



OFFICE/RETAIL

FOR LEASE

Prime Location in Southwest Fort Wayne Off I-69

Village at Coventry is a well-positioned retail/office complex anchored by major tenants, like Starbucks and a 124,000 SF Kroger Marketplace. The plaza is in the affluent southwest Fort Wayne market and is easily accessible from US 24 and I-69 via Exit 302. The site features approximately +/- 76,000 SF of office and retail space, with ample surface parking, strong exposure on West Jefferson Boulevard/US 24 and convenient proximity to shopping, dining, and medical services. The property is zoned NC - Neighborhood Center, allowing for a mix of neighborhood-oriented retail, office, and service uses.

Property Highlights

- ▶ Inviting storefront opportunities
- ▶ Ample surface parking for tenants and customers
- ▶ Flexible tenant spaces available - perfect for small to mid-size businesses
- ▶ Surrounded by restaurants, shops, and amenities
- ▶ **FOR LEASE: \$13.00 - \$16.00/SFYr NNN**

SHELBY WILSON

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NEAL BOWMAN, SIOR

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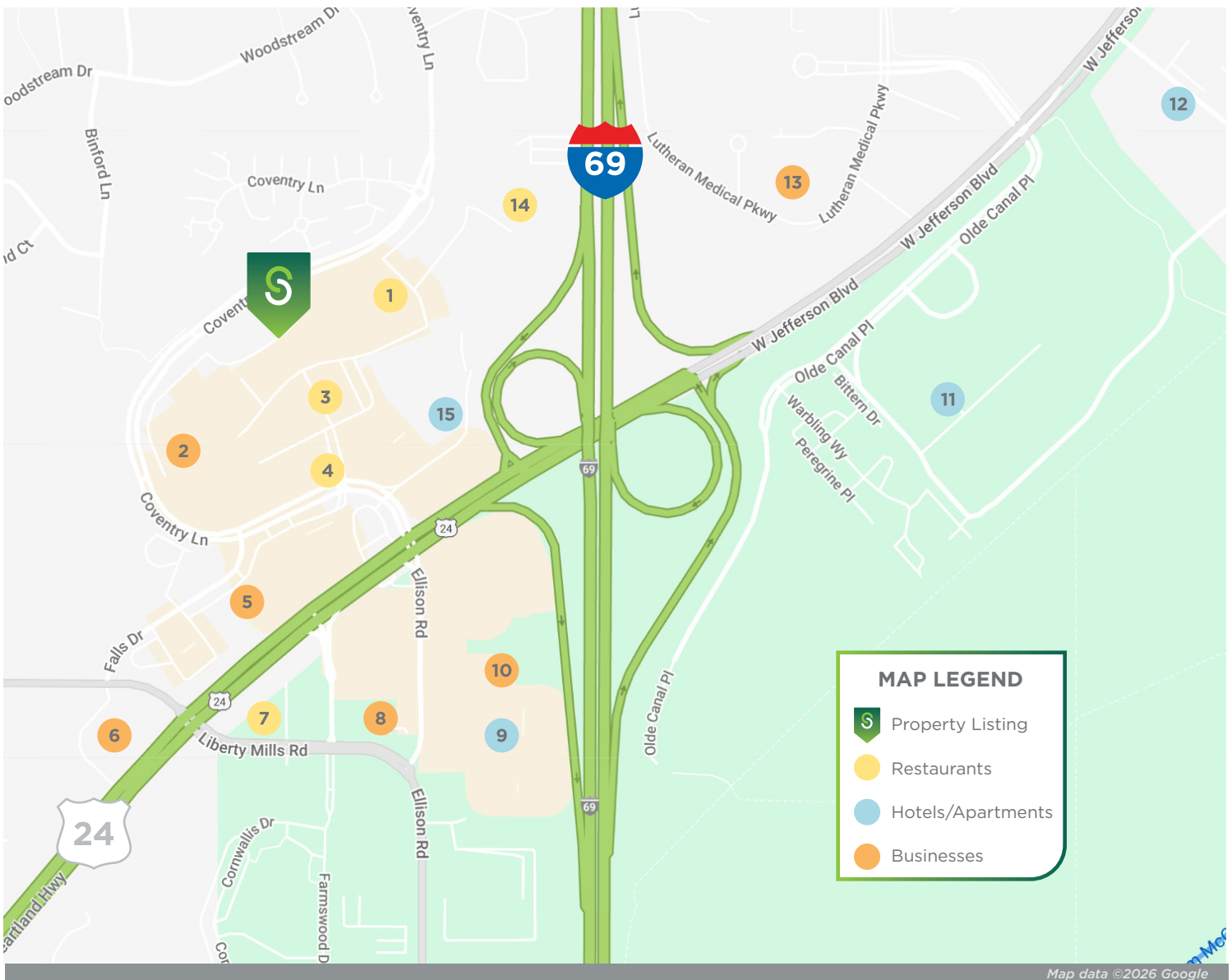
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Village at Coventry

5601-5699 Coventry Lane

Fort Wayne, IN 46804



Excellent Location

- | | | |
|------------------------------|--|--------------------------------------|
| 1. Buffalo Wild Wings | 6. Walgreens | 11. Canal Flats |
| 2. Kroger Marketplace | 7. Wendy's | 12. Residence Inn by Marriott |
| 3. Starbucks | 8. Rural King | 13. Lutheran Hospital |
| 4. Pizza Hut | 9. Holiday Inn Express & Suites | 14. Outback Steakhouse |
| 5. Chase Bank | 10. Indiana State Police | 15. Best Western Luxury Inn |

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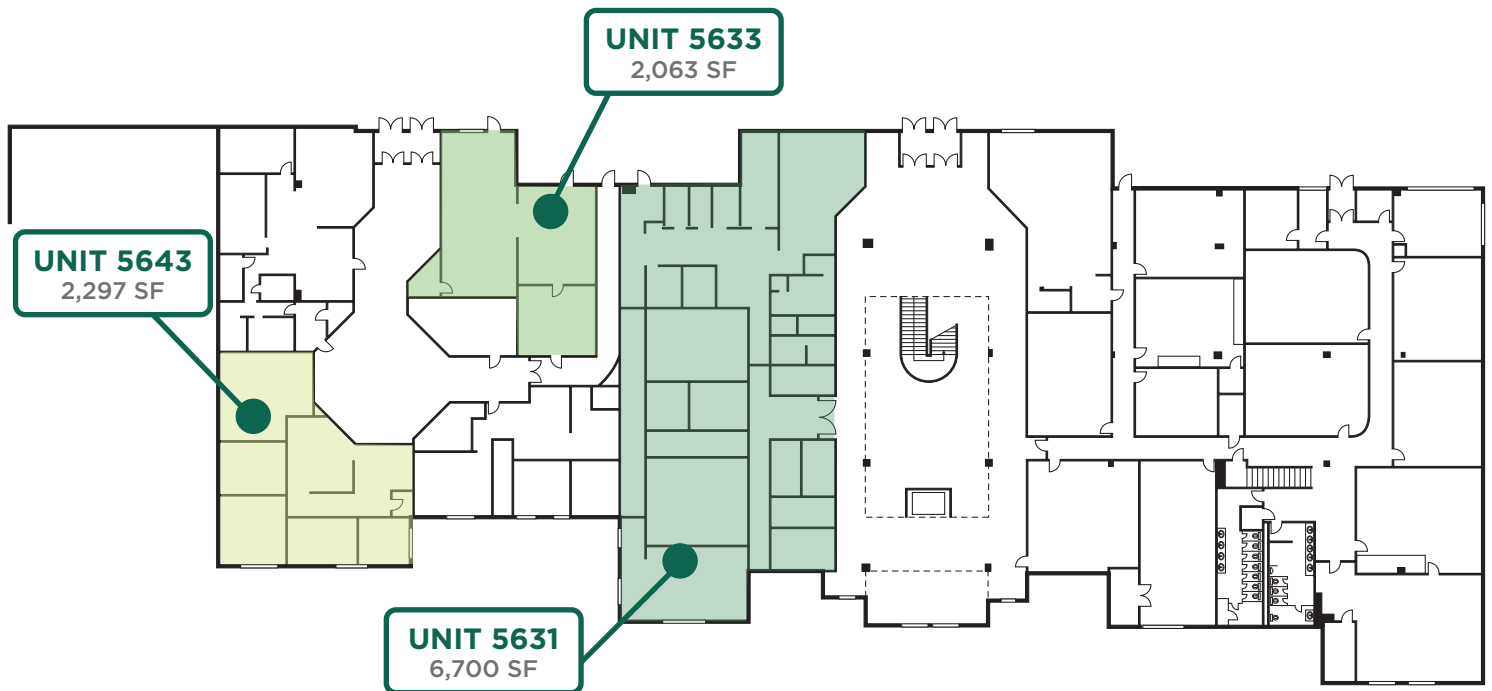
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Level 2 Units Available

Floor plan may not be to scale. Contact broker for detailed floor plan.

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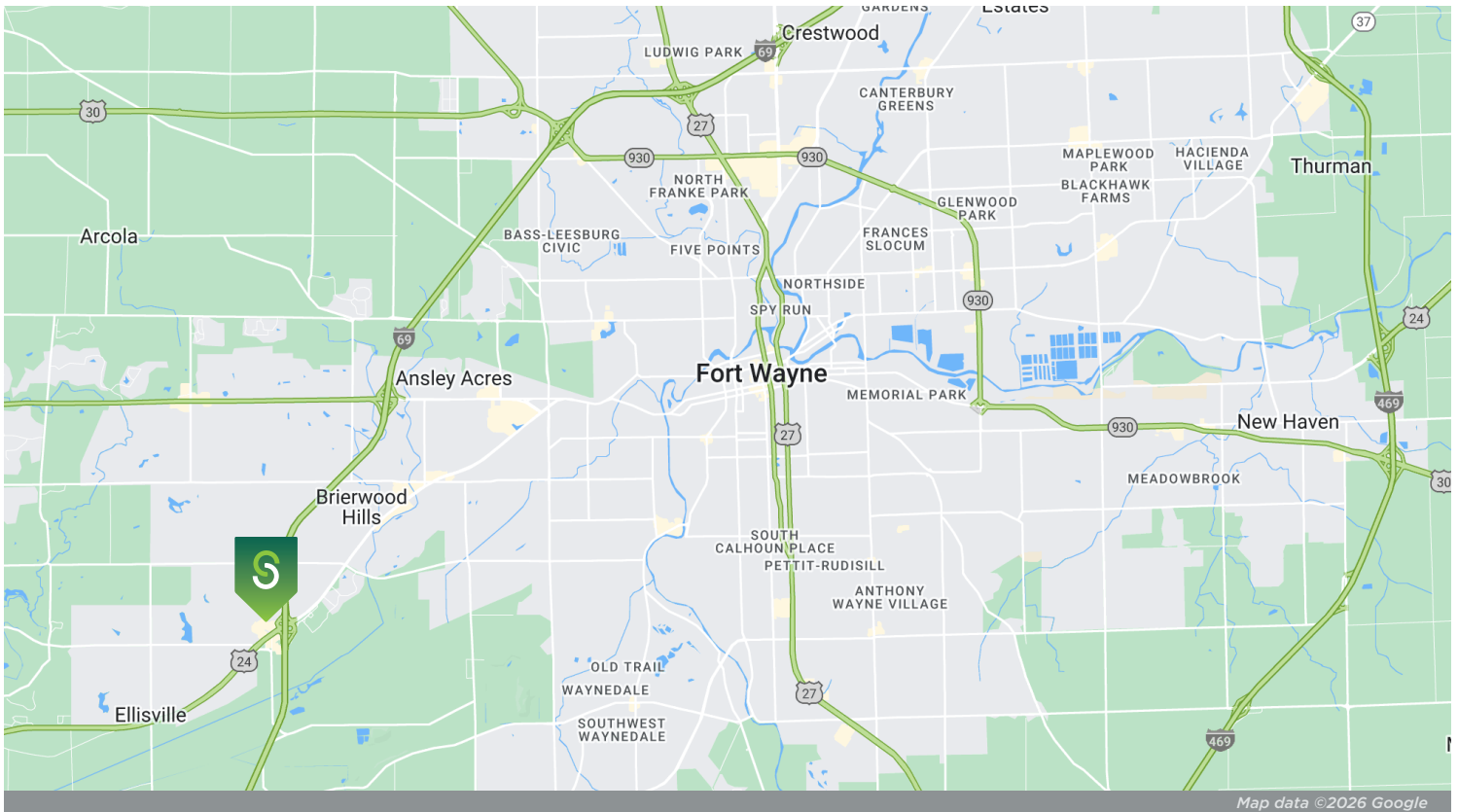
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PROPERTY INFORMATION

Address	5601-5699 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075



LEASE INFORMATION

Lease Rate & Type	\$13.00 - \$16.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	+/- 76,000 SF	
Total Available	11,033 RSF	
Max Contiguous	6,700 RSF	
Units Available	RSF	Rate PSF
• 5631	6,700	\$13.00 - \$15.00
• 5633	2,036	\$13.00 - \$15.00
• 5643	2,297	\$13.00 - \$15.00

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier

SITE DATA

Site Acreage	10.51 AC
Zoning	NC - Neighborhood Center
Parking	Surface - Paved parking

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Office/Retail
Year Built	1988
# of Stories	2
Construction Type	Masonry/steel
Roof	Pitched/metal roof
Heating	Boilers & electric forced air
A/C	Chillers & electric forced air
Sprinkler	Yes
Elevators	1
Signage	Pylon, Façade, Monument

ADDITIONAL INFORMATION

- Inviting storefront opportunities
- Prime location on W Jefferson Blvd with high visibility
- Surrounded by restaurants, shops, and amenities

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