

FOR SUBLEASE

OFFICE SUITE AT EXECUTIVE CENTER I

3400

COLISEUM BOULEVARD E.

Fort Wayne, IN 46805

3400



PROFESSIONAL OFFICE SPACE

ONE SUITE AVAILABLE

Beautifully-appointed suite with picturesque windows in professionally managed office building.

- + Suite remodeled within last 5 years
- + Appealing wooded lot with walkway and picnic tables
- + Located near major retail and universities on Fort Wayne's northeast side
- + Full-service lease with on-site maintenance



CONTACT US

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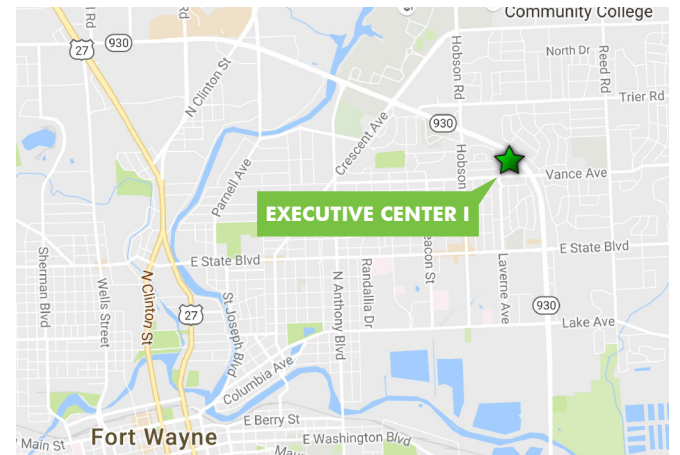
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3400
COLISEUM BLVD. E.
Fort Wayne, IN 46805



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Project Name: Executive Center I - SUBLEASE

Address: Coliseum Blvd. - 3400 E.
Fort Wayne, IN 46805

County: Allen **Township:** St. Joe **Zone:** Northeast

LEASE INFORMATION

Price: \$14.25 RSF / YR

Terms: Negotiable

Lease Type: Full Service

BUILDING DATA

Total Area: 8,680 SF **Availability:** Immediate

Vacant: 6,317 RSF **High Speed Data:** Yes

Largest Contiguous: 6,317 RSF **Heating:** Gas fired boiler

Construction Type: Concrete **Cooling:** Heat pump

Construction Year: 1986 **Sprinklered:** Wet

No. of Floors: 3 **Security:** Card entry system

Roof: Rubber **Restrooms:** Yes

Basement: N/A **Handicap Access:** Yes

For more information contact:

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SITE DATA

| | | | |
|----------------------------|-------------------------|----------------------|-------------|
| Zoning: | C-2, General Commercial | Tax/Pay Year: | 2016 / 2017 |
| Parking: | 4.5/1000 | Annual Tax: | \$ 63,687 |
| Traffic Count: | 43,500 | Land Area: | 5.07 AC |
| Nearest Interstate: | I-69 | | |

RESPONSIBLE PARTY

| | | | |
|----------------------|----------|--------------------------|----------|
| Utilities: | Landlord | Common Area: | Landlord |
| Property Tax: | Landlord | Roof: | Landlord |
| Insurance: | Landlord | Structure: | Landlord |
| Janitorial: | Landlord | Int. Maintenance: | Landlord |

COMMENTS

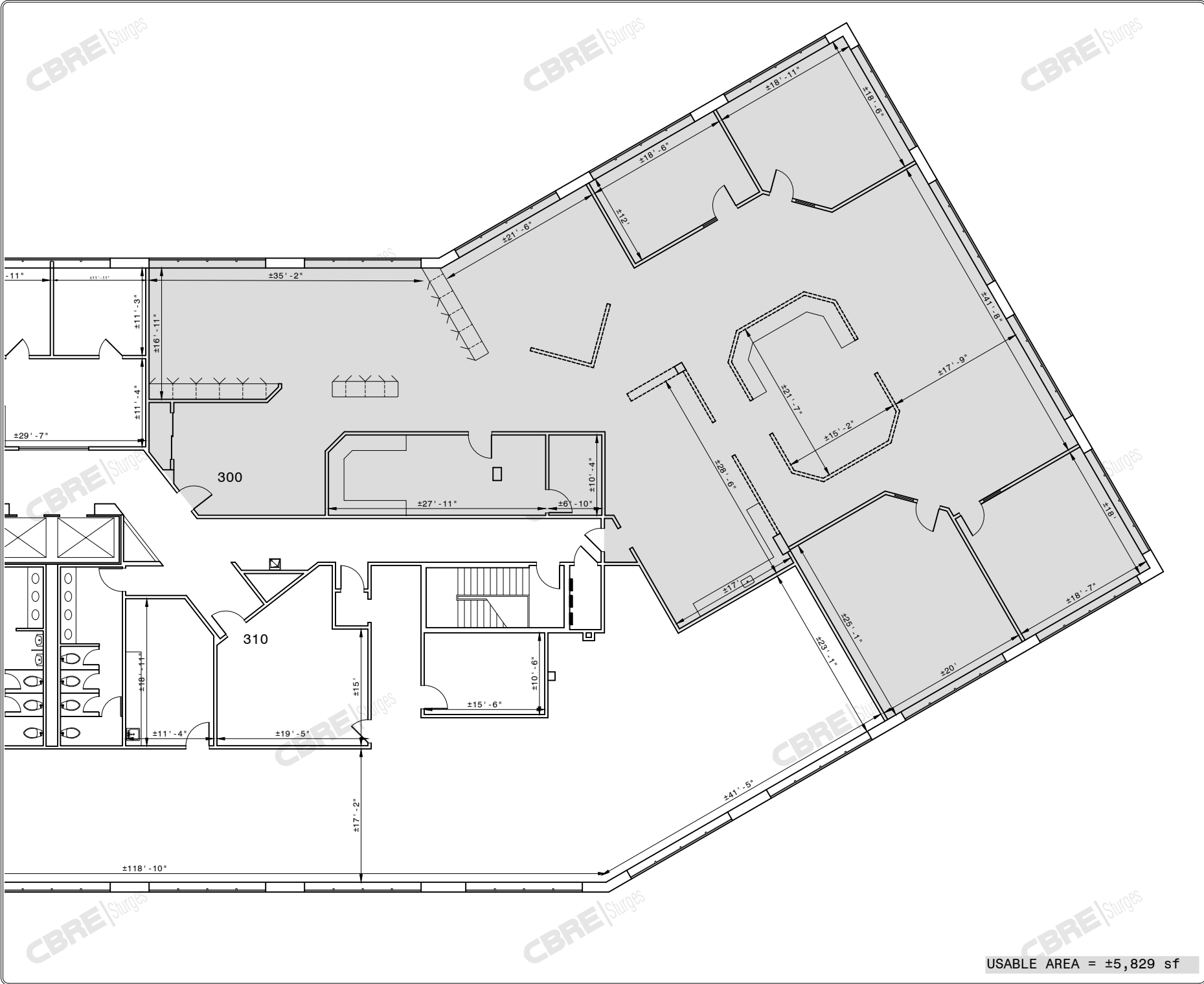
Sublease available in well-established office park on Coliseum Blvd.

Professionally managed office building with 2-story glass atrium lobby located at the corner of Coliseum Blvd. and Vance Avenue. Approximately 13.4 miles to Fort Wayne International Airport. Near major retail and universities.

Space Availability

Executive Center I - SUBLEASE

| Unit Number | <u>Status</u> | <u>Size</u> | <u>Rate</u> | <u>Total</u> |
|-------------|---------------|-------------|---------------|--------------|
| Suite 300 | Available | 6,317 RSF | \$14.25/SF/Yr | |



USABLE AREA = ±5,829 sf

EXECUTIVE CENTER I

3400 COLISEUM BOULEVARD — FT. WAYNE, IN

File Name: EXECUTIVE_CENTER_I_F3

SUITE 300

1/16" = 1'-0"

5/9/17

