

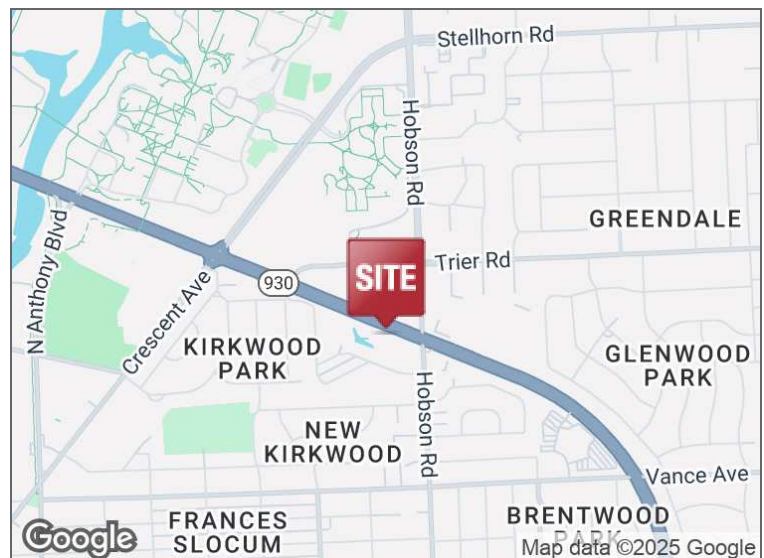


COLISEUM FLEX SPACE SUBLEASE

2990 E COLISEUM BOULEVARD, SUITE 102, FORT WAYNE, IN 46805

PROPERTY HIGHLIGHTS

- 12,077 SF office/warehouse zoned BTI
- Sublease ends November 30, 2028
- The space is NASPO and PCI compliant
- Ceiling heights of 13'1" to HVAC, 14'6" to beam, 15'8" to sprinkler, 17'10" to deck
- 480 Amp, 3 Phase power
- One external 12' OHD, one internal 12' OHD, one internal 10' OHD, one shared dock
- Additional amenities include: security alarm, key coded, climate controlled, air lines



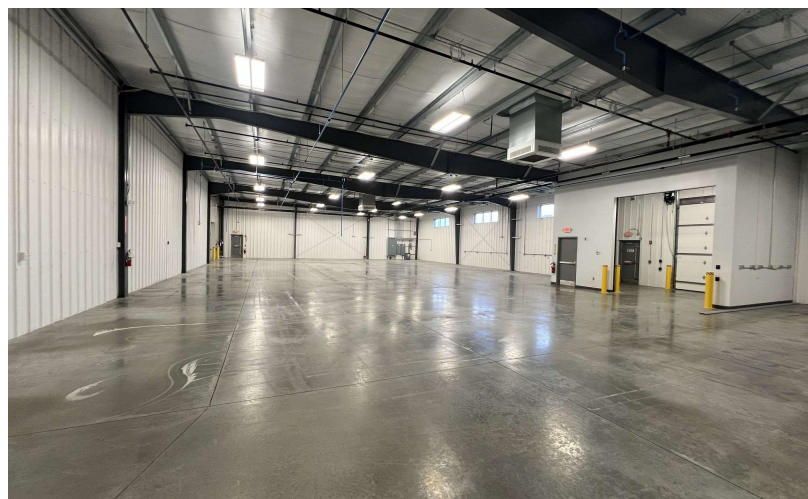
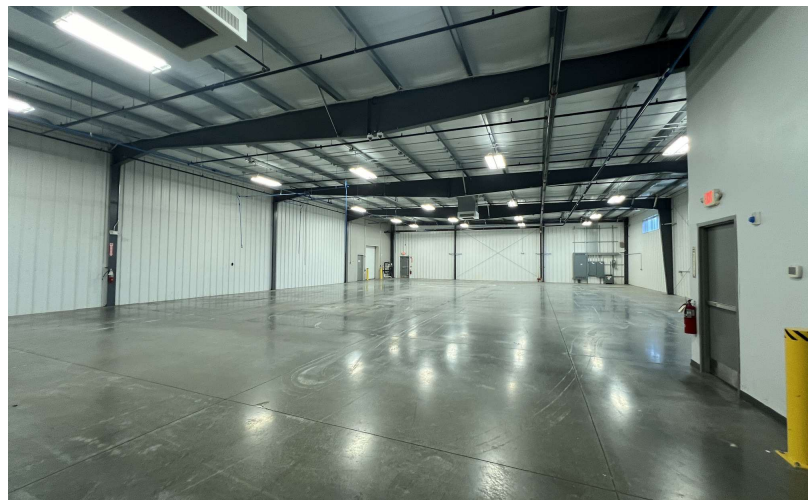
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General Property Information			
Name	2990 E. Coliseum Boulevard	Parcel Number	02-08-30-428-001.000-072
Address	2990 E. Coliseum Blvd., Ste. 102	Total Building SF	12,077 SF
City, State, Zip	Fort Wayne, IN	Acreage	4.66 AC
County	Allen	Year Built	2015
Township	St. Joseph	Zoning	BTI
Parking	Paved surface	Parking Spaces	Ample
Property Features			
Construction Type	Metal	Number of Floors	1
Roof	Pitched	Foundation	Slab
Bay Spacing	Clear span	Lighting	LED Fluorescent
Ceiling Heights	13'1" to HVAC; 14'6" to beam; 15'8" to sprinkler; 17'10" to deck	Sprinklers	Yes
Dock Doors	1 Shared	Electrical	480 Amp, 3 Phase
Overhead Doors	2 internal, 1 external	Restrooms	1 Men's, 1 Women's, 1 Unisex
Security	Alarm, key coded	Other	Climate controlled, air lines
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	3.3 Miles
Water	City of Fort Wayne	Nearest Highway	IN 930/Coliseum Boulevard
Sewer	City of Fort Wayne	Distance	Located directly off Coliseum
Sublease Information			
Available SF	12,077 SF	Sublease Rate	\$8.00/SF/YR NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Subtenant)	
Taxes, CAM, Ins. & HOA	\$2.52/SF	Subtenant	
Utilities		Subtenant	
Maint./Repairs		Subtenant	
Roof /Structure		Landlord	
Total Expenses	\$2.52/SF		

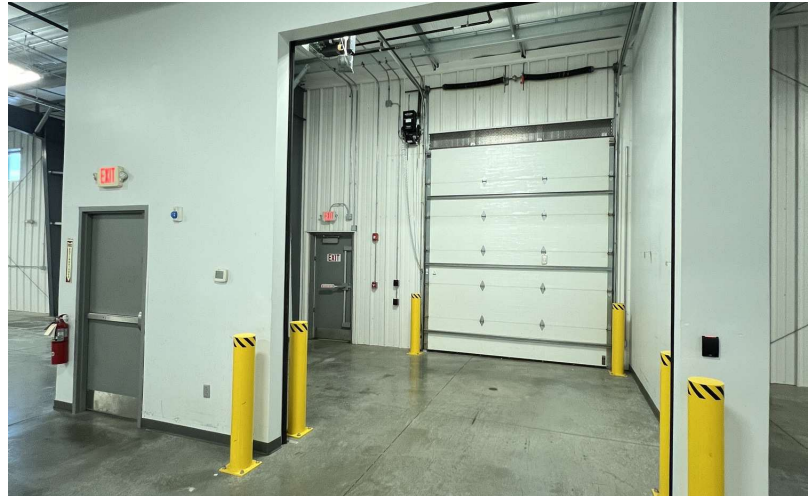
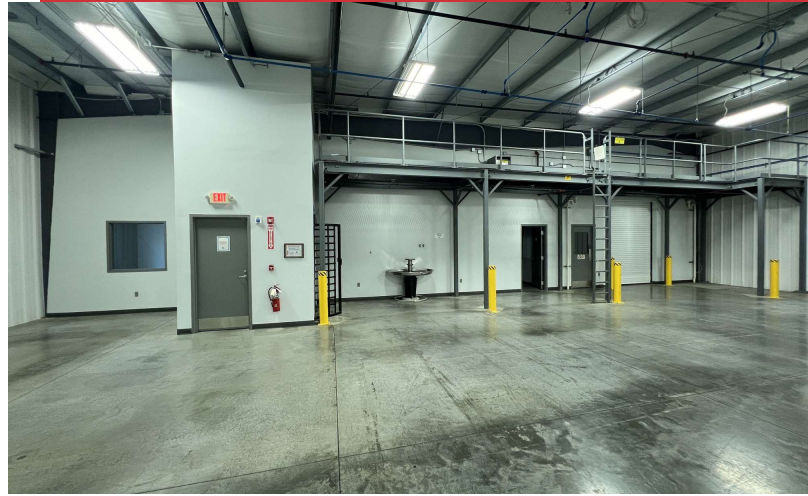
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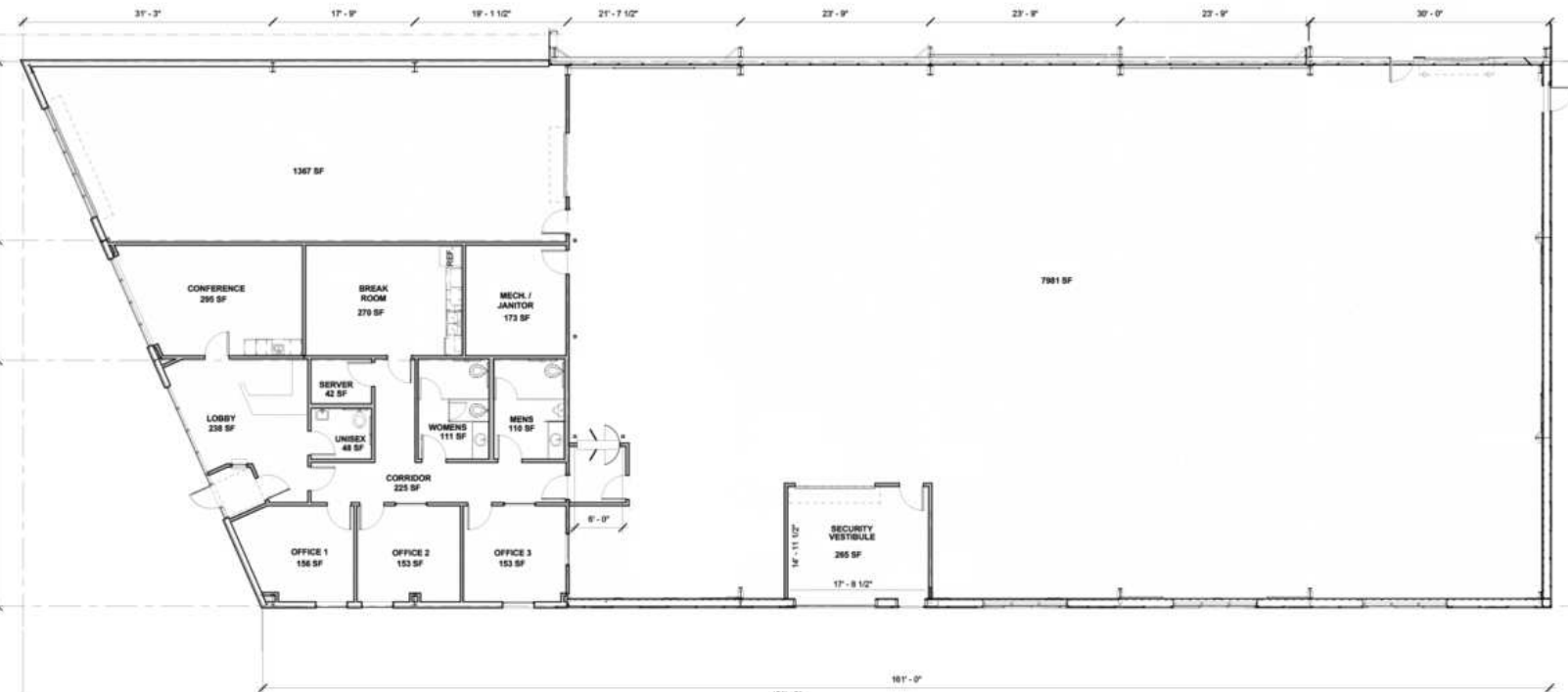
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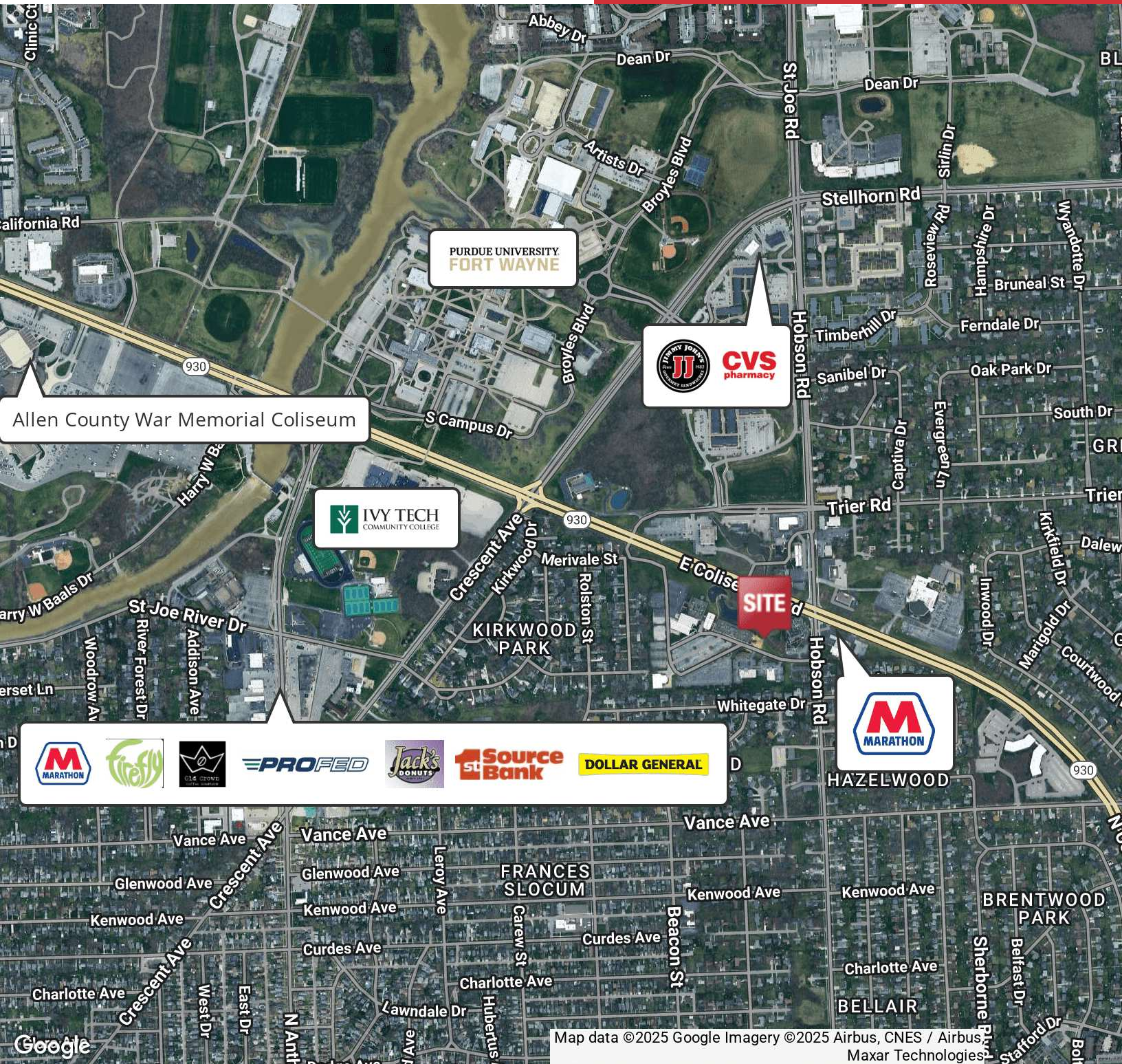


CURRENT FLOOR PLAN BREAKDOWN

- Lobby area with unisex restroom
- Three offices with natural light approximately 153 SF each
- Conference room with sink, large counter and cabinet storage underneath - 295 SF
- Break room with sink, dishwasher, numerous overhead and underneath cabinets, plumbed for refrigerator, room for multiple tables & chairs - 270 SF
- 1 ADA women's and 1 ADA men's restrooms
- Server room and mechanical/janitorial room
- Very clean 1,367 SF space with large window which has a security roll down door; includes overhead door into the large warehouse area
- Large open warehouse area consisting of 7,981 SF including two internal overhead doors, one external overhead door, and one shared dock; one of the overhead doors has a 265 SF security vestibule between outside the building and inside the warehouse

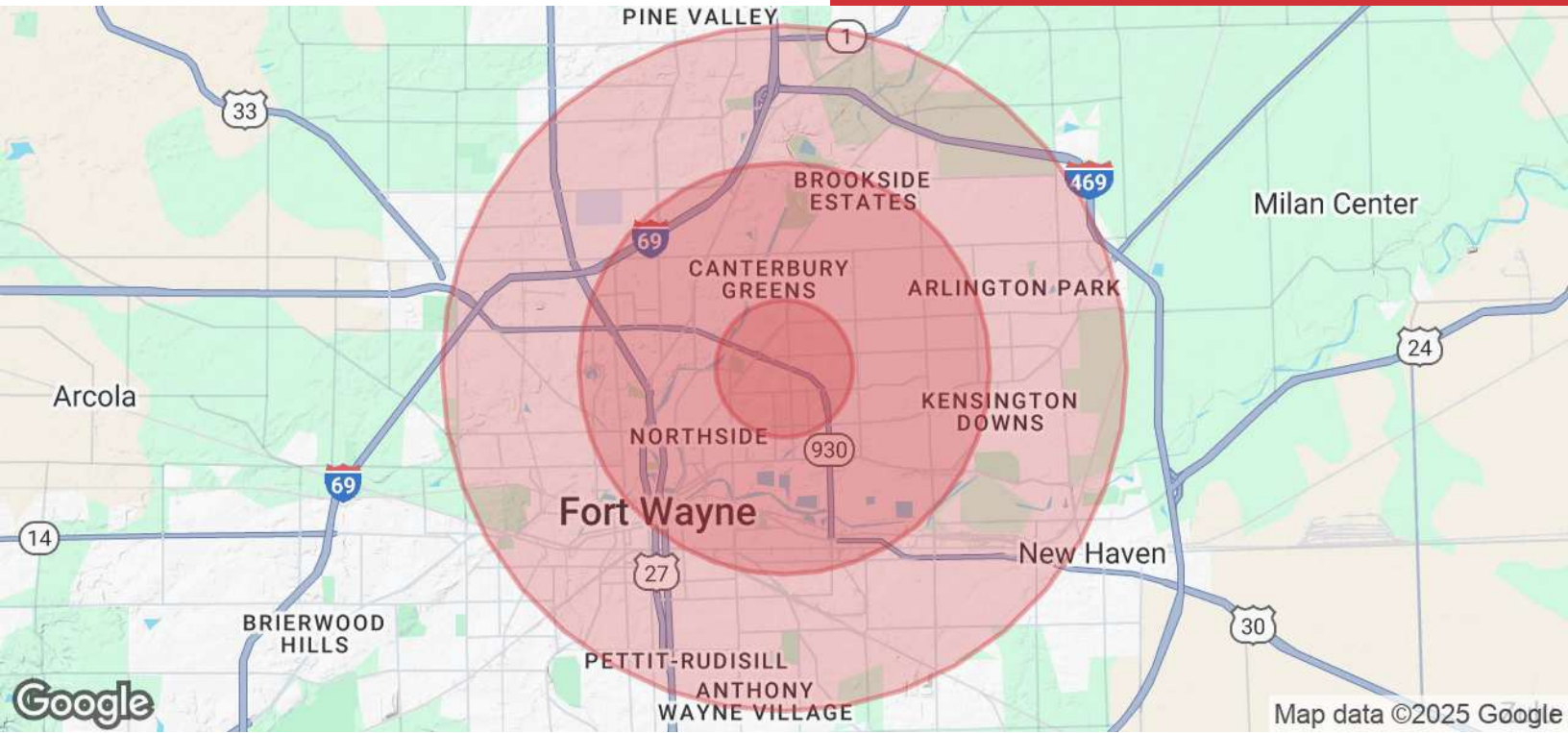
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,166	80,863	189,218
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,328	34,252	77,787
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$78,716	\$72,912	\$74,498
Average House Value	\$169,215	\$166,547	\$175,768

Demographics data derived from AlphaMap

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