

**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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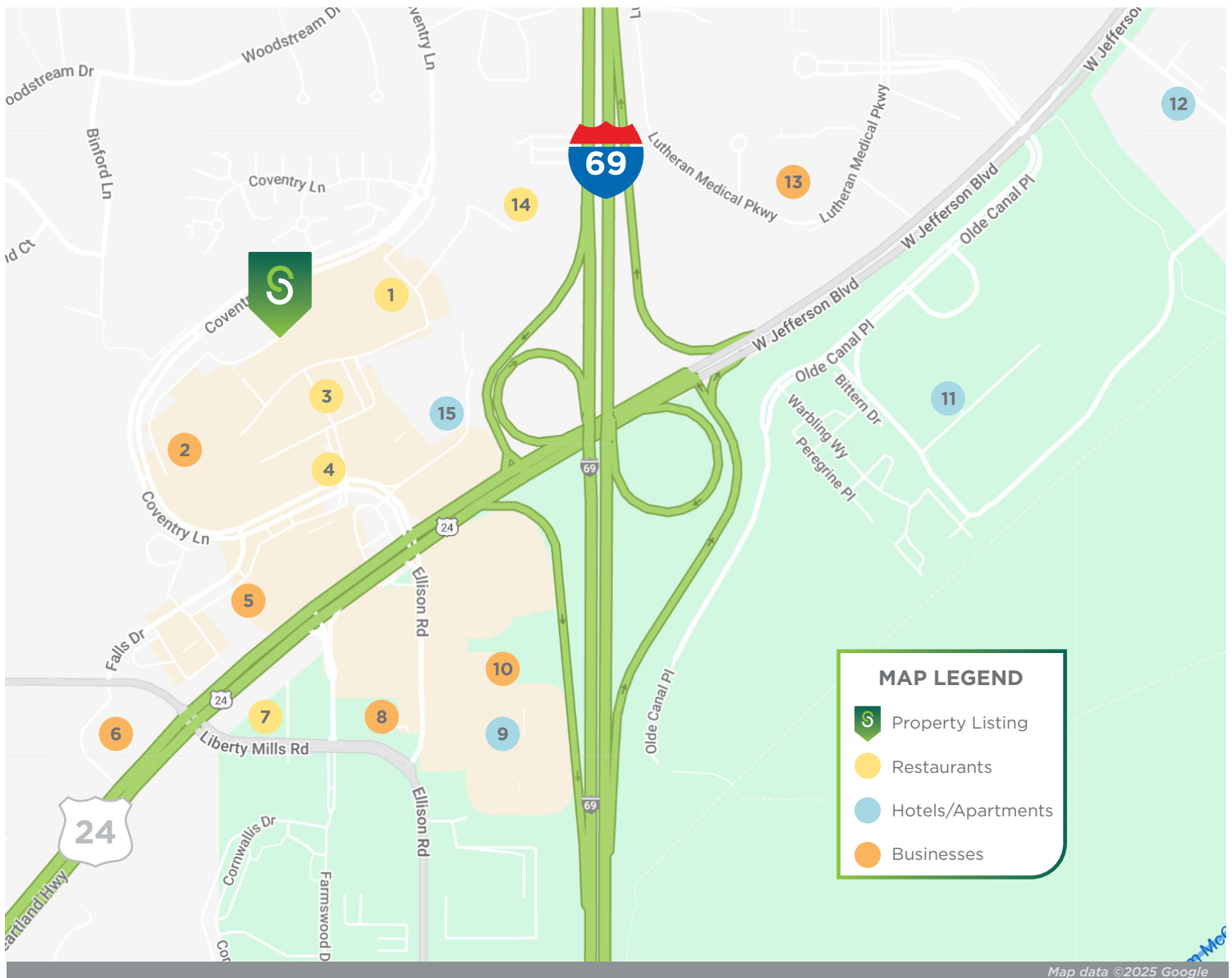
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Village Shoppes Atrium

5601-5699 Coventry Lane

Fort Wayne, IN 46804



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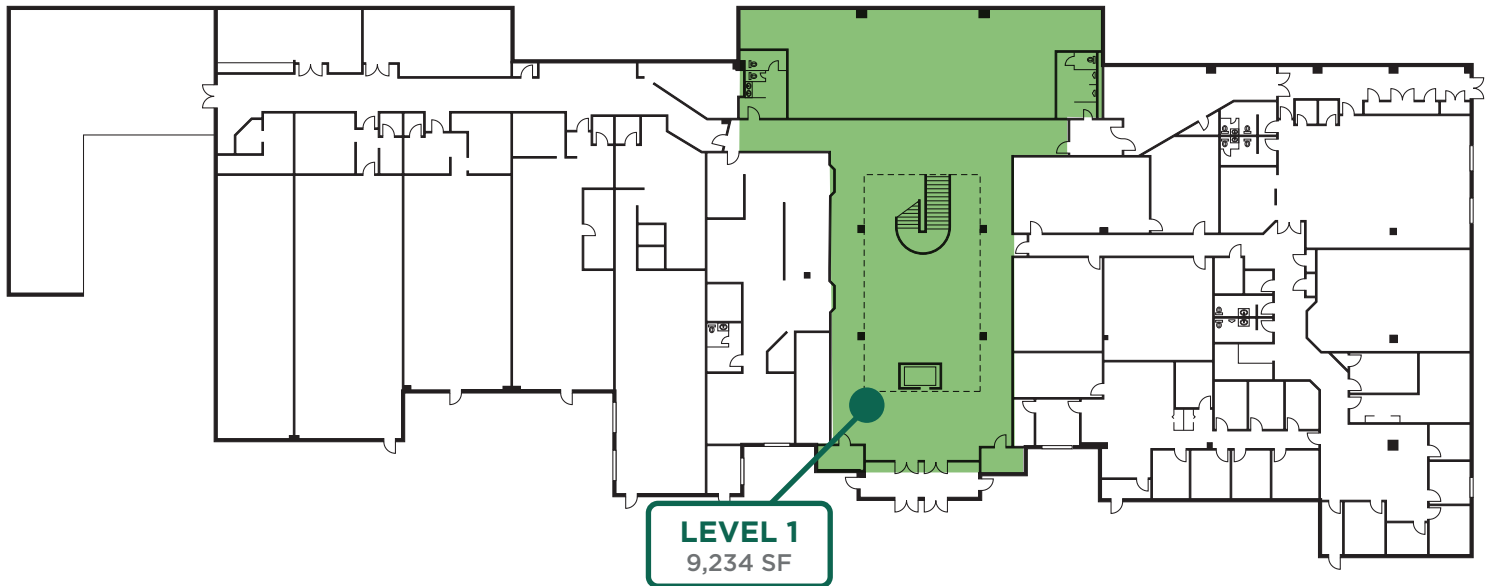
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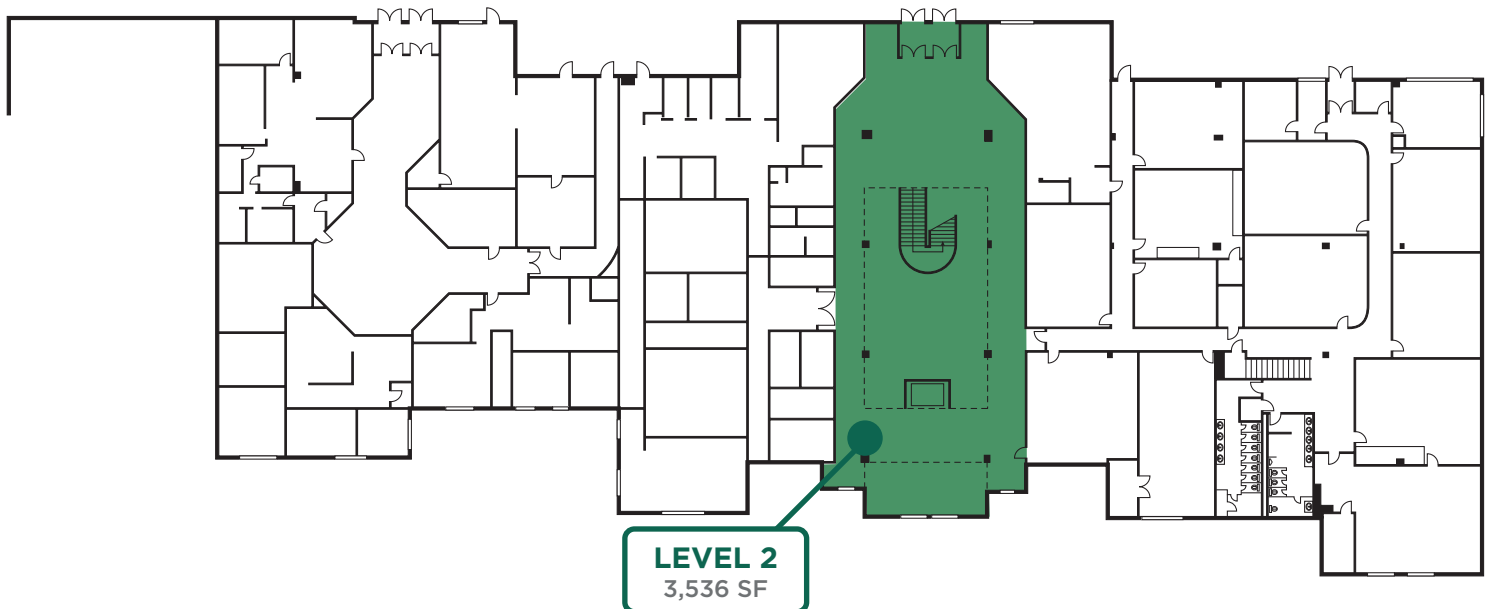
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Atrium Space - Levels 1 & 2 combined 12,770 SF

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

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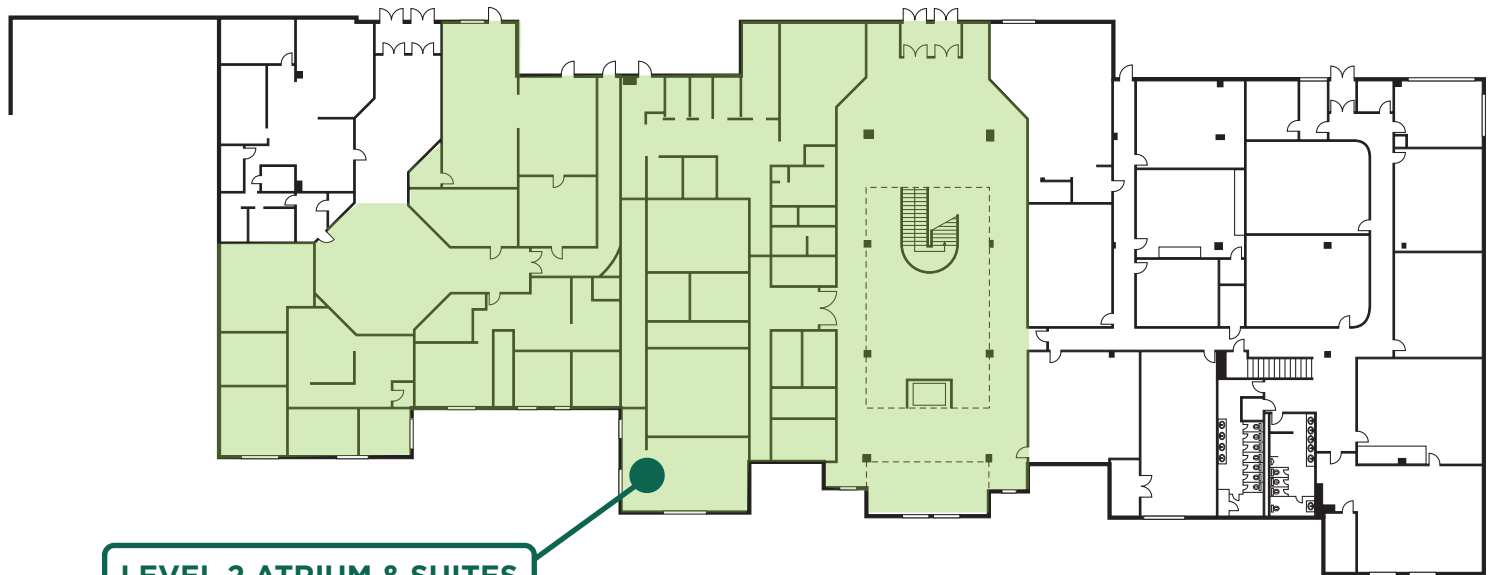


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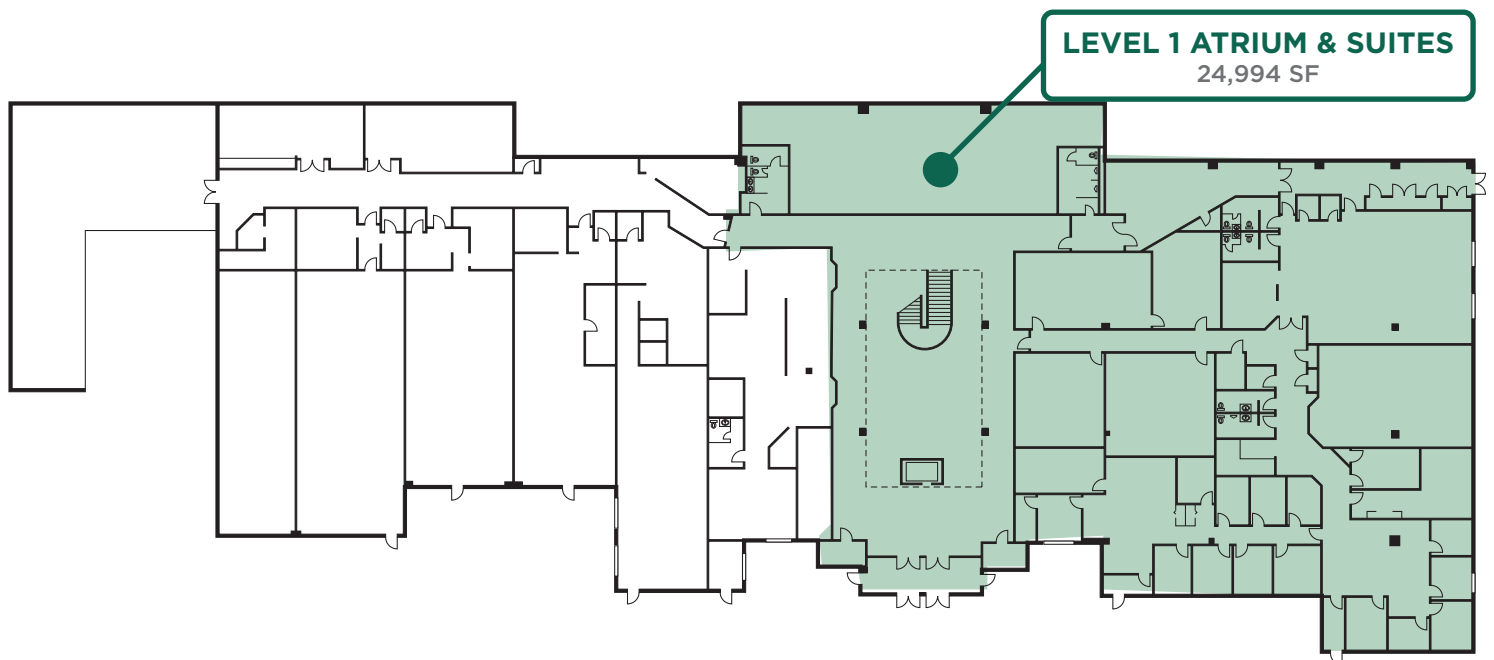
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Atrium Space & Suites - Levels 1 & 2 combined 42,458 SF



LEVEL 2 ATRIUM & SUITES

17,464 SF



LEVEL 1 ATRIUM & SUITES

24,994 SF

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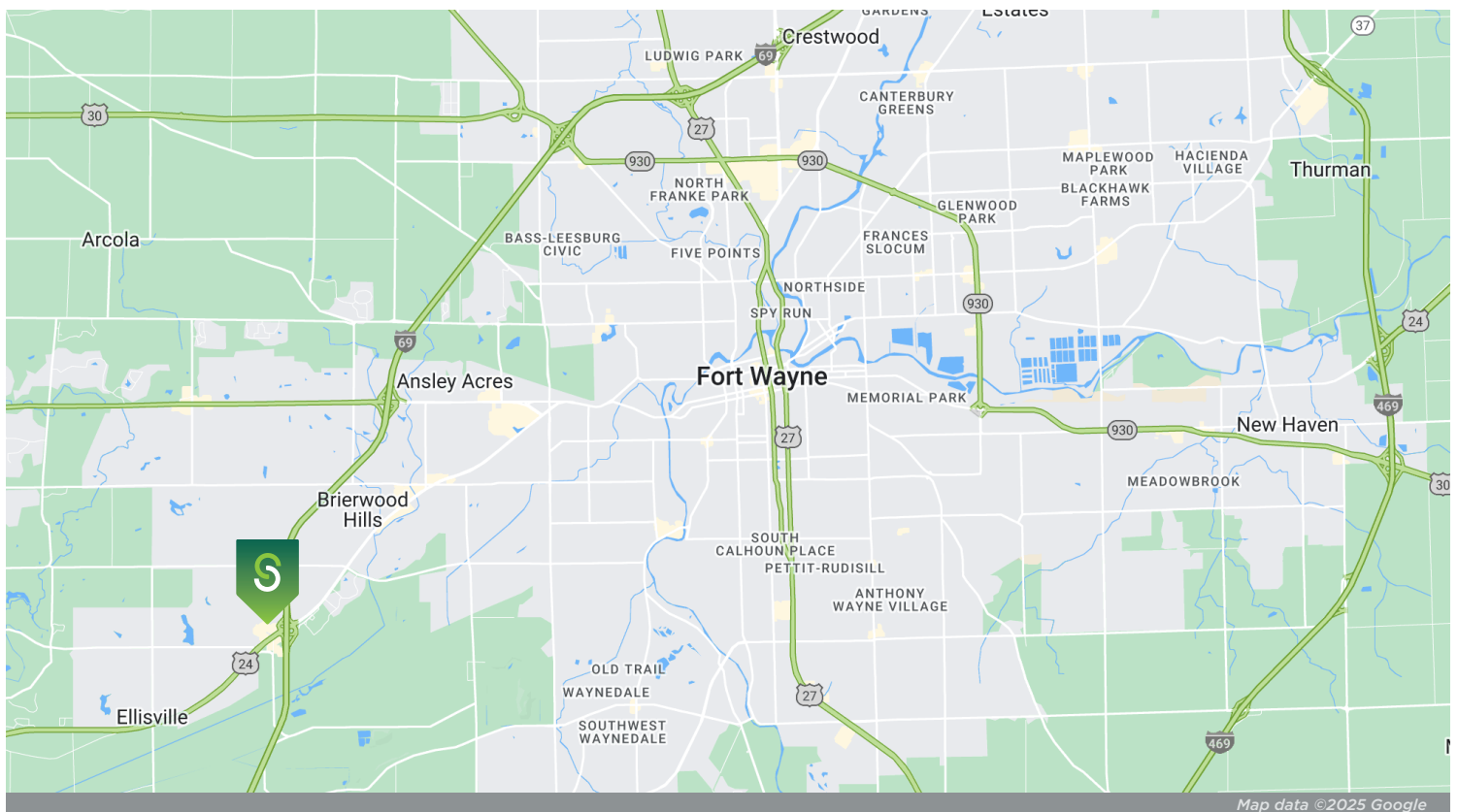
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Village Shoppes Atrium

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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



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

SITE DATA

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

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

ADDITIONAL INFORMATION

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

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