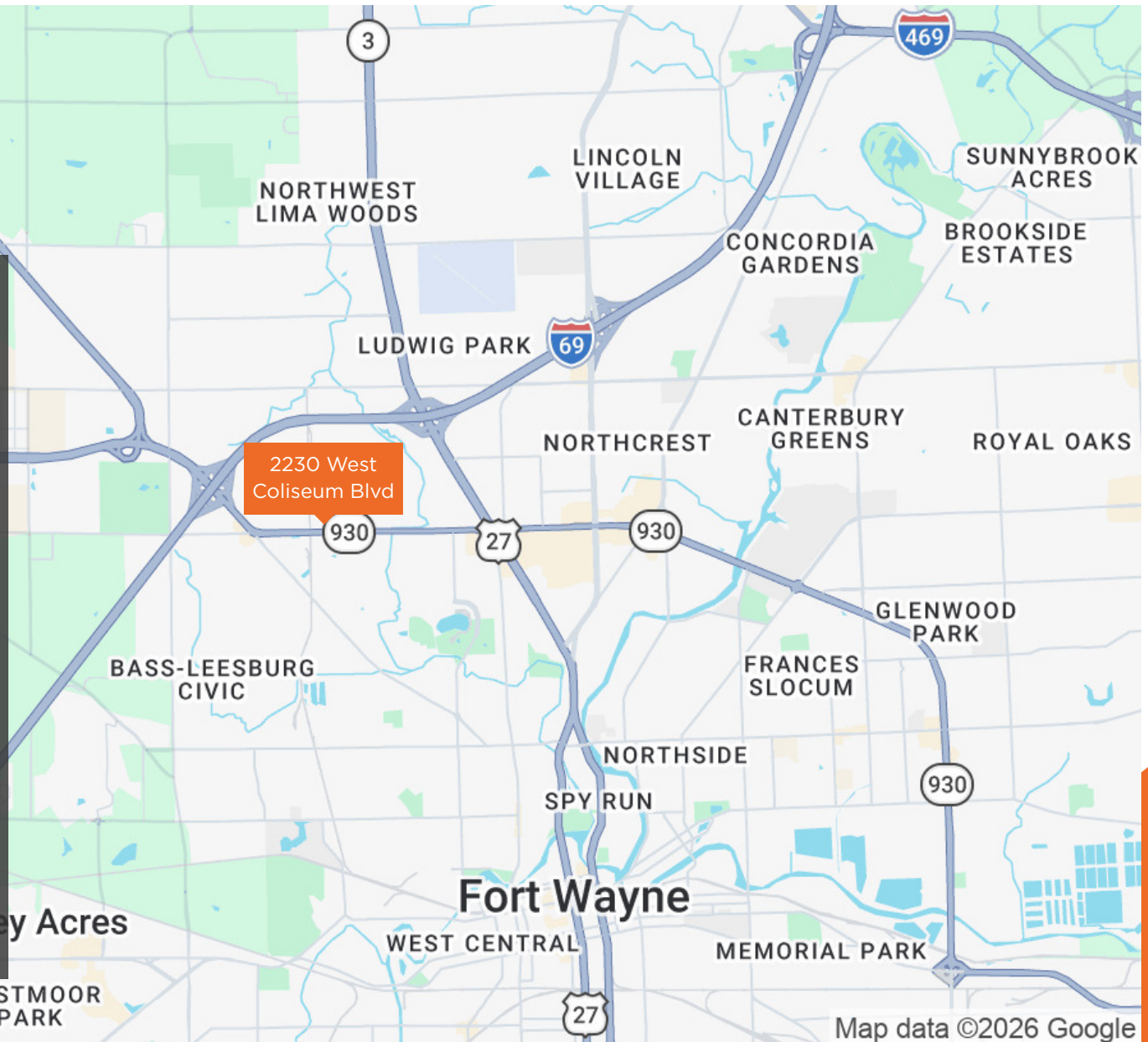
**VERSATILE LAYOUT SUITED
FOR LARGE RANGE OF
BUSINESS OPERATIONS**

REGIONAL MAP

EASY ACCESS TO CITY AND HIGHWAYS

This property is highly visible in the industrial section of West Coliseum Boulevard (IN-930.)

Major retail centers just to the east and easy access to major routes like I-69, I-469, U.S. 30, U.S. 33, and U.S. 24 make it an ideal choice for office/warehouse building investors and tenants seeking a well-connected location in North Fort Wayne, IN.

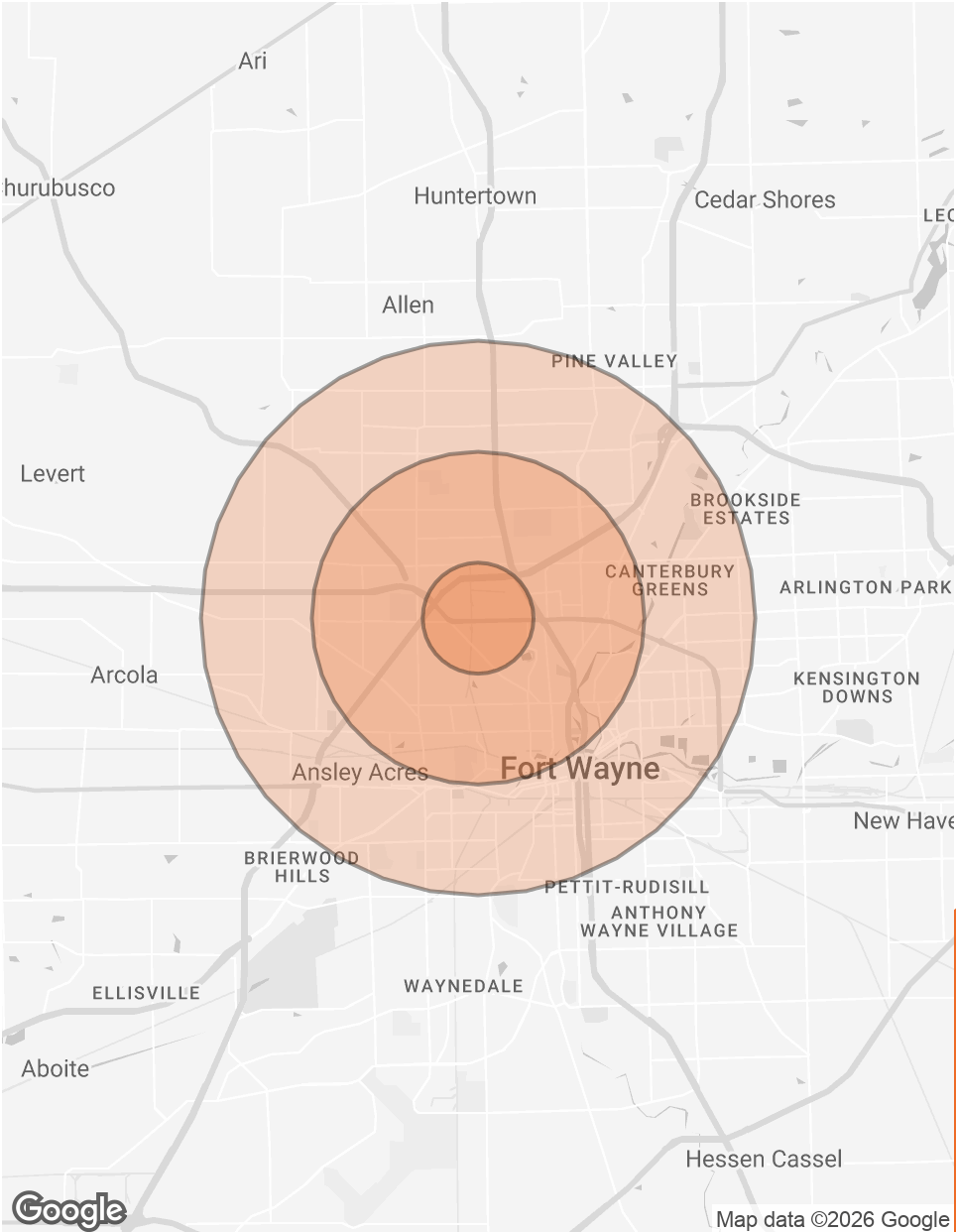


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,338	48,072	141,479
AVERAGE AGE	36	35.8	35
AVERAGE AGE (MALE)	35	35.4	34.2
AVERAGE AGE (FEMALE)	42.9	36.5	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,156	20,222	59,858
# OF PERSONS PER HH	2	2.4	2.4
AVERAGE HH INCOME	\$59,986	\$68,488	\$74,648
AVERAGE HOUSE VALUE	\$114,492	\$149,065	\$178,101

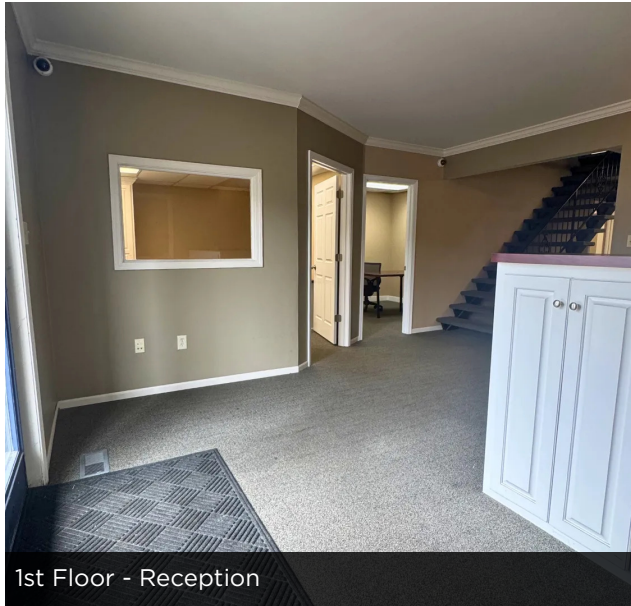
2023 American Community Survey (ACS)



PROPERTY PHOTOS



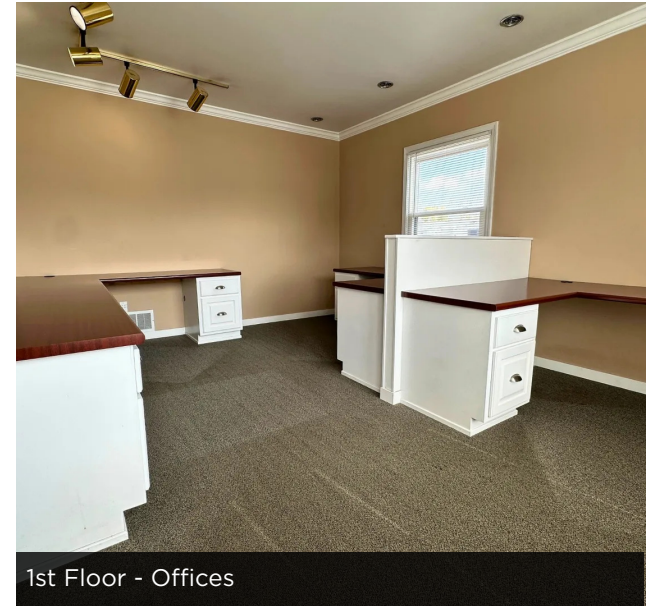
INTERIOR PHOTOS



1st Floor - Reception



1st Floor - Reception



1st Floor - Offices



1st Floor - Offices



1st Floor - Conference Room



1st Floor - Kitchen

INTERIOR PHOTOS



2nd Floor - Open Plan



2nd Floor - Office



2nd Floor - Kitchenette and Restrooms



2nd Floor - Meeting Space



1st Floor - Warehouse Office



1st Floor - Side/Warehouse Entrance Offices



DIANA PARENT, CCIM

Executive Director

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Direct: **260.489.8500**

PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the “Future 40” business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children’s Hope, Vincent House, and Indiana Women’s CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.

SVN | Parke Group

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