



**Trier Point**  
3303 Trier Road  
Fort Wayne, IN 46815



## Ideal Location for Professional and Personal Service Providers

Trier Point is a well-maintained 10,200-square-foot medical office and retail center offering a professional appearance, strong visibility, and convenience for both tenants and customers. Built in 1989, the property features individually controlled heating and air conditioning in each suite, separately metered utilities, and a tenant-friendly expense structure with tenants responsible only for utilities and janitorial services. The well-lit concrete parking lot and sidewalks provide a safe, welcoming environment with ample accessibility for visitors and staff alike. Trier Point offers an ideal location for medical, professional office, wellness, or service-oriented businesses seeking a highly functional space in one of Fort Wayne's most accessible areas.

## Property Highlights

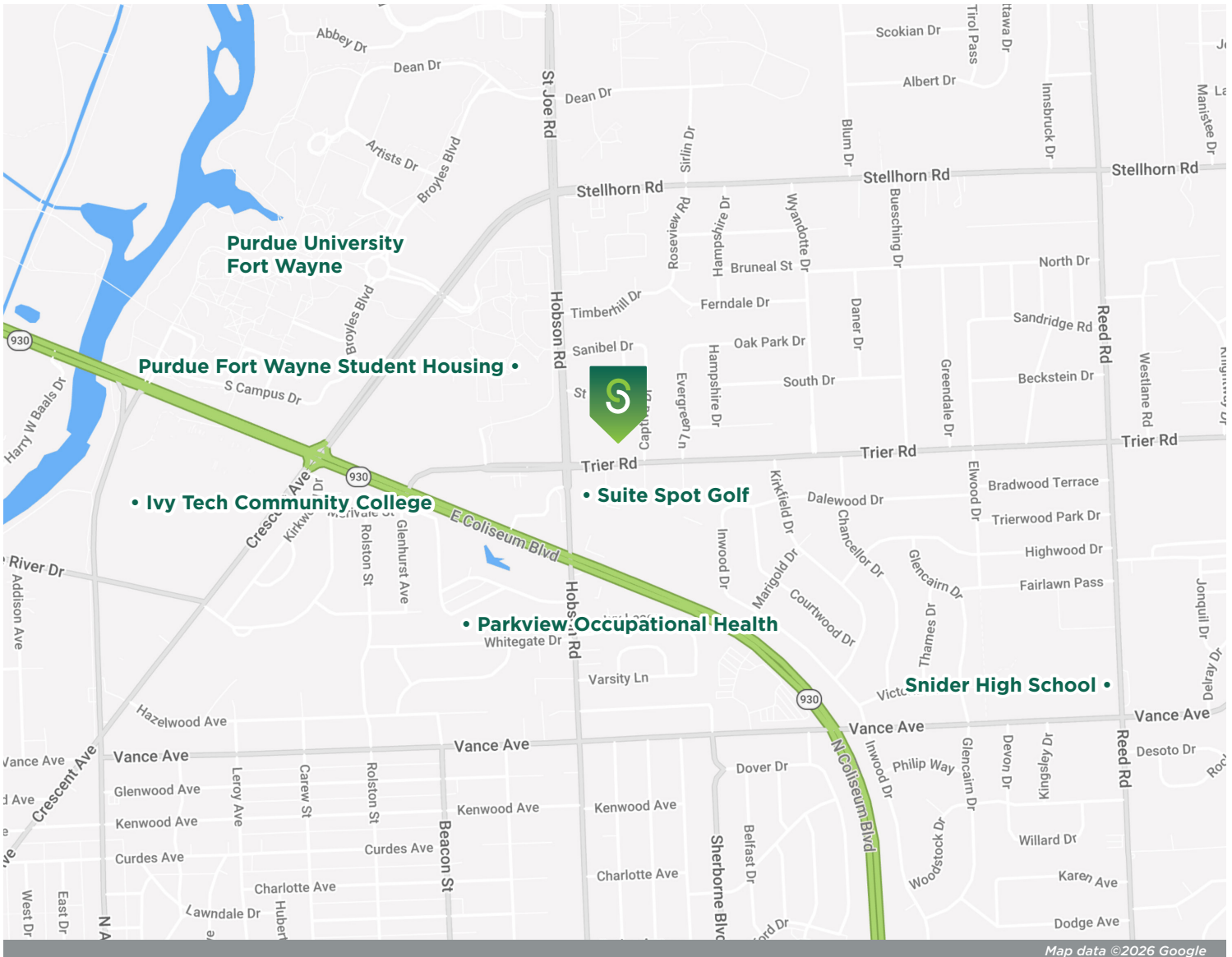
- ▶ Suite 2,3,4 - 4,233 SF
- ▶ Unit can be split into individual suites
  - ▶ Unit 2: 1,904 SF
- ▶ Unit 3: 939 SF
- ▶ Unit 4: 1,135 SF
- ▶ **FOR LEASE: \$12.00/SF/Yr Modified Gross**

### ROBERT DOYLE

Broker  
260 424 8448  
robert.doyle@sturgespg.com



**Trier Point**  
 3303 Trier Road  
 Fort Wayne, IN 46815



**Excellent Location**

Trier Point is a well maintained medical office/retail building located at the signalized intersection of Trier Road and Hobson Road with traffic counts exceeding over 18,900 vehicles per day. This property is adjacent to Coliseum Blvd and Crescent Avenue, two of the main traffic arteries that carry over 25,000 VPD. It is near Purdue Fort Wayne, Snider High School, Ivy Tech Community College, and many retail ventures.

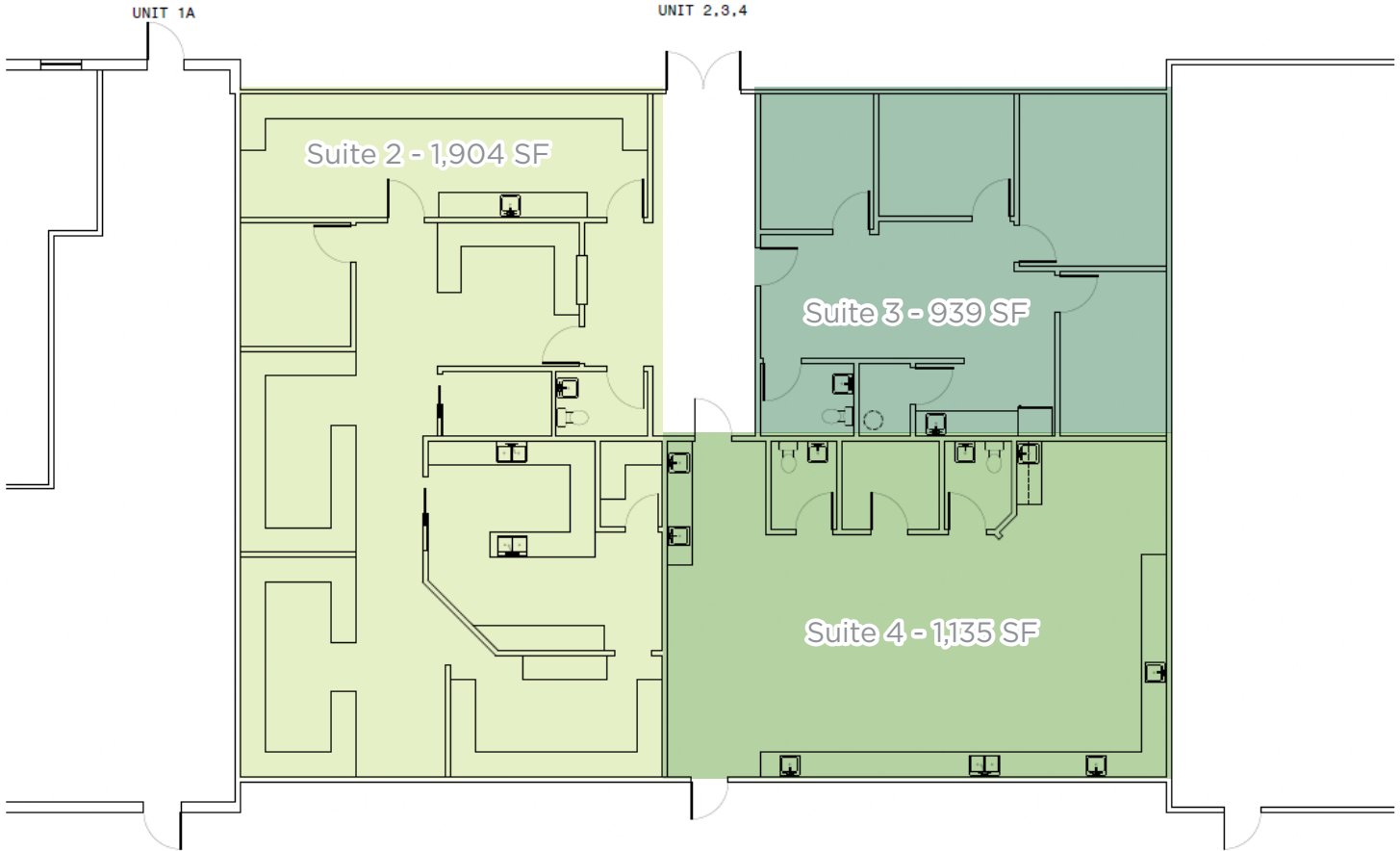
**ROBERT DOYLE**

Broker  
 260 424 8448  
 robert.doyle@sturgespg.com



**Trier Point**  
3303 Trier Road  
Fort Wayne, IN 46815

## Available Unit 2, 3, & 4 Combined - 4,233 SF



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

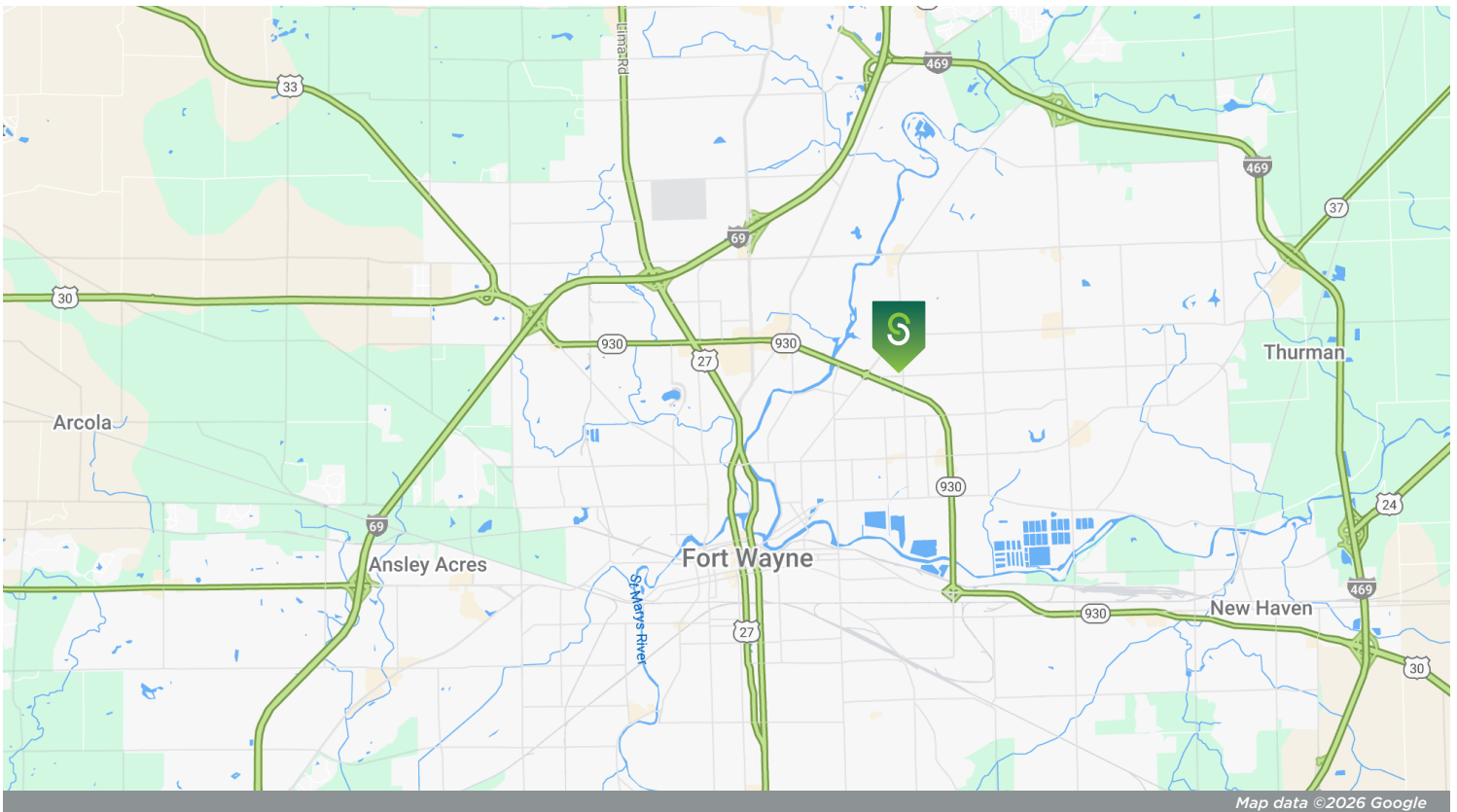


**ROBERT DOYLE**

Broker  
260 424 8448  
robert.doyle@sturgespg.com



**Trier Point**  
3303 Trier Road  
Fort Wayne, IN 46815



© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

**ROBERT DOYLE**

Broker  
260 424 8448  
robert.doyle@sturgespg.com



**Trier Point**  
3303 Trier Road  
Fort Wayne, IN 46815

**PROPERTY INFORMATION**

Address	3303 Trier Road
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joe
Parcel Number	02-08-29-154-010.000-072



**LEASE INFORMATION**

Lease Rate & Type	\$12.00/SF/Yr Modified Gross
Terms	5 Years
Availability	Immediate

**RESPONSIBLE PARTIES**

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

**AVAILABLE UNITS**

Total Building Area	10,200 SF	
Total Available	4,233 RSF	
Max Contiguous	4,233 RSF	
Units Available	RSF	Monthly Rate
• Suite 2	1,904	\$1,904.00
• Suite 3	939	\$939.00
• Suite 4	1,135	\$1,135.00
• 2, 3, 4 comb.	4,233	\$4,233.00

**BUILDING INFORMATION**

Property Type	Medical Office/Retail
Year Built	1989
# of Stories	1
Construction Type	Wood frame
Roof	Asphalt shingle
Heating	GFA
A/C	GFA
ADA Compliant	Yes
Elevators	None
Signage	Yes

**UTILITIES**

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

**SITE DATA**

Site Acreage	1.29 AC
Zoning	C1 - Professional Office & Personal Services
Parking	59 spaces

**ADDITIONAL INFORMATION**

- Exterior signage available for tenants
- Great location for service use
- Ideal for personal service providers

**ROBERT DOYLE**

Broker  
260 424 8448  
robert.doyle@sturgespg.com