

Village of Coventry Office/Retail

5503-B Coventry Lane
Fort Wayne, IN 46804



OFFICE/RETAIL

FOR LEASE

Superior Location off I-69

Boasting 3,091 SF, the Village of Coventry Office/Retail has seven private offices, one conference room, a large kitchenette, and break room area making this the perfect space for your business. This building is surrounded by national retailers in one of Fort Wayne's most popular and affluent retail submarkets. 5503 Coventry offers ample parking near the main entrance of the shopping plaza. Village of Coventry is a highly traveled area serving both locals and travelers along I-69.

Property Highlights

- ▶ Abundant parking
- ▶ Seven private spaces at the suite's front door
- ▶ Customer parking on all sides of building
- ▶ Easy access to US 24 and I-69 at exit 302
- ▶ Suitable for retail or office use
- ▶ **FOR LEASE: \$17.00/RSF/Yr Gross**

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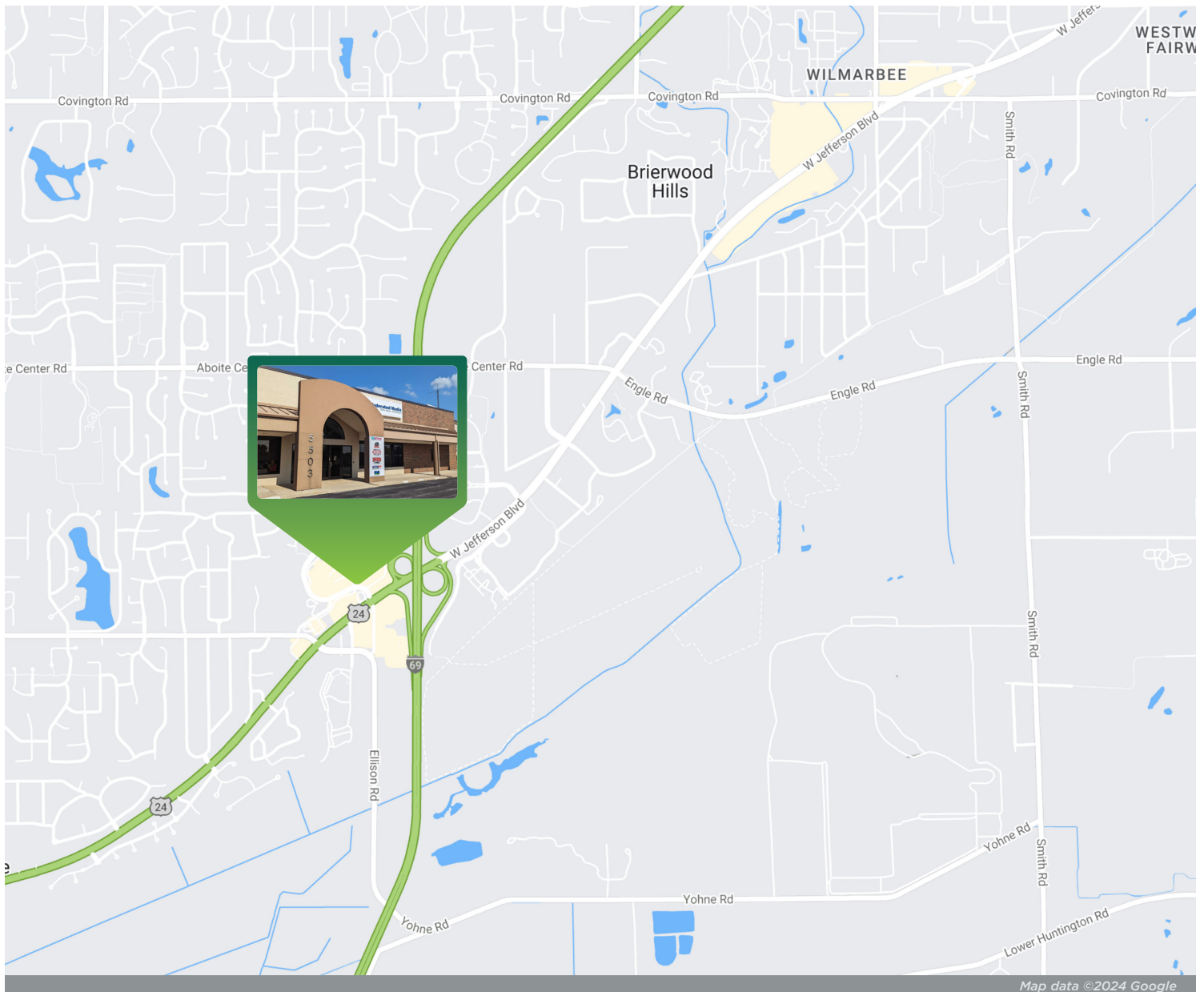
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Map data ©2024 Google

Excellent Location

This site has easy access from I-69 and US 24, only less than a mile from exit 302. Other general offices, medical offices, and retail uses surround the building. There are many restaurants within walking distance of this location. Neighbors include Hall's Tavern Restaurant, McDonald's, Salsa Grille, Arby's, Applebee's Grill + Bar, Starbucks, Buffalo Wild Wings, and Kroger Marketplace.

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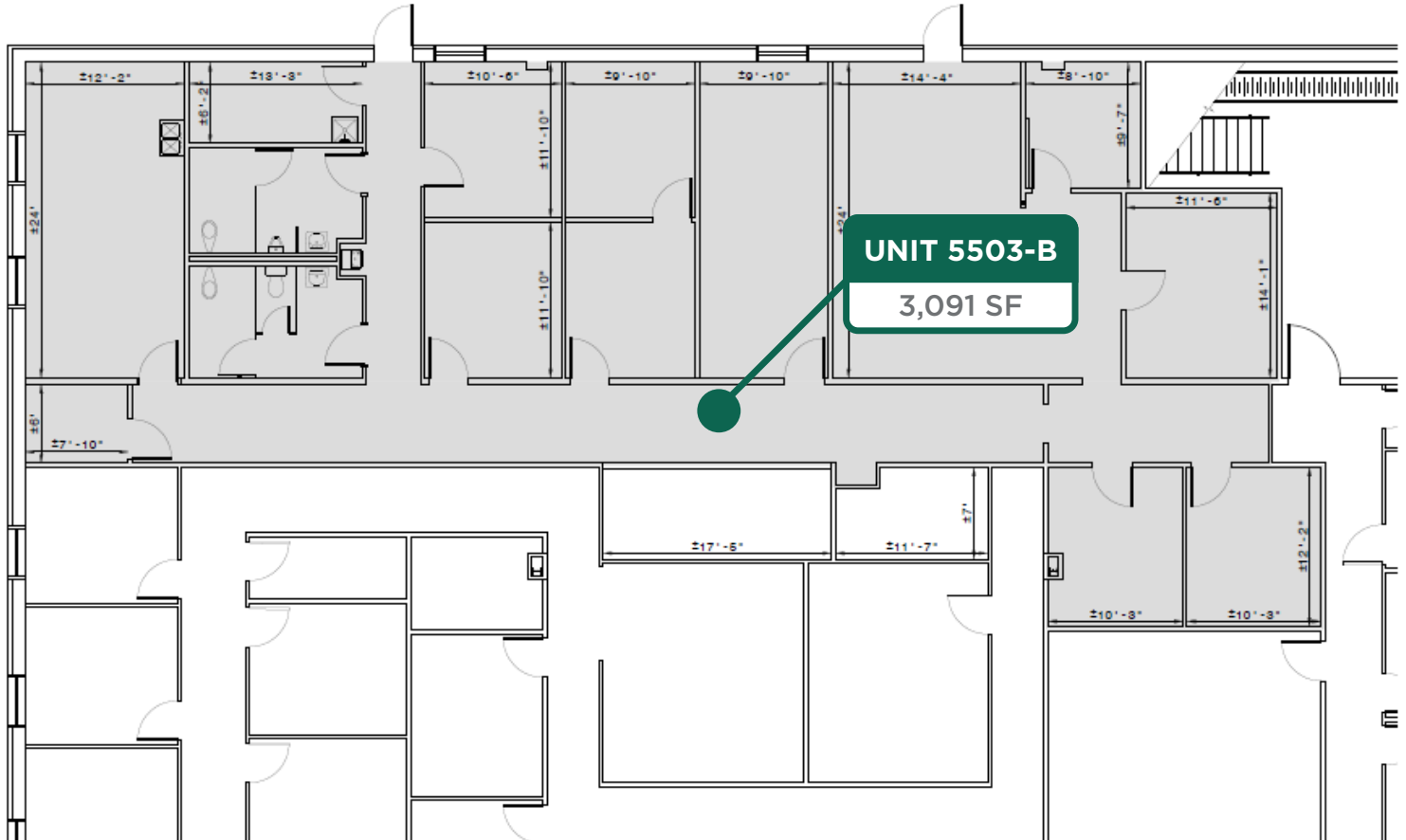
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Floor Plan



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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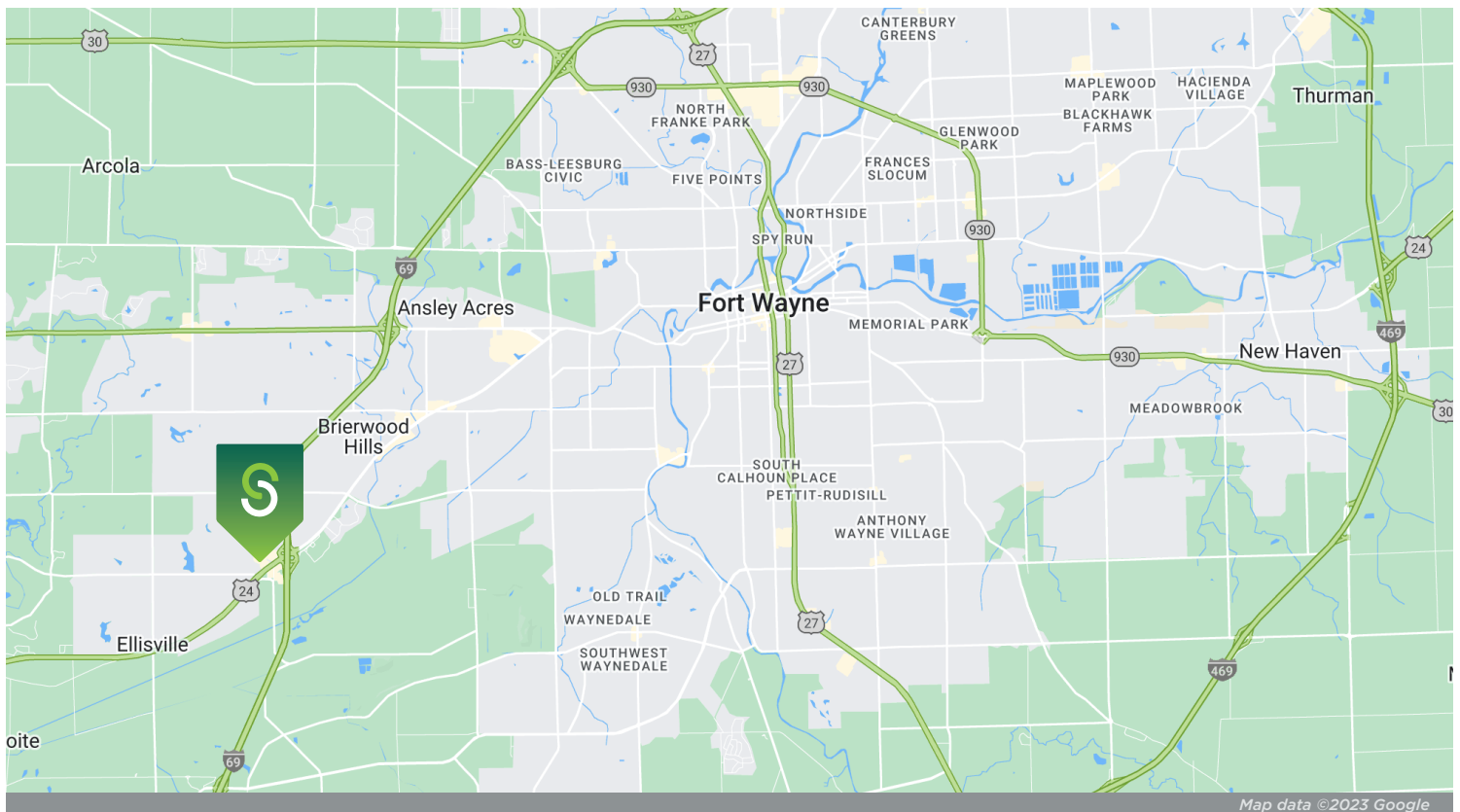
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PROPERTY INFORMATION

Address	5503-B Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-11-23-328-002.000-075



LEASE INFORMATION

Lease Rate & Type	\$17.00/RSF/Yr Gross
Terms	5 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Landlord
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	18,00SF	
Total Available	3,091 RSF	
Max Contiguous	3,091 RSF	
Units Available	RSF	Monthly Rate
• Suite 5503-B	3,091	\$4,378.91

BUILDING INFORMATION

Property Type	Office
Year Built	1994
# of Stories	1
Construction Type	Brick
Roof	Built-up
Heating	Gas forced air
A/C	Central
Sprinkler	Yes
ADA Compliant	Yes
Elevators	None

UTILITIES

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

SITE DATA

Site Acreage	2.17 AC
Zoning	C2 - General Industrial
Parking	Surface

ADDITIONAL INFORMATION

- 3,091 SF of office/retail space
- Located in the Village of Coventry shopping center
- Easy access to I-69 & US 24

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



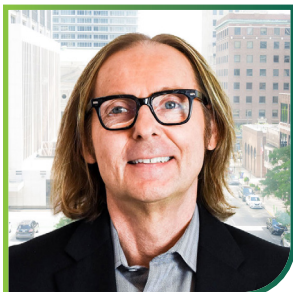
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



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260 425 2096

NexusFW.com

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TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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