



Executive Center

3400 & 3500 Coliseum Blvd. E.
Fort Wayne, Indiana 46805



Beautiful Office Campus

- 2 professional office buildings with various suite sizes available
 - › Suites range from 1,239 - 19,938 SF contiguous
- Appealing wooded office campus with walkway and picnic tables
- Ample parking
 - › 5 spaces per 1,000 SF
- Full service leases with janitorial service and on-site maintenance



BRADY GARDNER

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BRAD STURGES

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CAT WINDMILLER

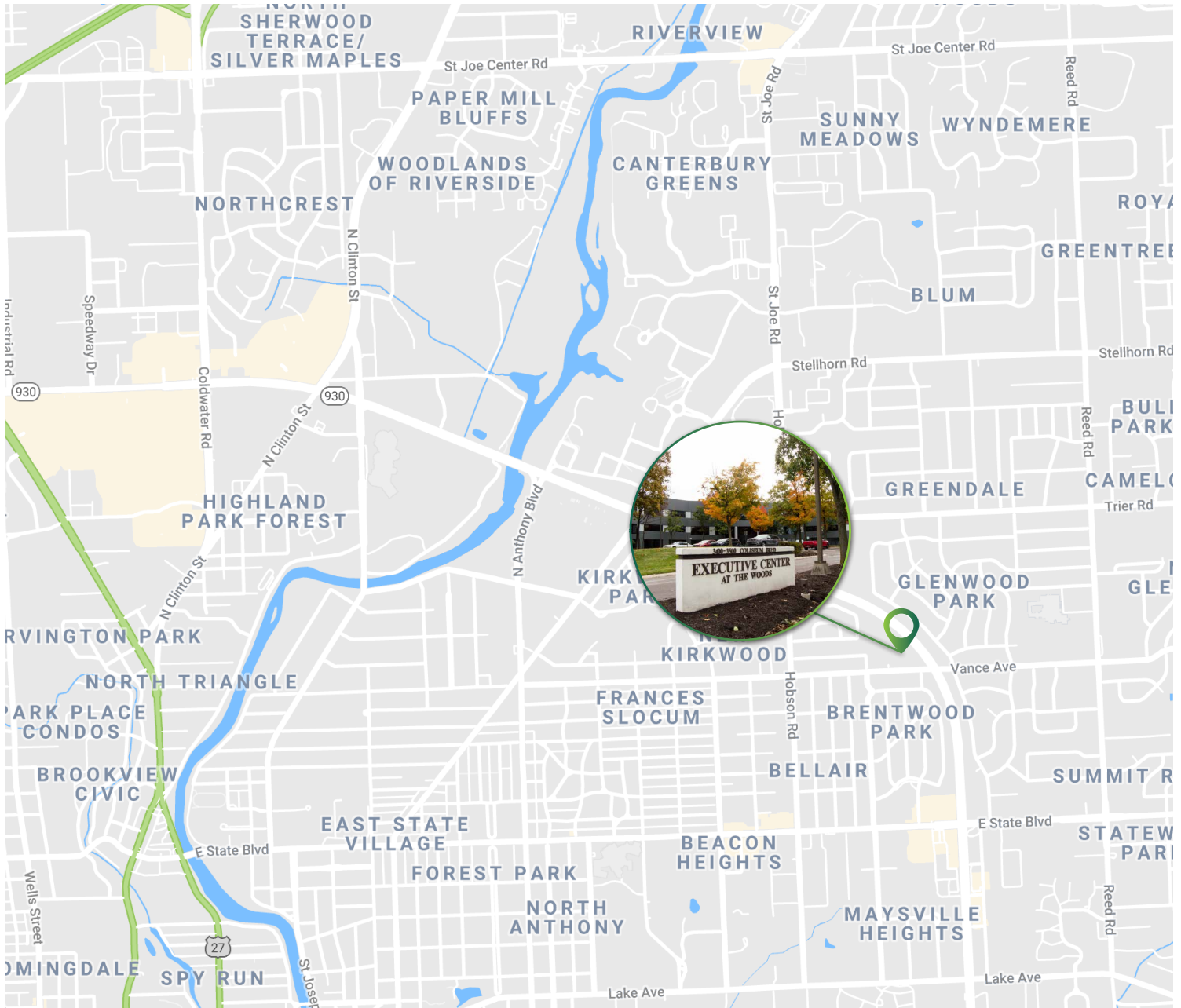
Brokerage & Marketing Coordinator
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Excellent Location on Fort Wayne's Northeast Side

Executive Center is located at the corner of Coliseum Blvd. and Vance Ave, less than one mile from Purdue University Fort Wayne and Ivy Tech Community College. It is within arm's reach of Glenbrook Square Mall and Allen County Memorial Coliseum and only 3 miles from I-69.

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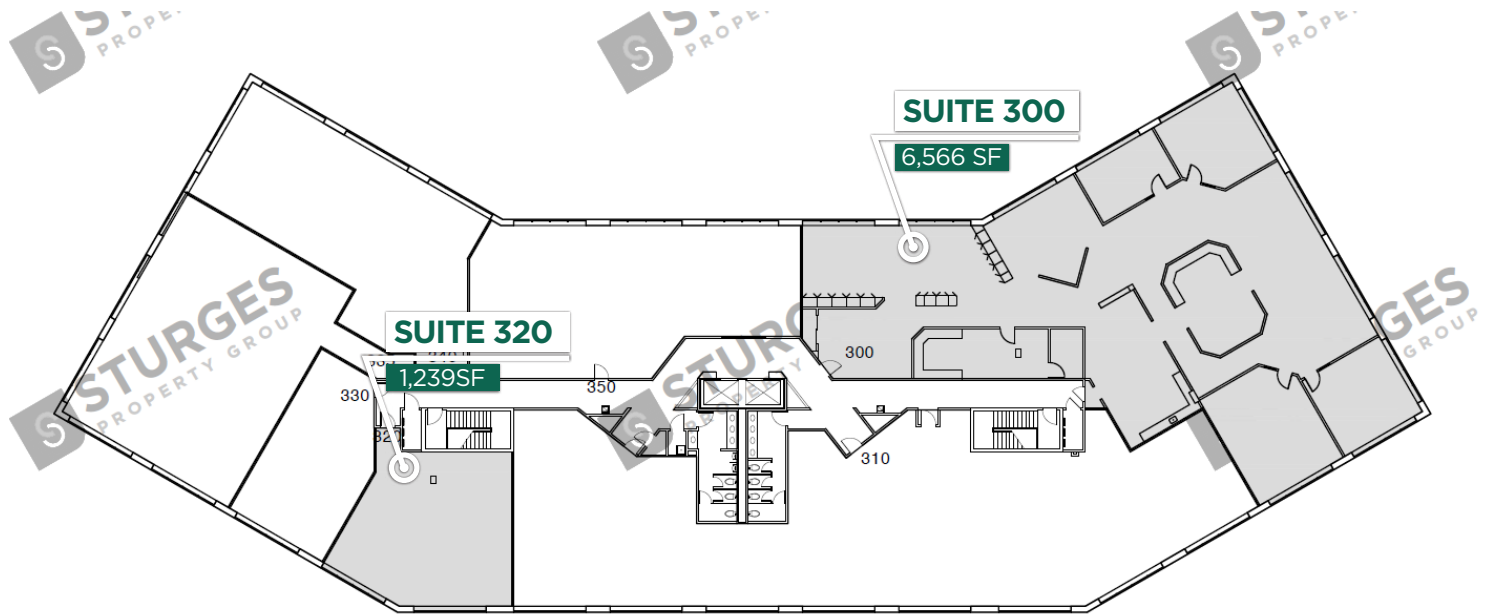


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Executive Center I (3400 Coliseum Blvd. E.)

Suites Available - Contact Broker for Detailed Floor Plans

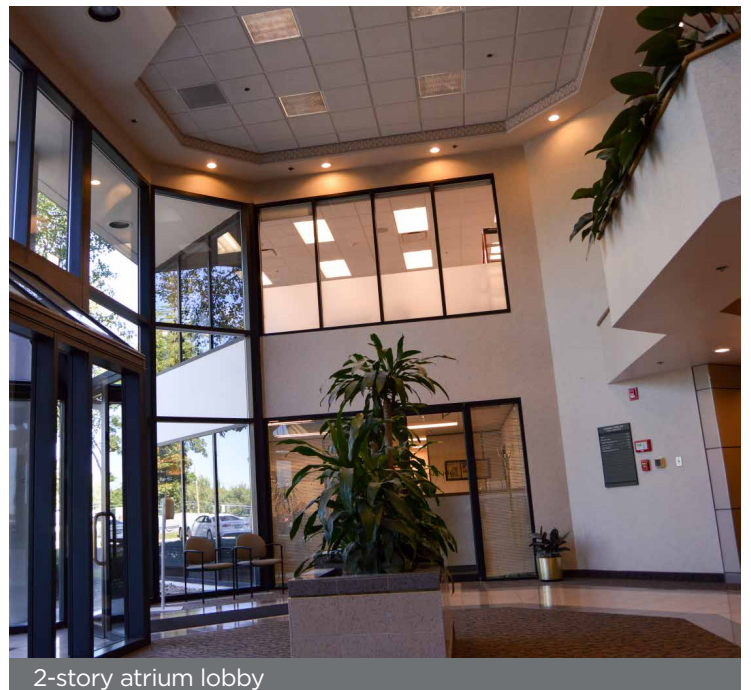


Floor Plan: Not To Scale

3rd Floor Suites - Up to 6,566 SF



Building exterior



2-story atrium lobby

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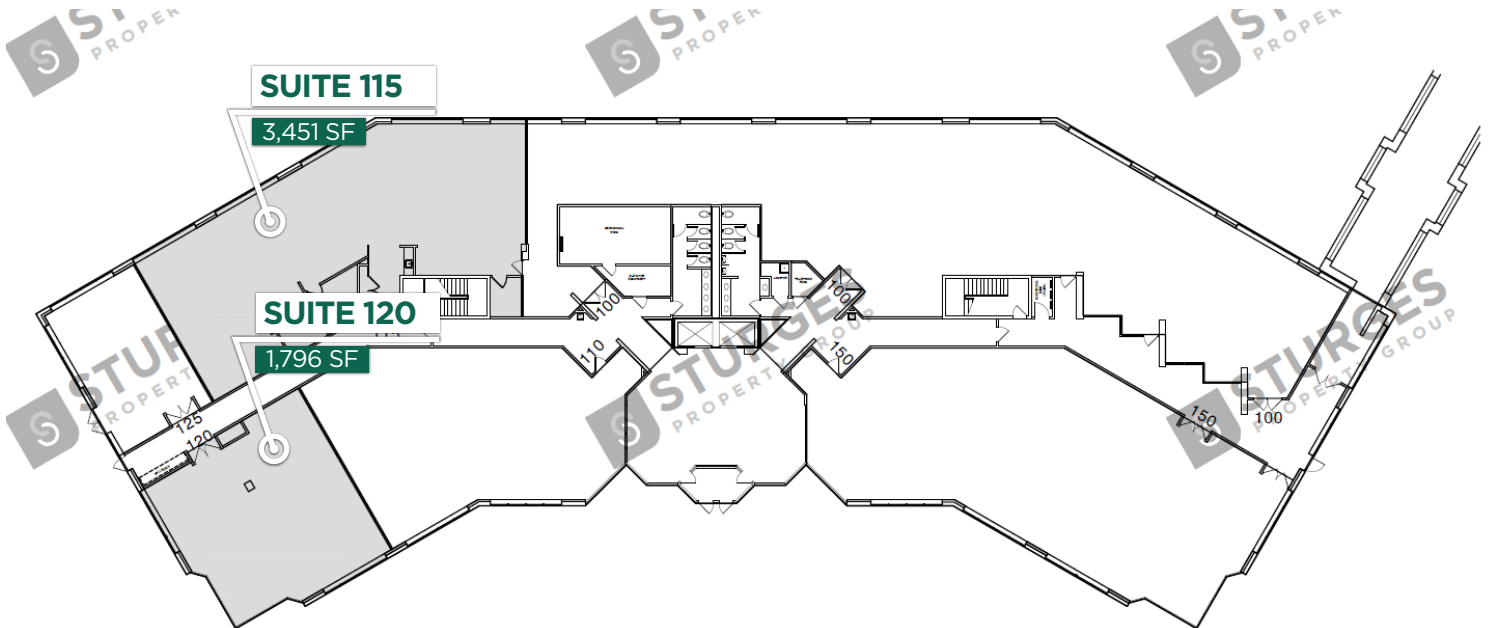


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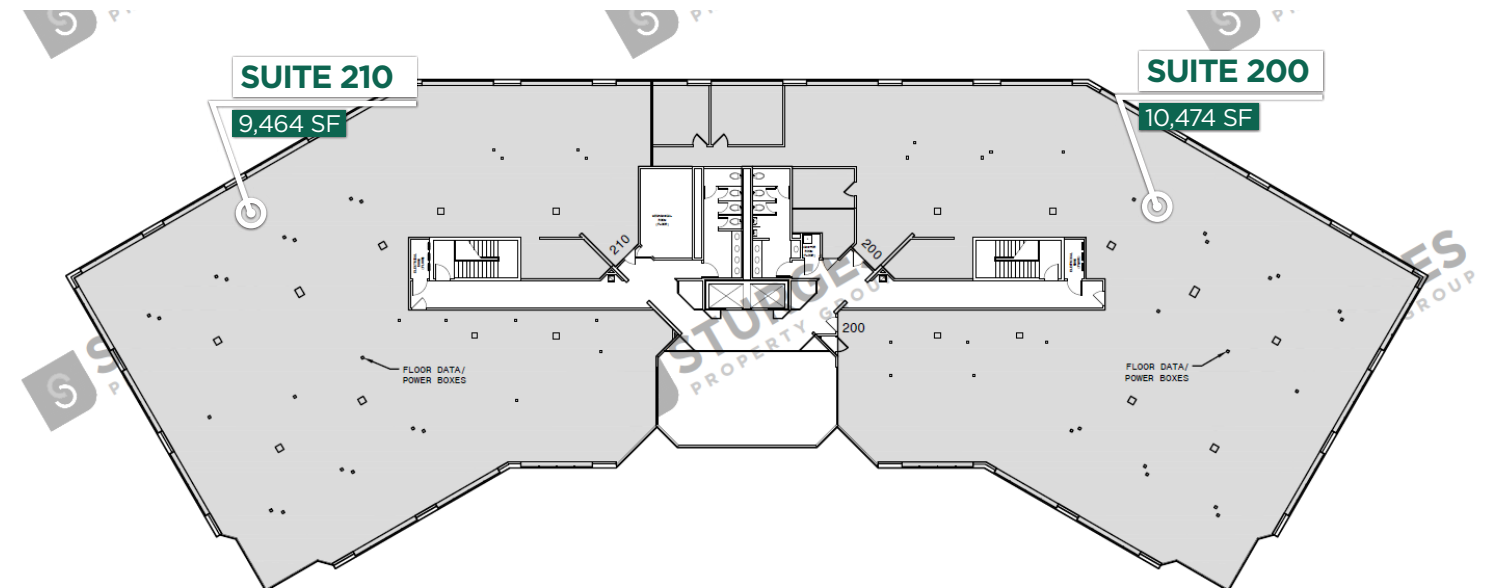
Executive Center II (3500 Coliseum Blvd. E.)

Suites Available - Contact Broker for Detailed Floor Plans



Floor Plan: Not To Scale

1st Floor Suites - Up to 3,451 SF



Floor Plan: Not To Scale

Full 2nd Floor Available - 19,938 SF contiguous

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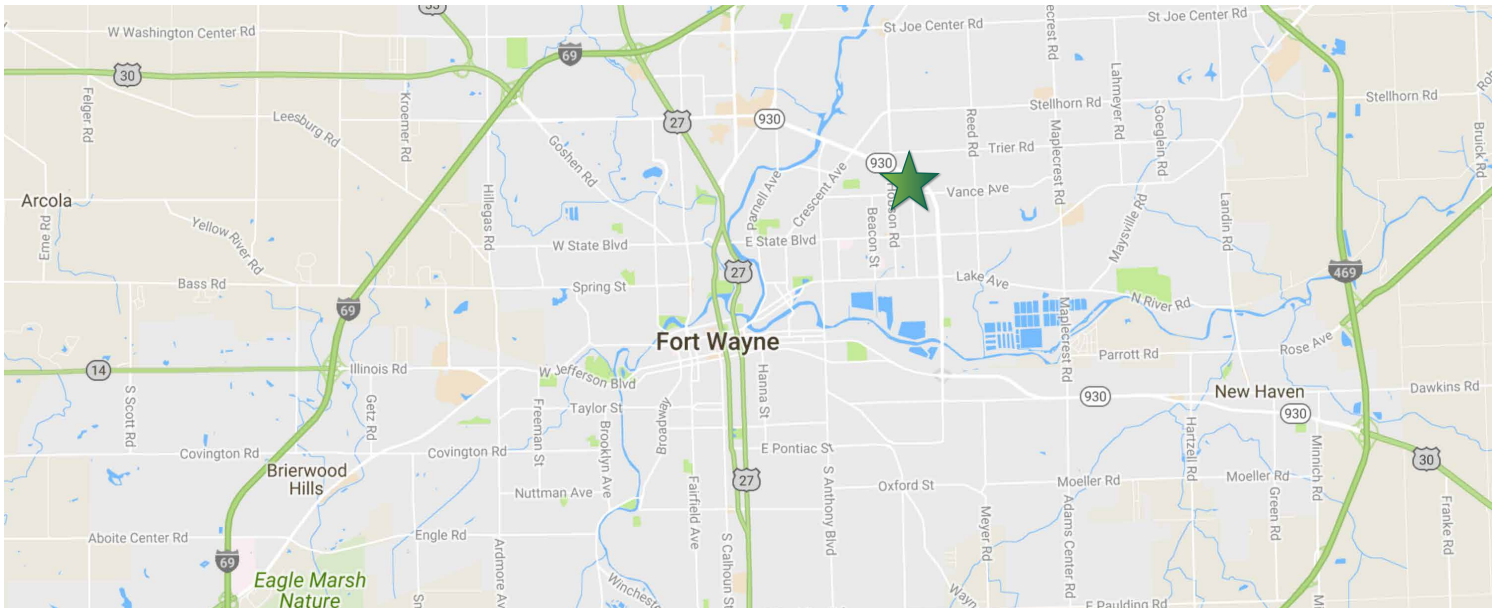
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OFFICE SPACE FOR LEASE

Property Name Executive Center
 Address 3400 & 3500 E. Coliseum Blvd.
 City, State, Zip Fort Wayne, IN 46805
 County Allen
 Township St. Joseph
 Parcel Nos. 02-08-30-428-002.000-072
 02-08-29-376-004.001-072



LEASE INFORMATION

Lease Rate \$16.00/RSF/Yr
 Lease Type Full Service
 Terms 3 Years Minimum
 Availability Immediate

AVAILABLE SUITES

Total Building Area - Bldg. 1 60,422 SF
 Available SF - Bldg. 1 7,805 SF
 Total Building Area - Bldg. 2 60,293 SF
 Available SF - Bldg. 2 25,185 SF
 Max. Contiguous Available 19,938 RSF

| Suites Available | RSF | Monthly Rate |
|-----------------------------------|--------|--------------|
| Bldg. 1 - Suite 300 | 6,566 | \$8,754.67 |
| Bldg. 1 - Suite 320 | 1,239 | \$1,652.00 |
| Bldg. 2 - Suite 115 | 3,451 | \$4,601.33 |
| Bldg. 2 - Suite 120 | 1,796 | \$2,394.67 |
| Bldg. 2 - Suite 200 | 9,464 | \$12,618.67 |
| Bldg. 2 - Suite 210 | 10,474 | \$13,965.33 |
| Bldg. 2 - Large Contig. (200/210) | 19,938 | \$26,584.00 |

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage 4.48 AC
 Zoning & Description C2 - General Commercial
 Parking Description Surface
 Parking count/ratio 4.5/1,000

BUILDING INFORMATION

Property Type Multi-Tenant Office
 Year Built 1986, 1989
 No. of Stories 3
 Construction Type Concrete
 Roof Rubber
 Heating Gas fired boiler
 A/C Pump
 Sprinklered Wet
 ADA Compliant Yes
 Elevators 2
 Signage Tenant directory signage
 Exterior signage possibility on Bldg. 2

UTILITIES

Electric Supplier AEP
 Natural Gas Source NIPSCO
 Water & Sewer Source City Utilities

ADDITIONAL INFORMATION

- Professionally managed office building with janitorial service
- Located at corner of Coliseum Blvd. and Vance Ave.
- Near universities and major retail
- 2-story glass atrium lobby
- Plentiful parking

CONTACT US

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 SturgesProperty.com
 260 424 8448



From office relocation to investing to disposition, the Sturges Property Group Office Team has the experience, knowledge, and tools to ensure success in any real estate endeavor. The team stays informed to changing market conditions with key knowledge of market rents and Landlord incentives. Using this information helps the team develop custom-tailored real estate strategies to support our client's immediate and long-term objectives.



Barry Sturges, CPM®

CEO & Managing Director
barry.sturges@sturgespg.com

As CEO and Managing Director, Barry is responsible for managing the company's office. Barry is involved in all aspects of the real estate spectrum, including new business development, office, retail, and industrial brokerage, property and facility management, and residential development.



Brad Sturges

President
brad.sturges@sturgespg.com

As President of Sturges Property Group, Brad's role includes oversight of financial, operational, marketing, business development, and overall strategy. He also manages the Brokerage Division and represents several private clients for the acquisition and disposition of investment property.



John Caffray

Vice President of Brokerage
john.caffray@sturgespg.com

John Caffray has over 15 years of experience in the commercial real estate industry. As the Vice President of Brokerage, he is responsible for leading the brokerage teams and assisting in leasing and sale efforts for specialty clients.



Brady Gardner

Broker
brady.gardner@sturgespg.com

Brady is at the core of our Office Team, working with Landlords and Tenants within Fort Wayne and the surrounding communities. Additionally, Brady works with retail, industrial, and investment clients.



Cat Windmiller

Brokerage & Marketing Coordinator
cat.windmiller@sturgespg.com

Cat assists the Office Team by gathering research, preparing documentation and agreements, and developing professional marketing brochures and proposals. Cat also oversees company-wide marketing efforts.