

**I-69 Office Sublease**

8001 West Jefferson Boulevard
Fort Wayne, IN 46804



Large Corporate Office For Sublease

Office space for sublease on West Jefferson Boulevard, less than half a mile from I-69. The building offers a total of 240,652 SF of office space. It is a fantastic opportunity for a growing company to be in the heart of a thriving submarket at a competitive lease rate.

The building was formerly utilized as a data center and executive office, making it an ideal fit for a corporate headquarters or large-scale office user. Space options are flexible and include four large suites ranging from a minimum of 53,360 SF to a maximum of the entire building.

Property Highlights

- ▶ Zoned C2
- ▶ Divisible to 53,360 SF
- ▶ 1500' frontage to 30,000 VPD
- ▶ **FOR LEASE: \$16.50/SF/Yr Gross**

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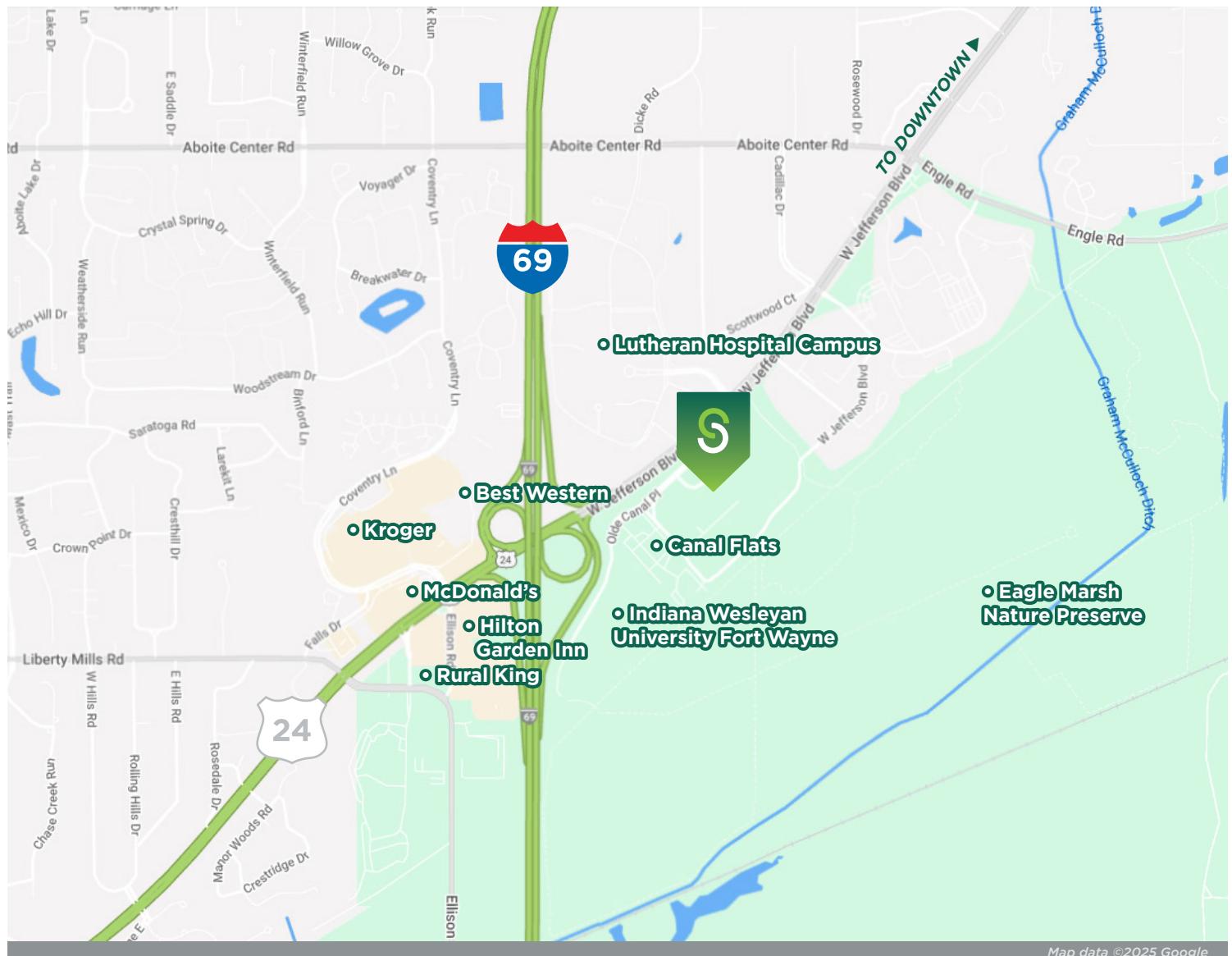
IAN SMITH

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Fantastic Location

This office property benefits from a great location right next to the US 24/I-69 interchange. West Jefferson Boulevard/US 24 is a highly-traveled route that leads directly into downtown Fort Wayne.

Right across from this building, you'll find the Lutheran Hospital campus, as well as Canal Flats, an apartment complex. Further northeast on West Jefferson Boulevard is Jefferson Pointe Shopping Center, one of the largest and most popular shopping malls in Fort Wayne.

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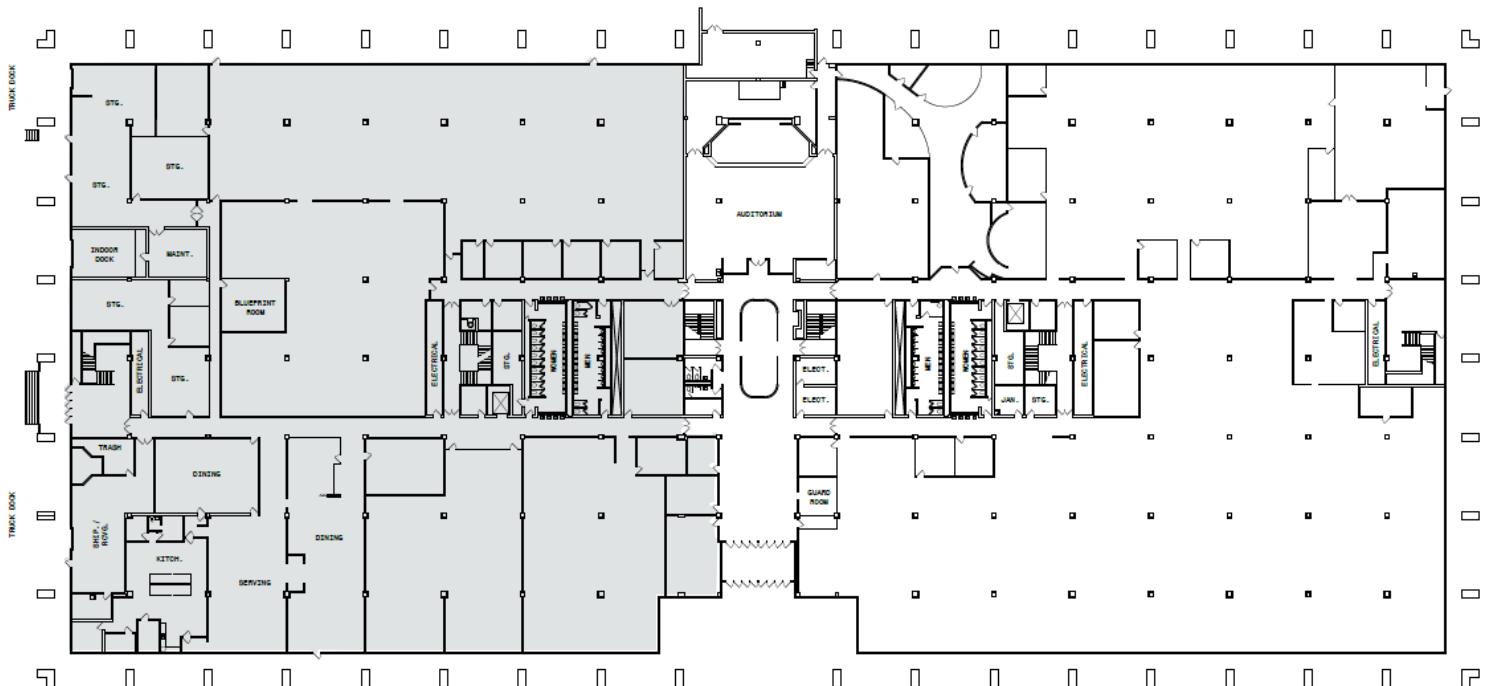
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I-69 Office Sublease
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First Floor - West Wing

- ▶ 53,360 SF
- ▶ Separate exterior entrance
- ▶ Two dock doors
- ▶ Fully furnished



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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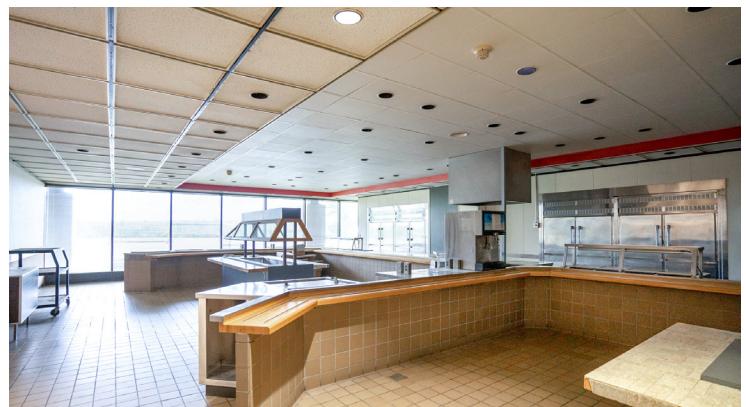
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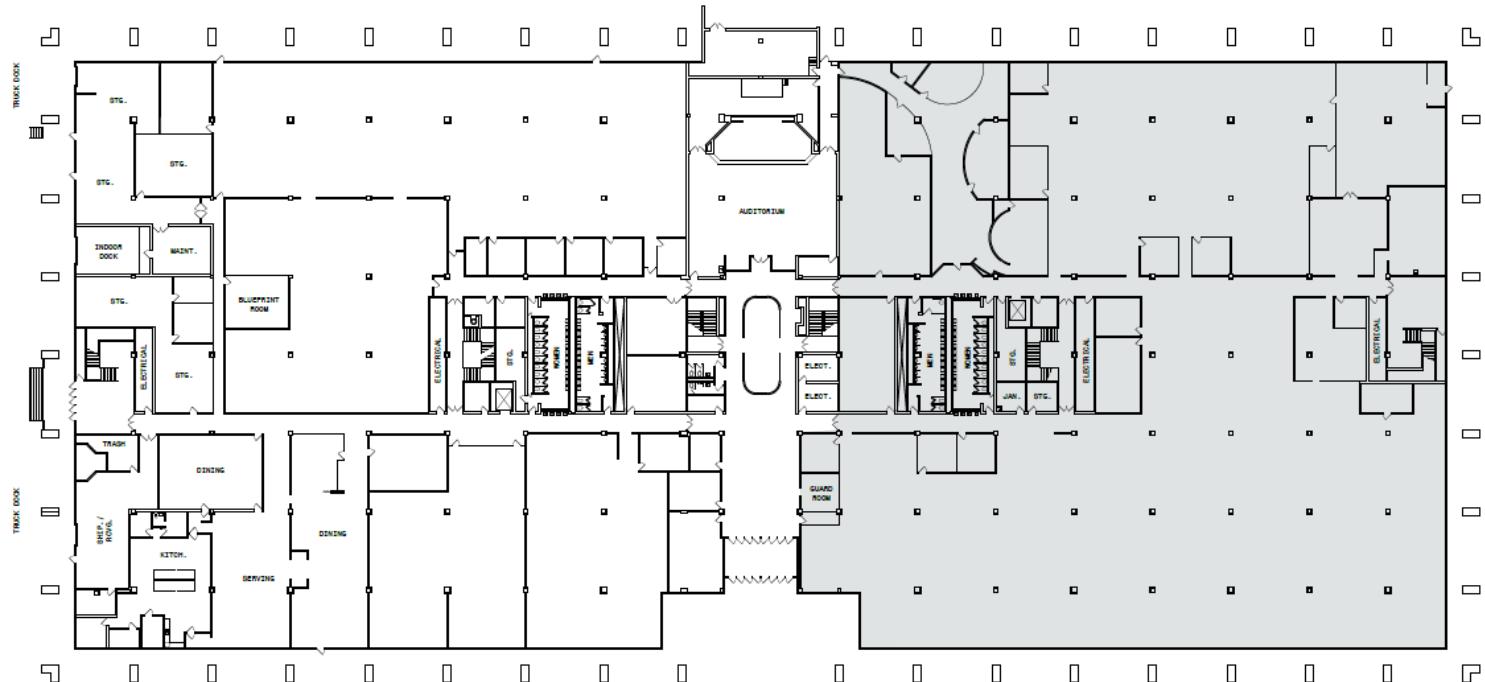


I-69 Office Sublease

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First Floor - East Wing

- ▶ 57,861 SF
- ▶ Fully furnished
- ▶ Open floor plan
- ▶ Half dock available



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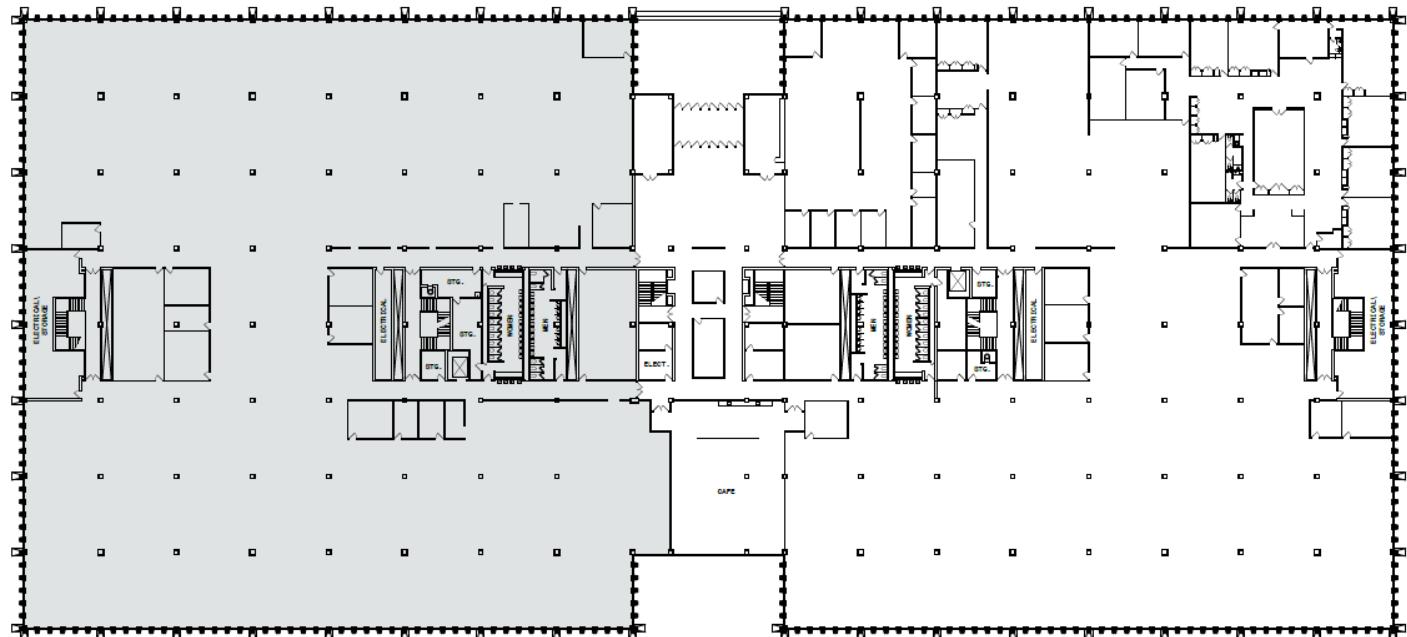


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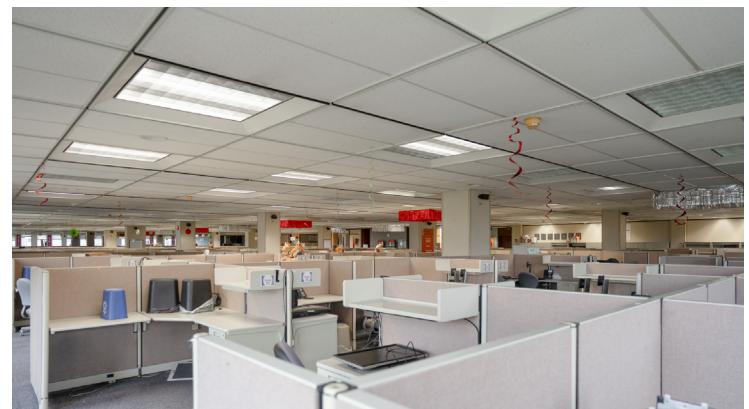
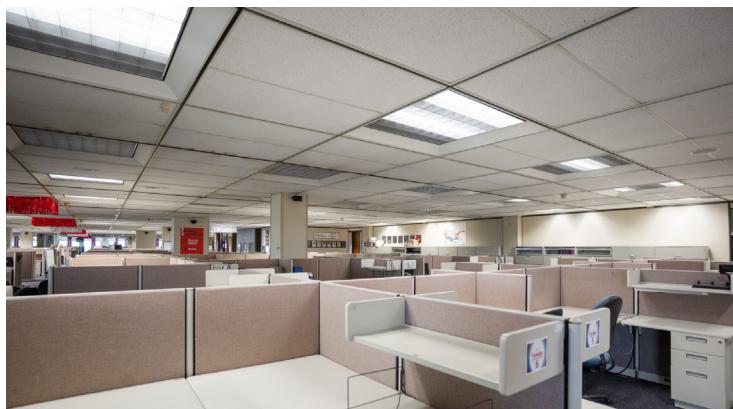
Second Floor - West Wing

- ▶ 58,856 SF
- ▶ Former call center
- ▶ Fully furnished
- ▶ Fully built out office



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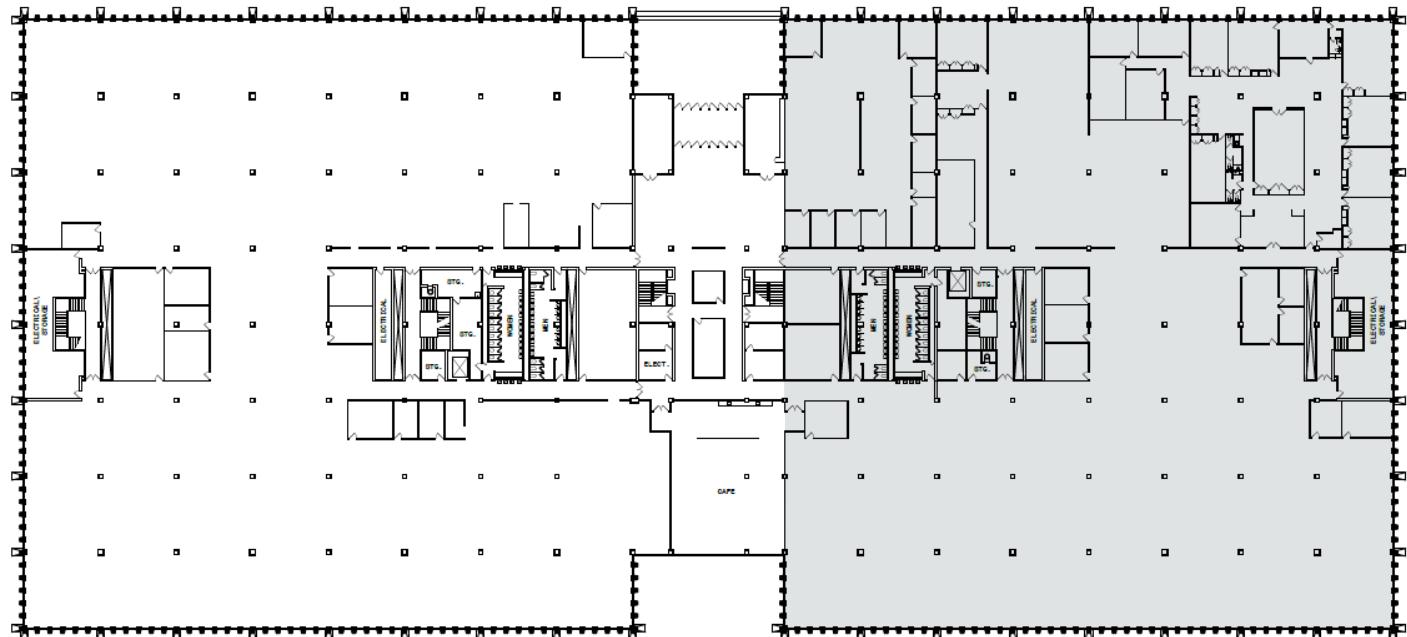


I-69 Office Sublease

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Second Floor - East Wing

- ▶ 61,250 SF
- ▶ Former executive wing
- ▶ Fully furnished
- ▶ Fully built out office



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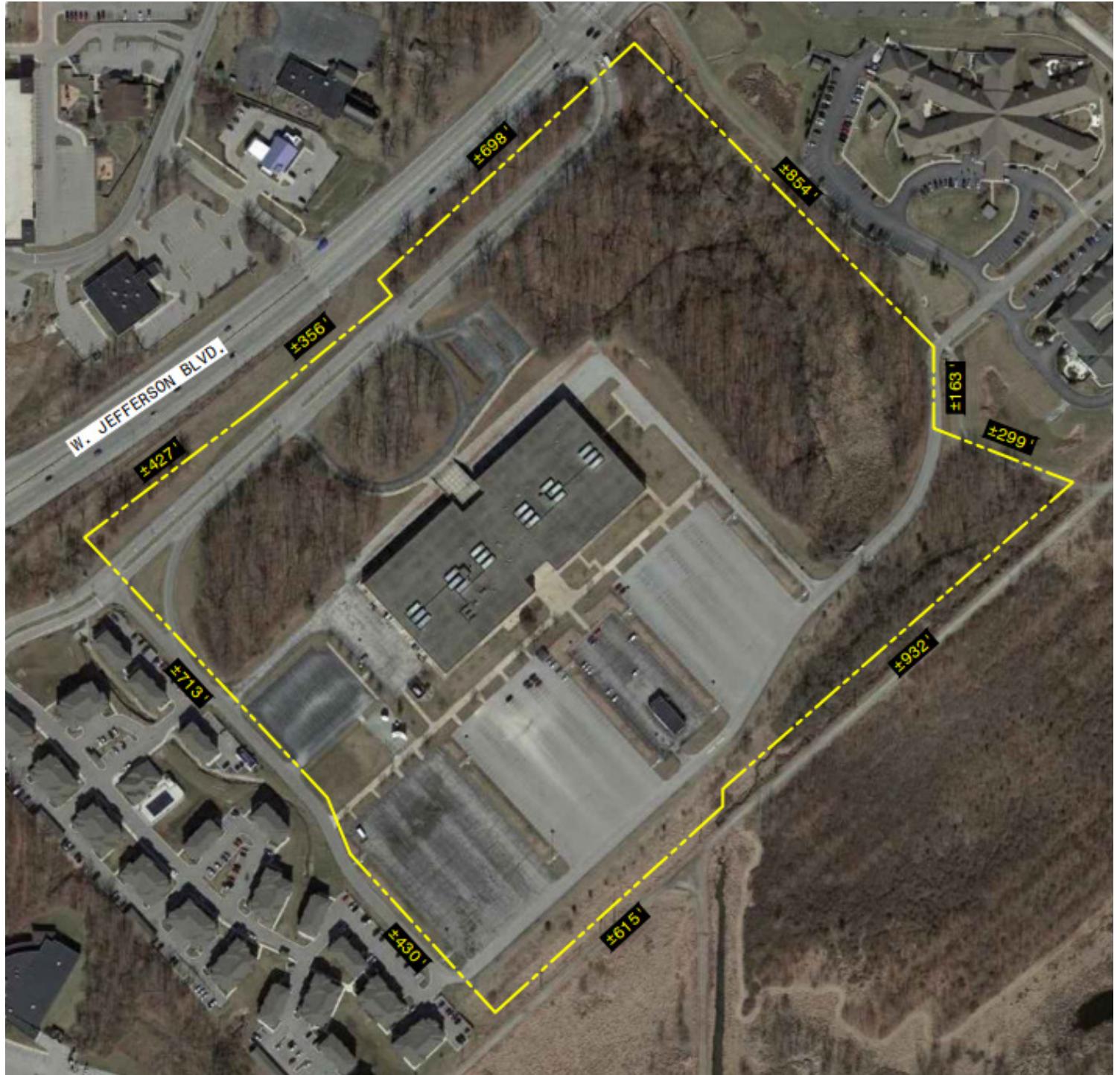
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Site Plan**NEAL BOWMAN, SIOR**

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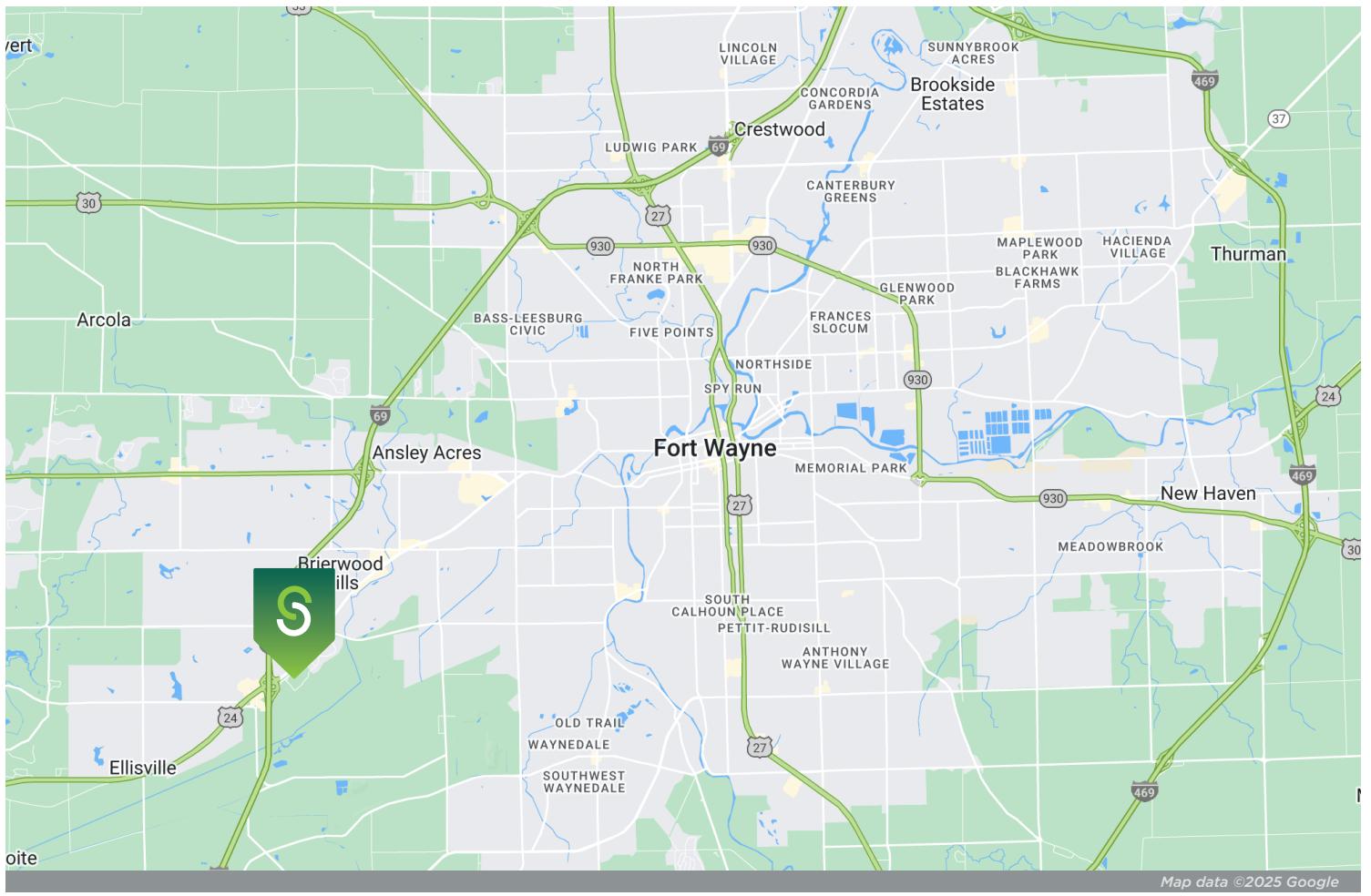
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PROPERTY INFORMATION

Address	8001 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-24-300-001.000-038

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LEASE INFORMATION

Lease Rate & Type	\$16.50/SF/Yr Gross
Availability	Immediate

AVAILABLE UNITS

Total Building Area	240,652 SF	
Total Available	240,652 RSF	
Max Contiguous	240,652 RSF	
Units Available	RSF	Monthly Rate
• 1st Floor West	53,360	\$73,370.00
• 1st Floor East	57,861	\$79,642.21
• 2nd Floor West	58,856	\$80,927.00
• 2nd Floor East	61,250	\$84,302.08

UTILITIES

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

SITE DATA

Site Acreage	44.24 AC
Zoning & Description	C2 - Retail/Office
Parking Description	Surface, ample
Parking Count	962 spaces
Traffic Count	30,000 VPD - W Jefferson Blvd

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Office
Year Built	1974
# of Stories	2
Construction Type	Reinforced concrete
Roof	EPDM - 10 years old
Heating	Rooftop package
A/C	Rooftop package
Sprinkler	No
ADA Compliant	Yes
Elevators	Yes
Signage	Monument/building

ADDITIONAL INFORMATION

- Office building for sublease
- 4 suites available contiguously

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WHY INVEST IN FORT WAYNE?



About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 local 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



FORT WAYNE CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



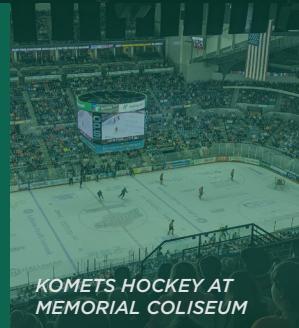
JOHNNY
APPLESEED FESTIVAL

2nd
Largest City
in Indiana

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

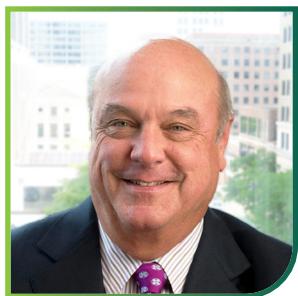
FORT WAYNE CHILDREN'S ZOO

7+
Million
Visitors
Annually



KOMETS HOCKEY AT
MEMORIAL COLISEUM

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