


OFFICE/RETAIL
FOR LEASE

Prime Location in Southwest Fort Wayne Off I-69

Introducing a rare 12,770 SF two-story atrium and a 17,464 - 42,458 SF large user space located in the heart of the Village of Coventry, one of Fort Wayne's most established mixed-use destinations. This dramatic, open-volume space features soaring ceiling height, abundant natural light, and its own dedicated entrances, offering an exceptional opportunity for operators seeking a high-impact environment not found in conventional office or retail locations.

Property Highlights

- ▶ 12,770 SF two-story atrium with dramatic ceiling height
- ▶ Ideal for gyms, recreation, creative office or showroom users
- ▶ Atrium space can be divided into two separate office/retail spaces
- ▶ **FOR LEASE: SEE BROKER**

SHELBY WILSON

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NEAL BOWMAN, SIOR

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PHILIP HAGEE

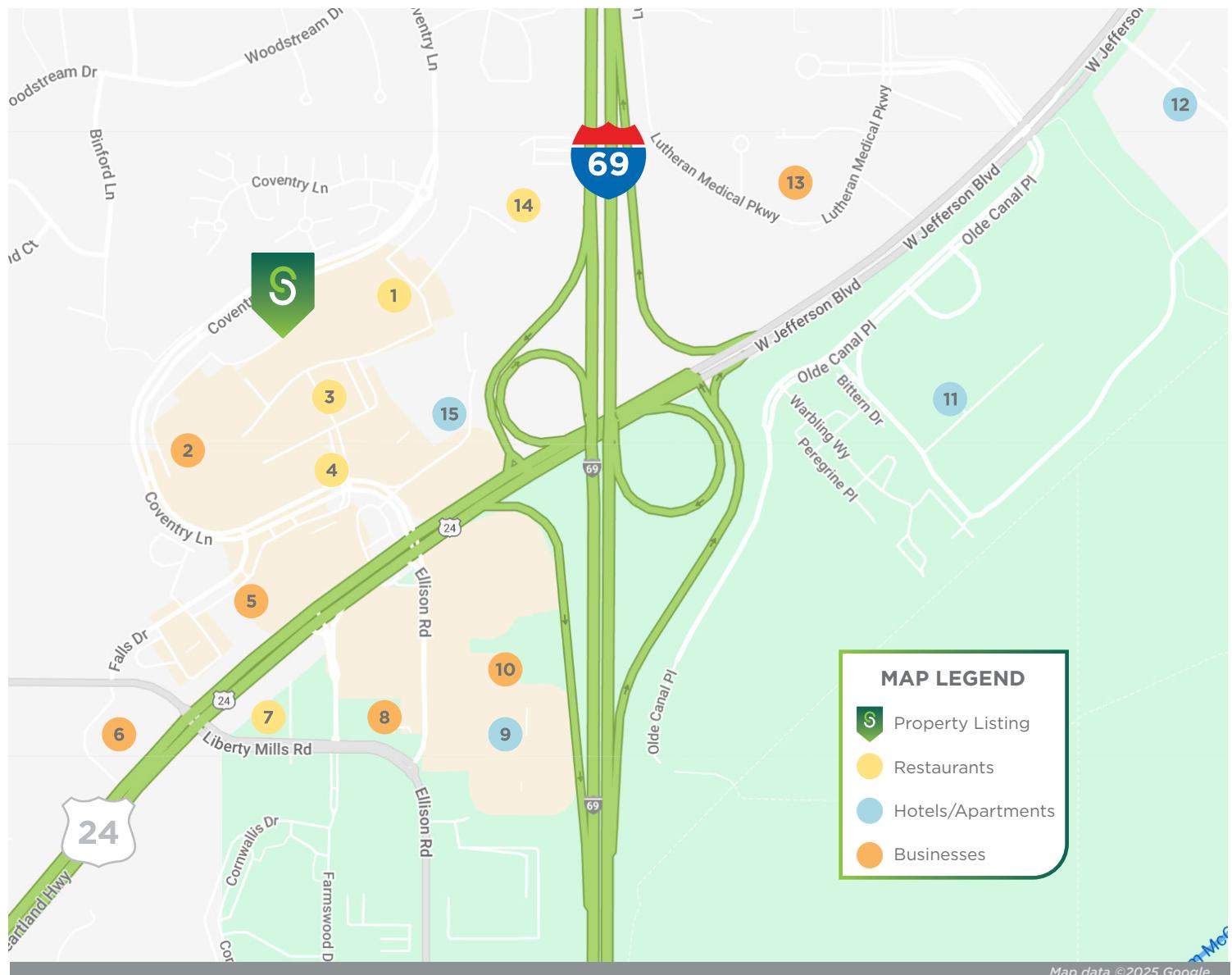
 Listing Manager
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Village Shoppes Atrium

5601-5699 Coventry Lane

Fort Wayne, IN 46804



Excellent Location

1. Buffalo Wild Wings	6. Walgreens	11. Canal Flats
2. Kroger Marketplace	7. Wendy's	12. Residence Inn by Marriott
3. Starbucks	8. Rural King	13. Lutheran Hospital
4. Pizza Hut	9. Holiday Inn Express & Suites	14. Outback Steakhouse
5. Chase Bank	10. Indiana State Police	15. Best Western Luxury Inn

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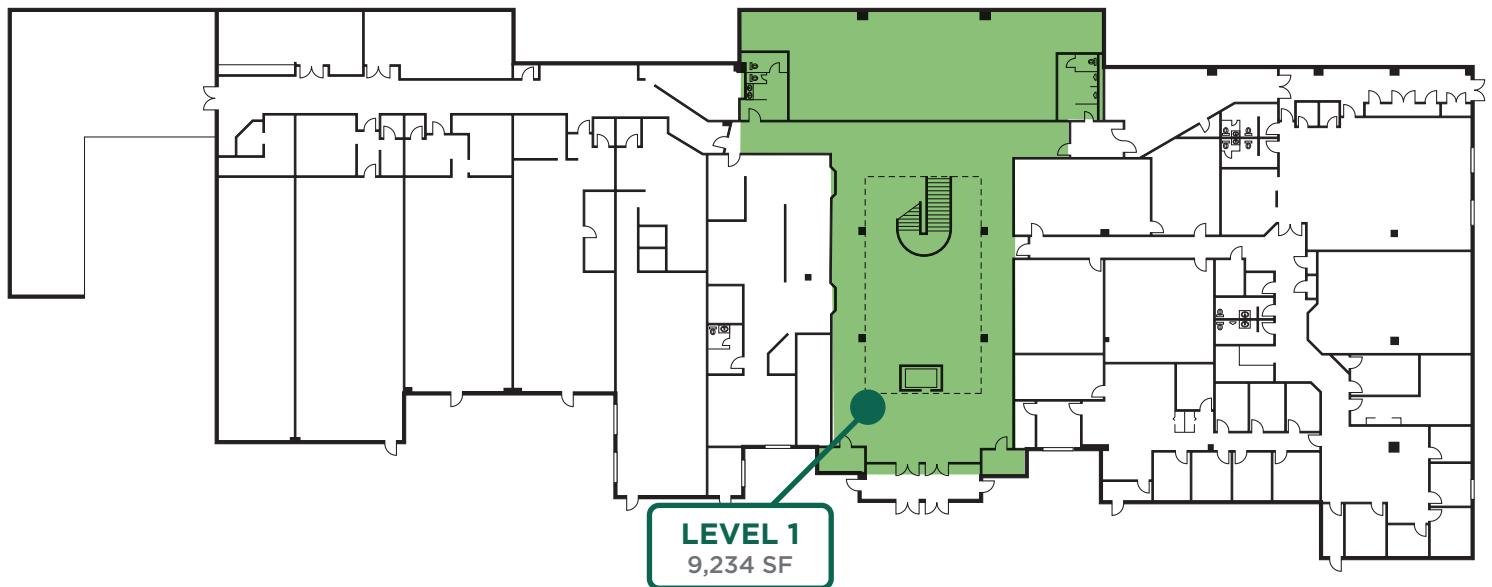
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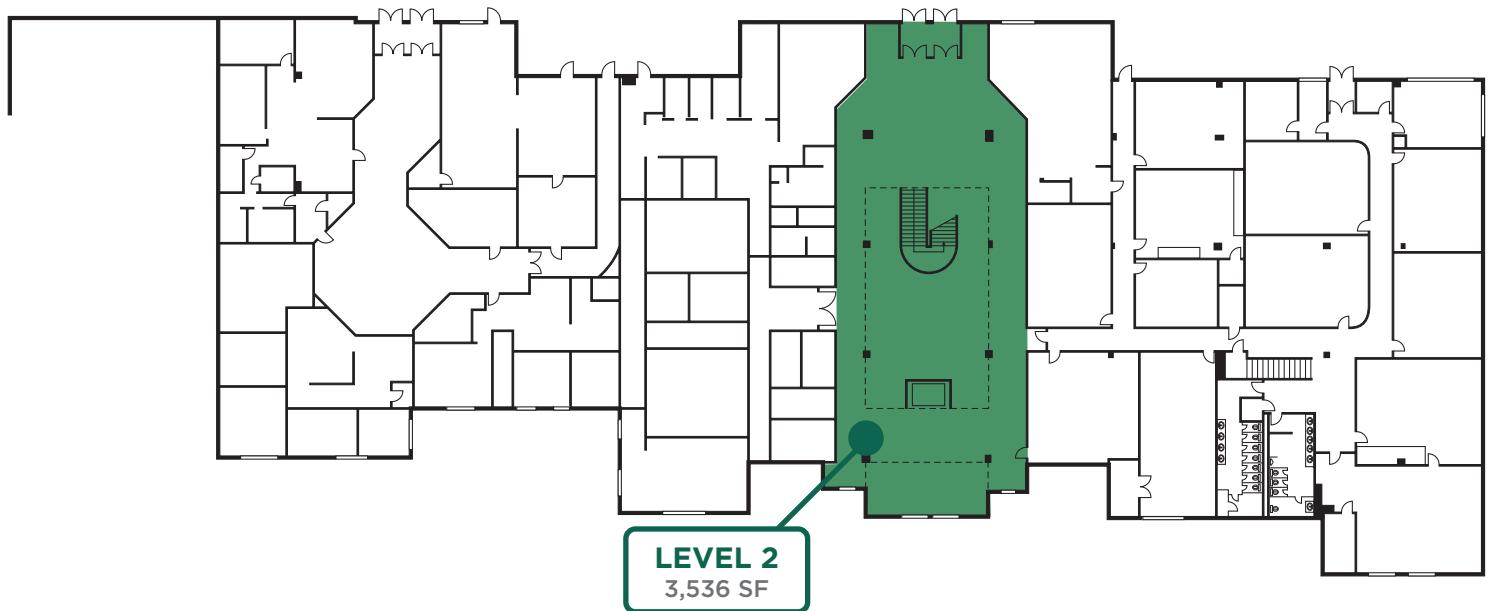
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Atrium Space - Levels 1 & 2 combined 12,770 SF



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



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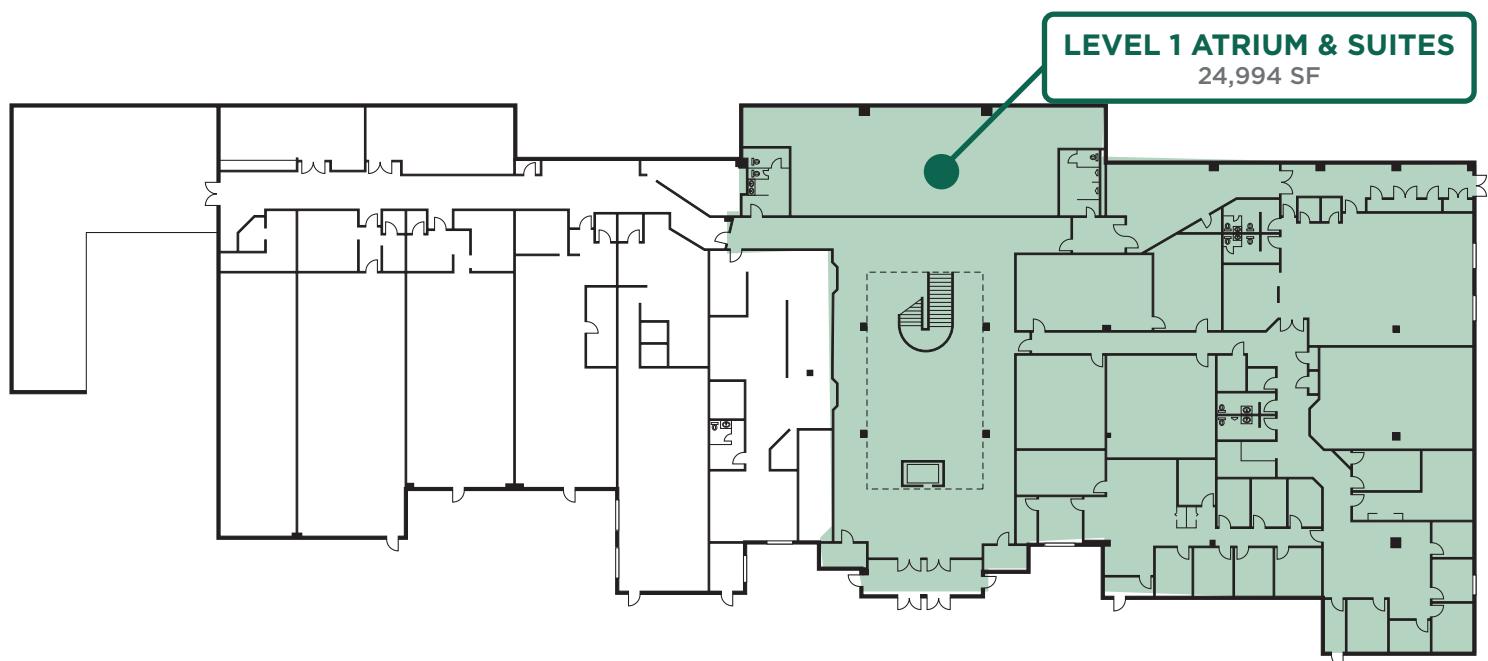
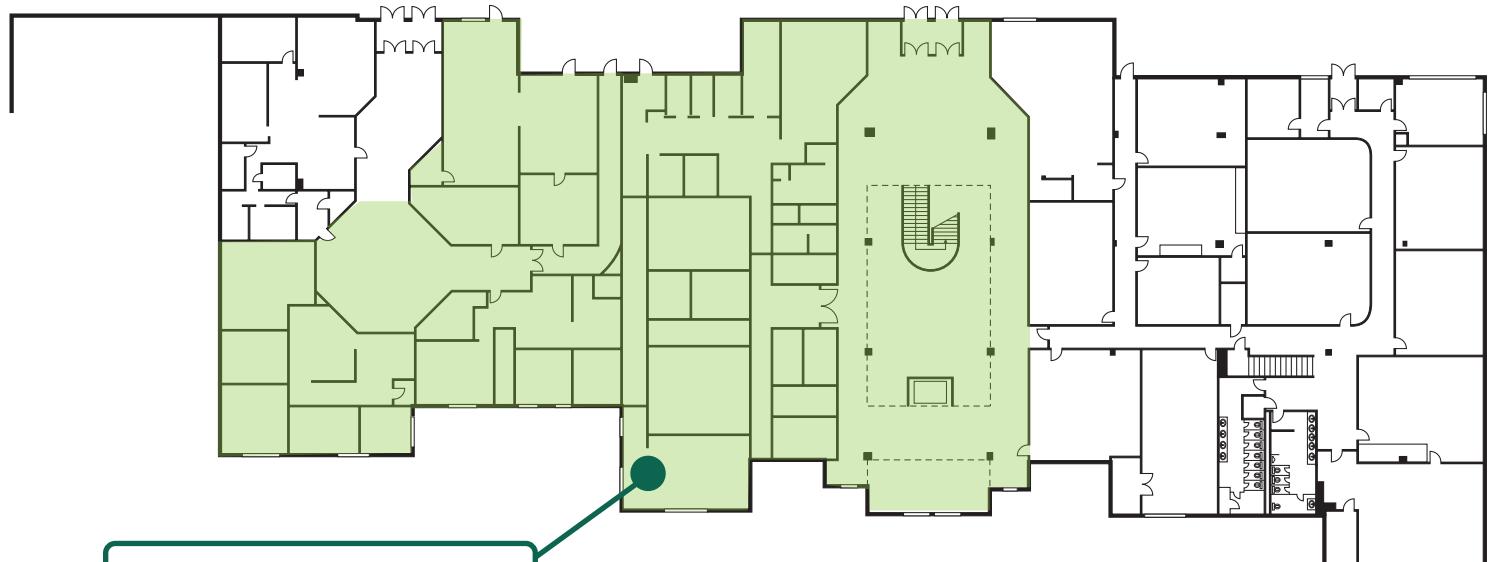
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Village Shoppes Atrium

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Atrium Space & Suites - Levels 1 & 2 combined 42,458 SF



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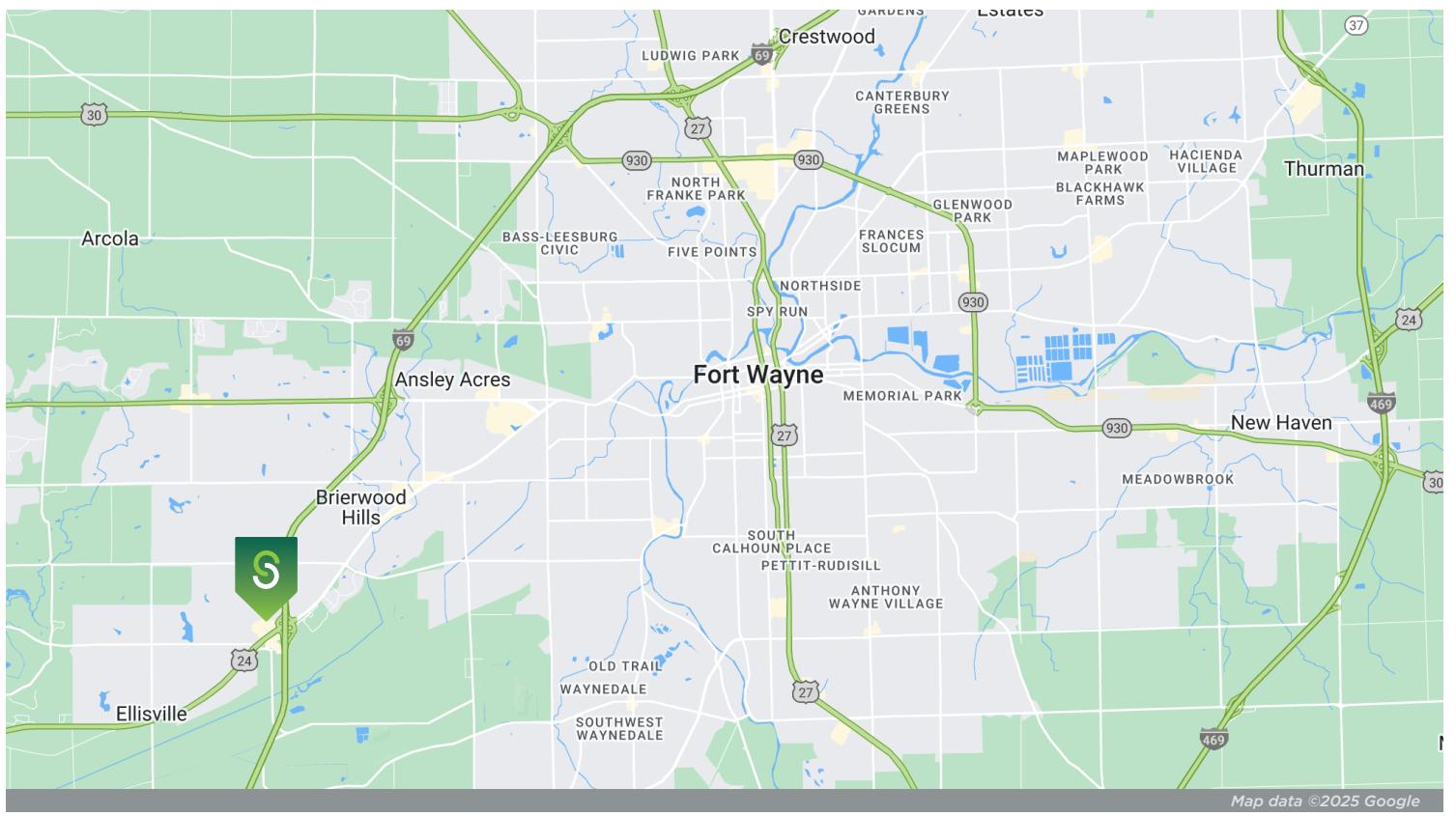
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PROPERTY INFORMATION

Address	5601-5699 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075

Village Shoppes Atrium

5601-5699 Coventry Lane
Fort Wayne, IN 46804



LEASE INFORMATION

Lease Rate & Type	See Broker NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	74,331 SF
Total Available	42,458 RSF
Max Contiguous	42,458 RSF
Units Available	RSF
• Level 1 Atrium	9,234
• Level 2 Atrium	3,536
• Levels 1 & 2 with Suites Combined	17,464 - 42,458

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Office/Retail
Year Built	1988
# of Stories	2
Construction Type	Masonry/steel
Roof	Pitched/metal roof
Heating	Boilers & electric forced air
A/C	Chillers & electric forced air
Sprinkler	Yes
Elevators	1
Signage	Pylon, Façade, Monument

SITE DATA

Site Acreage	10.51 AC
Zoning	NC - Neighborhood Center
Parking	Surface - Paved parking

ADDITIONAL INFORMATION

- Ideal for gyms, recreation, creative office, or showroom users
- Multiple dedicated entrances for flexible layouts

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