

PROFESSIONAL OFFICE SUITES

EXECUTIVE CENTER I

AVAILABLE FOR LEASE ON FORT WAYNE'S NE SIDE



**3400 COLISEUM BLVD.
FORT WAYNE, IN 46805**

FOR MORE INFORMATION PLEASE CONTACT:

Kathy Moses-Denig, SIOR

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Barry Sturges

260.424.8448

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- 2 suites remaining - 6,768 RSF and 2,138 RSF
- Full service lease
- Professionally managed building
- Plenty of front door parking with 4.5 spaces per 1,000 sq. ft.
- Located less than 1 mile from IPFW, Ivy Tech and Brown Mackie College

Carolyn Spake-Leeper

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CBRE | Sturges

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PROFESSIONAL OFFICE SUITES

EXECUTIVE CENTER I

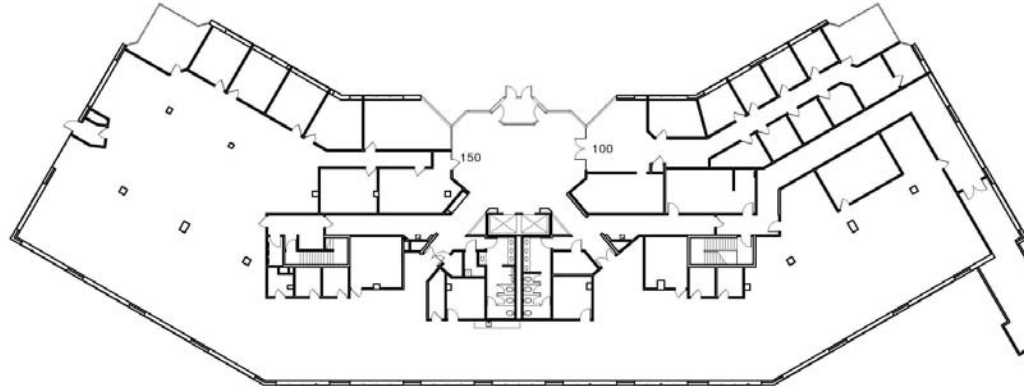
3400 E. COLISEUM BLVD., FORT WAYNE, IN 46805

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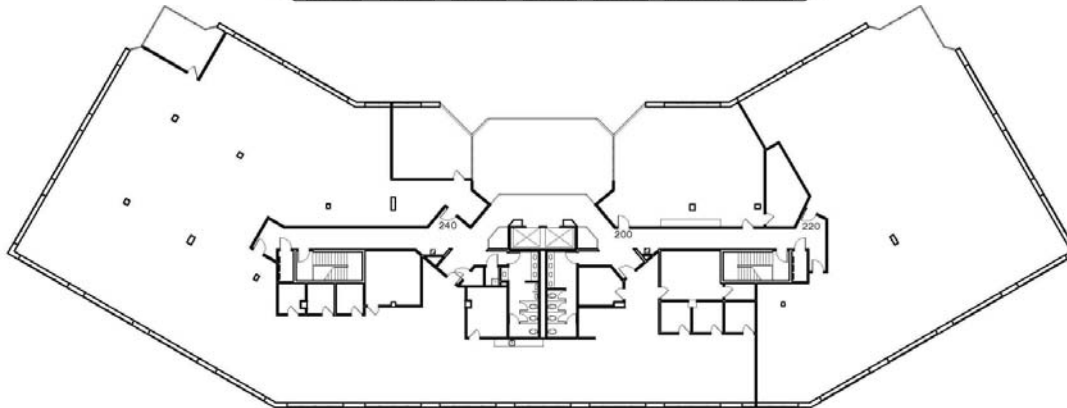
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NOW LEASING

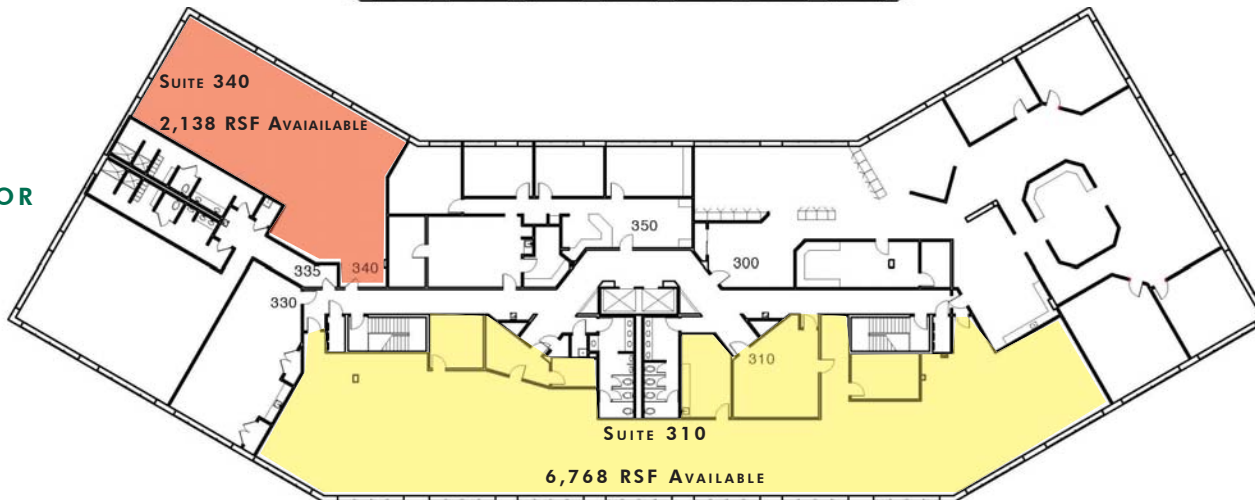
1ST FLOOR



2ND FLOOR



3RD FLOOR



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Project Name: Executive Center I

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

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

LEASE INFORMATION

Price: \$14.00 RSF / YR

Terms: 3 Years

Lease Type: Full Service

BUILDING DATA

Total Area: 60,422 SF **Availability:** Immediate

Vacant: 8,906 RSF **High Speed Data:** Yes

Largest Contiguous: 6,768 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:	CM1, Professional Offices and Personal Services	Tax/Pay Year:	2011 / 2012
Parking:	4.5/1000	Annual Tax:	\$ 52,701
Traffic Count:	43,500	Land Area:	5.07 AC
Nearest Interstate:	4 m - I-69		

RESPONSIBLE PARTY

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

COMMENTS

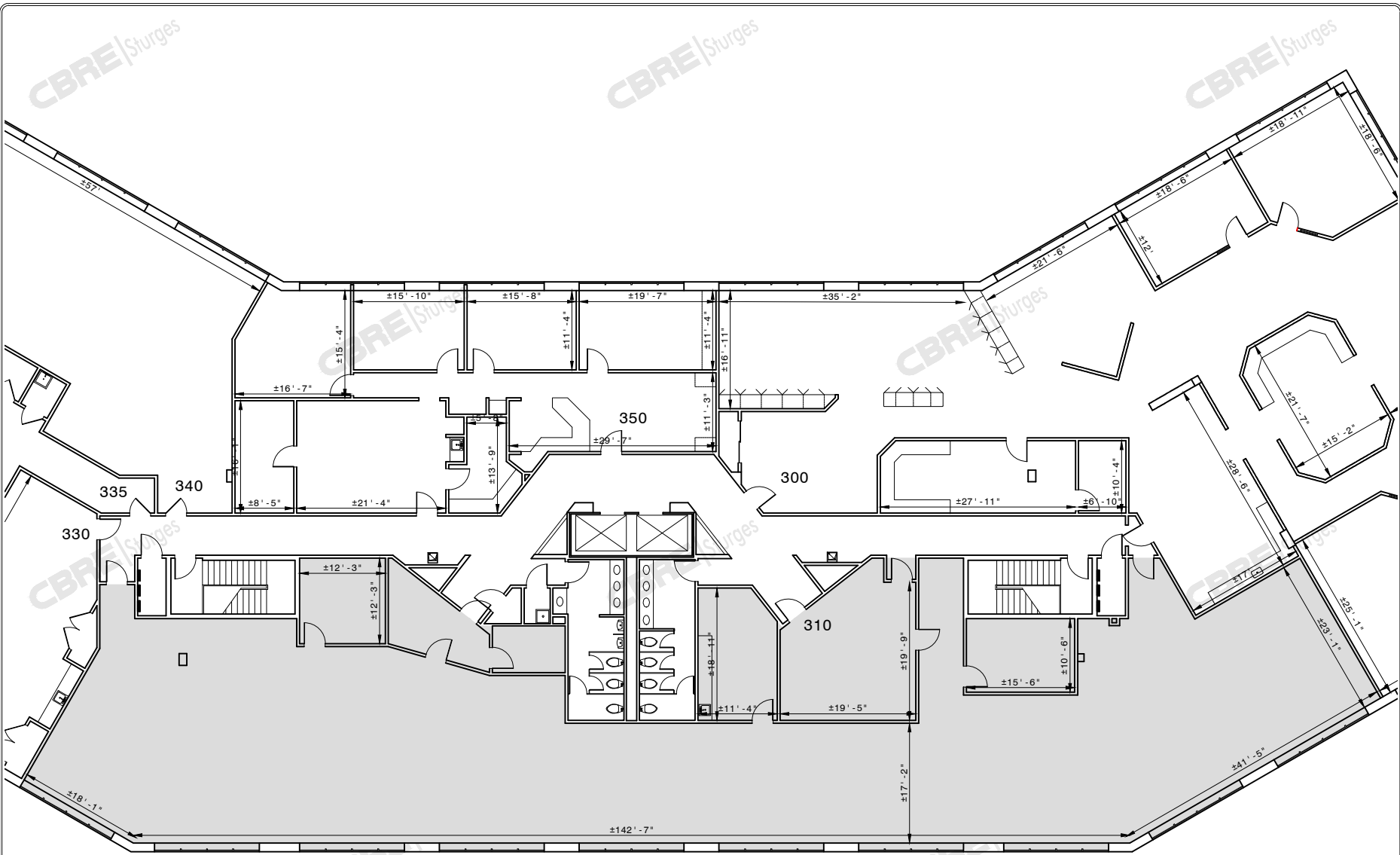
Calculations are based on "ANSI/BOMA Z65.1-1996 Office Building Standard"

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

Unit Number	<u>Status</u>	<u>Size</u>	<u>Rate</u>	<u>Total</u>
310	Vacant	6,768 RSF	\$14/RSF/YR	\$7,896.00/Month
340	Vacant	2,138 RSF	\$14/RSF/YR	\$2,494.33/Month



EXECUTIVE CENTER I

3400 COLISEUM BOULEVARD - FT. WAYNE, IN

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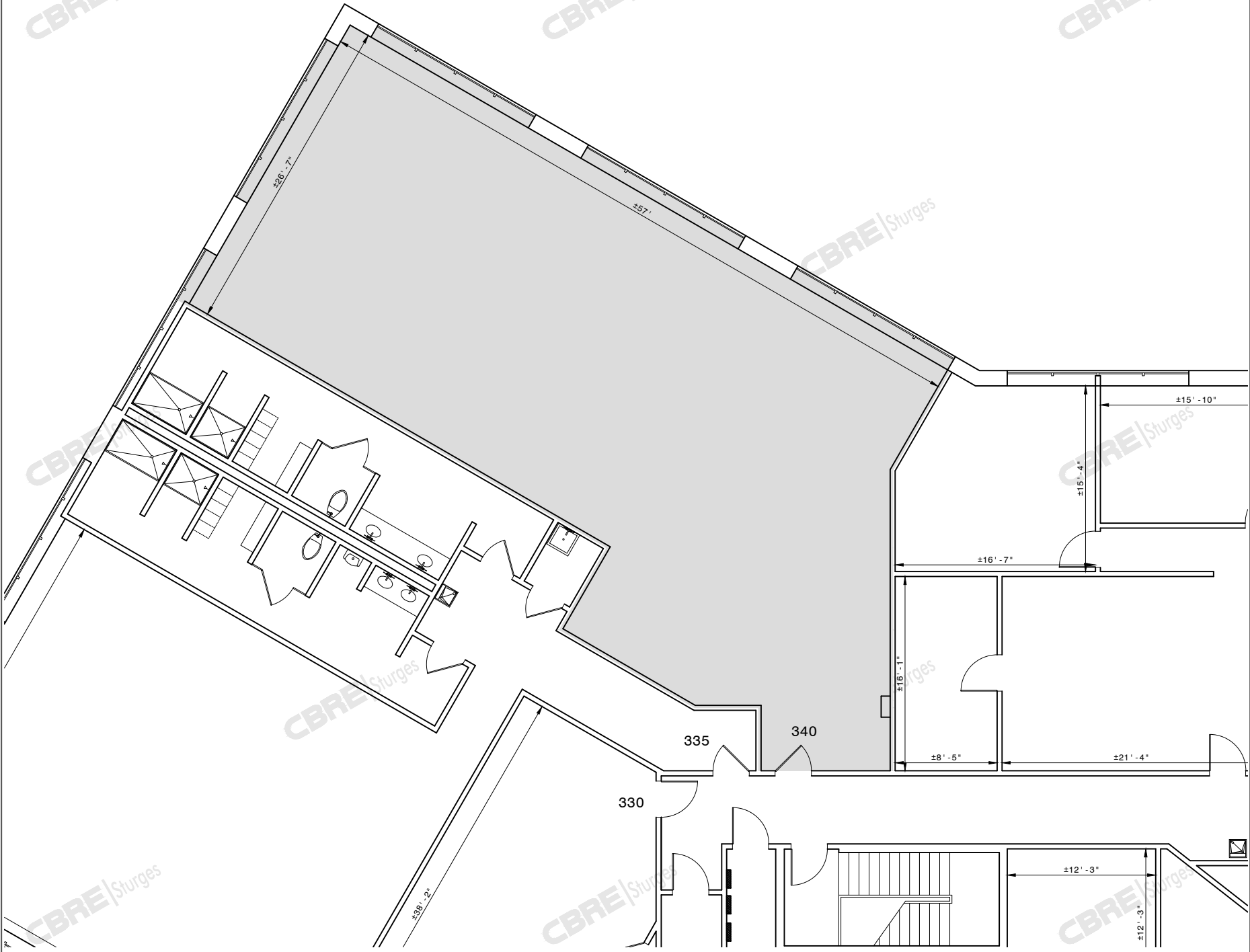
SUITE 310

NOT TO SCALE

10-31-12



USABLE AREA = ±6,002 sf



EXECUTIVE CENTER I

3400 COLISEUM BOULEVARD – FT. WAYNE, IN

File Name: EXECUTIVE_CENTER_I_F3

SUITE 340

3/32"=1'-0"

10-31-12



USABLE AREA = ±1,896 sf



EXECUTIVE CENTER I

3400 COLISEUM BOULEVARD - FT. WAYNE, IN

File Name: EXECUTIVE_CENTER_I_S

SITE PLAN

1"=150'

02-21-08

