



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

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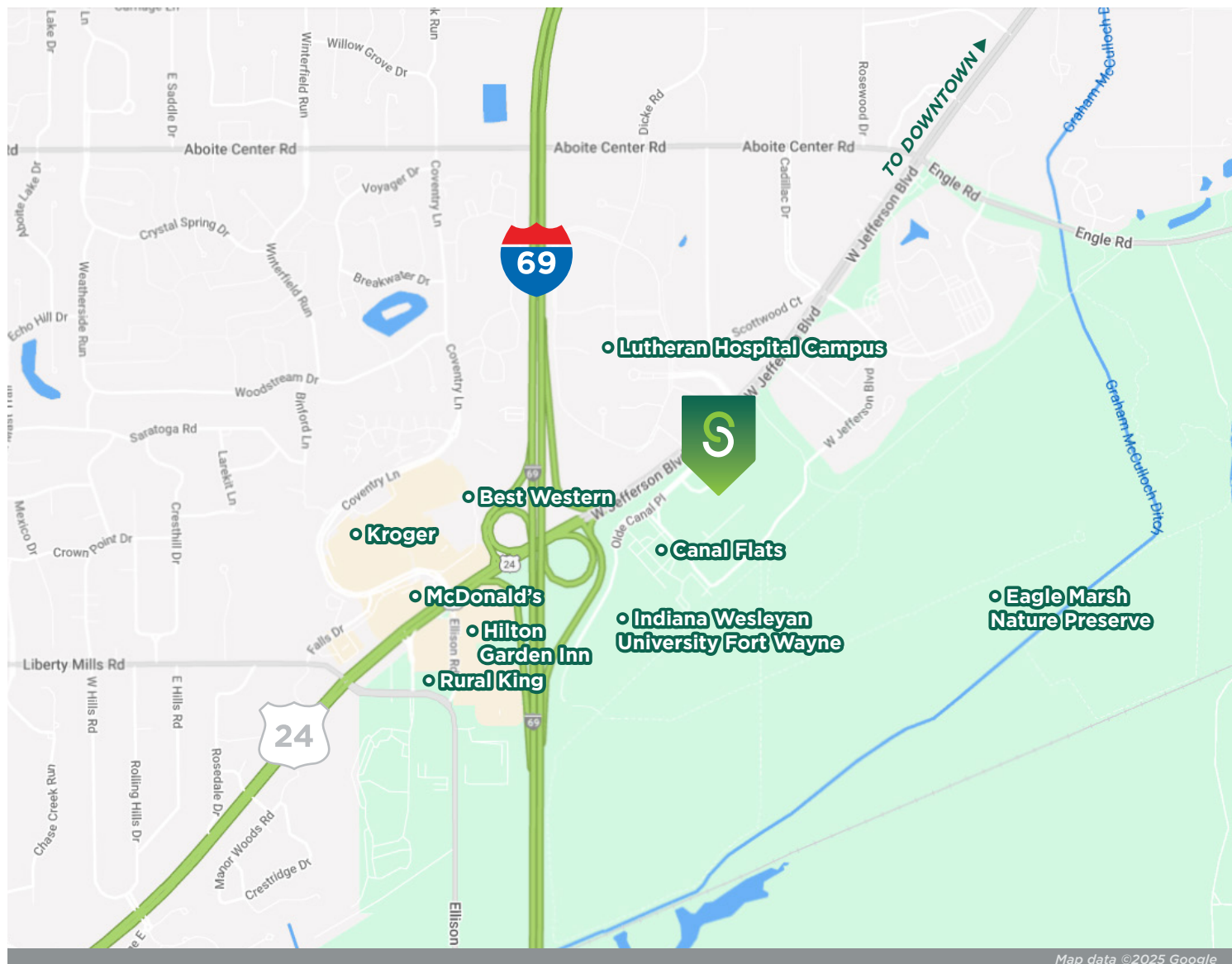
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## Fantastic Location

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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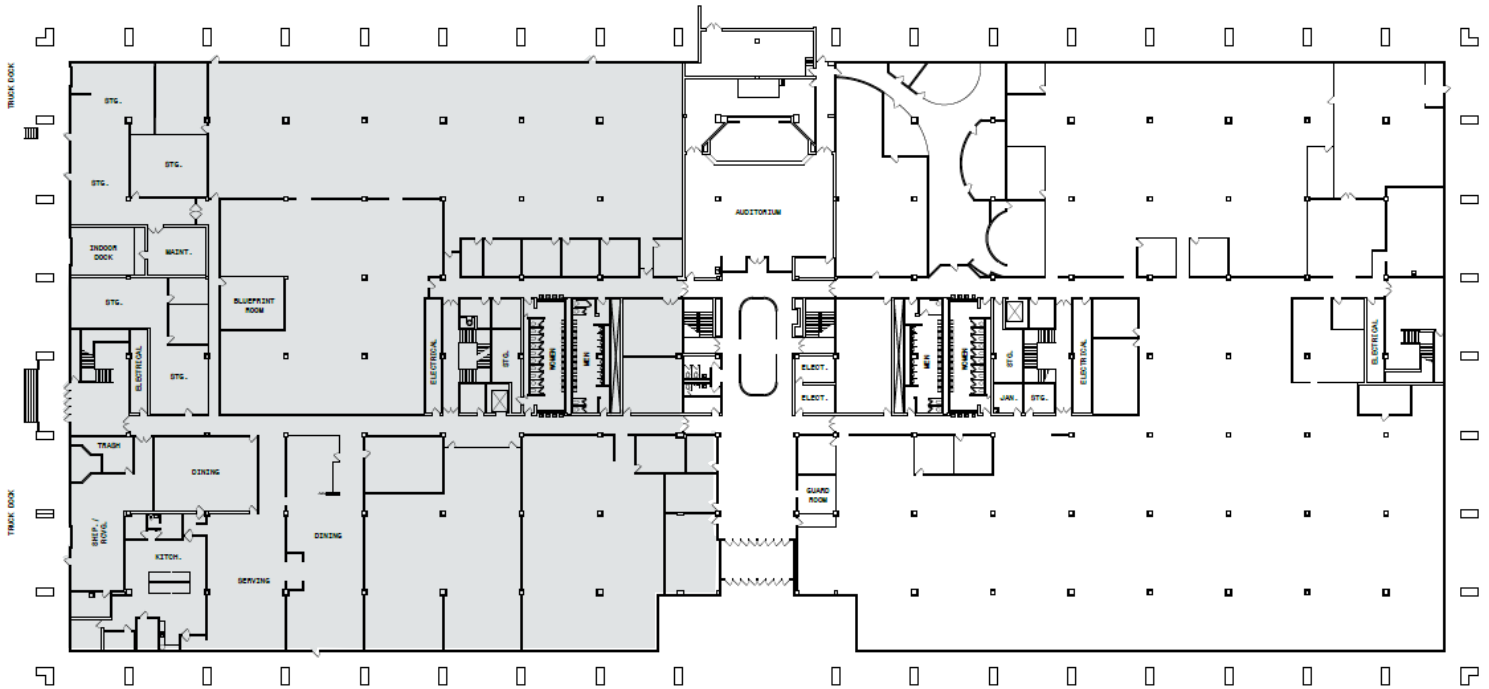


## I-69 Office Sublease

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### First Floor - West Wing

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



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



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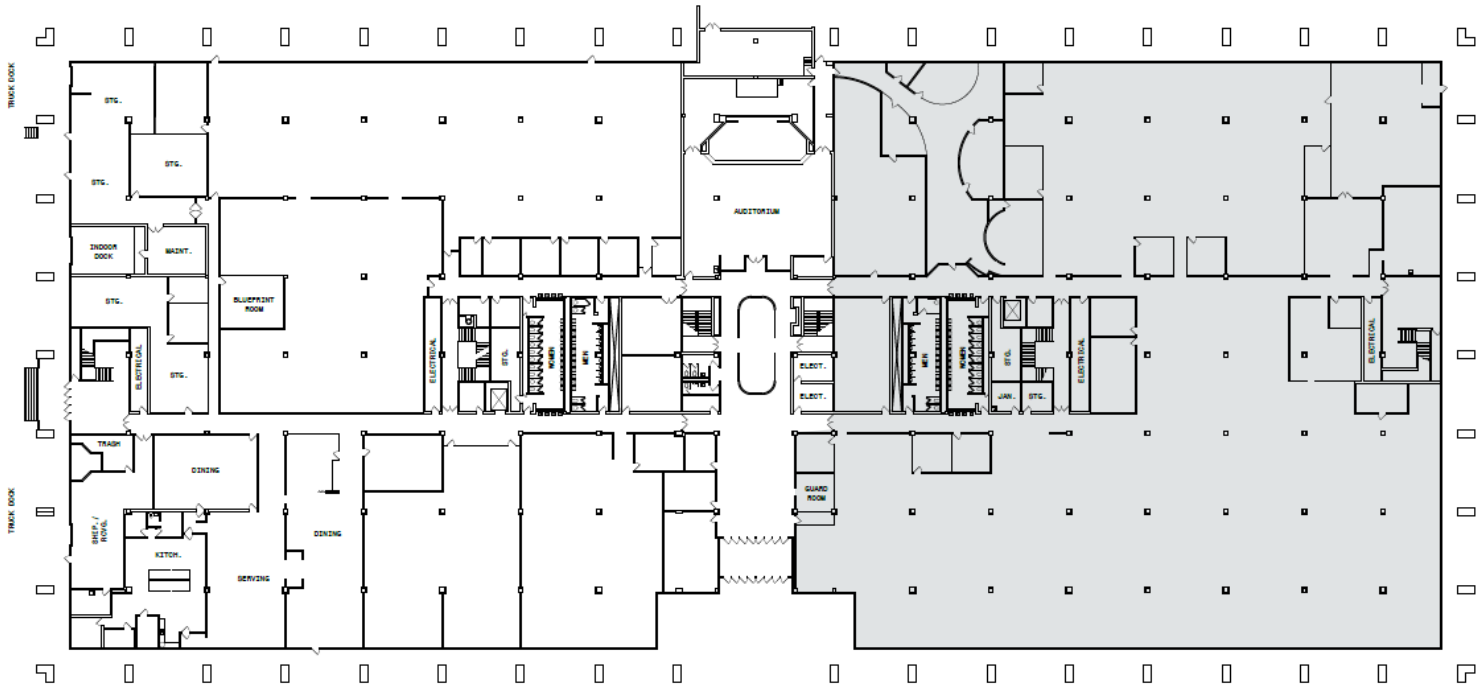


## I-69 Office Sublease

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### First Floor - East Wing

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



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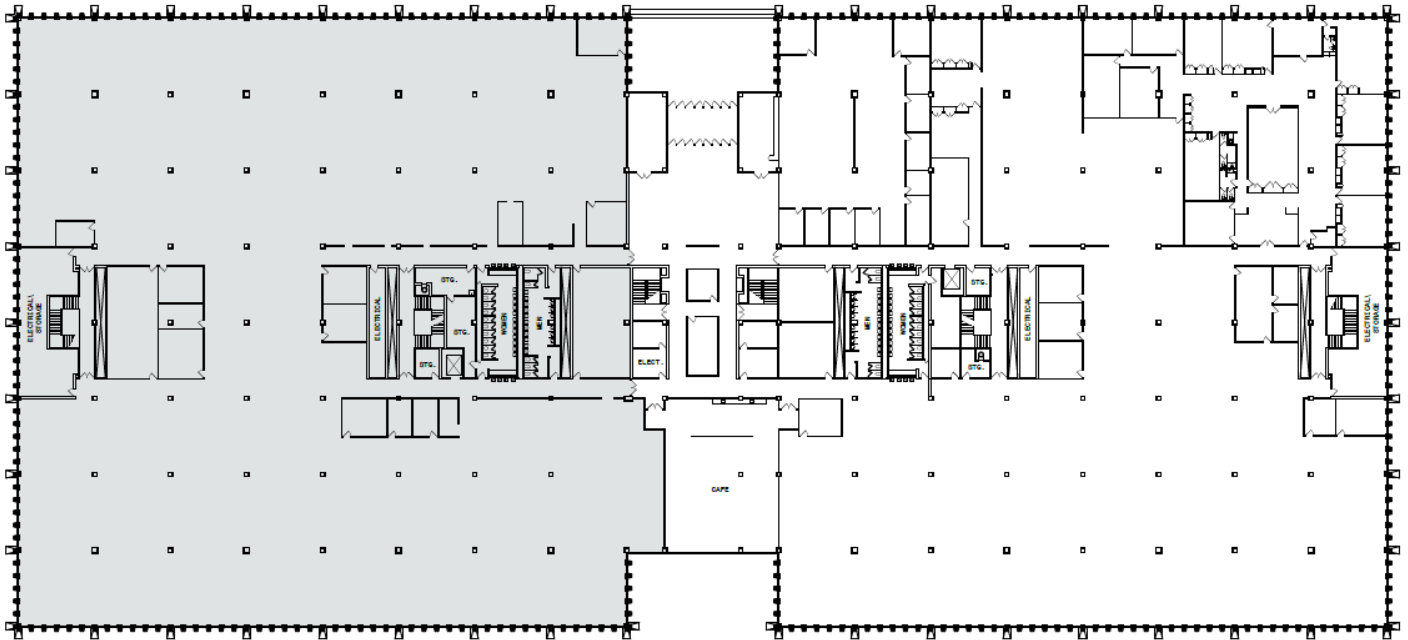
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## Second Floor - West Wing

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



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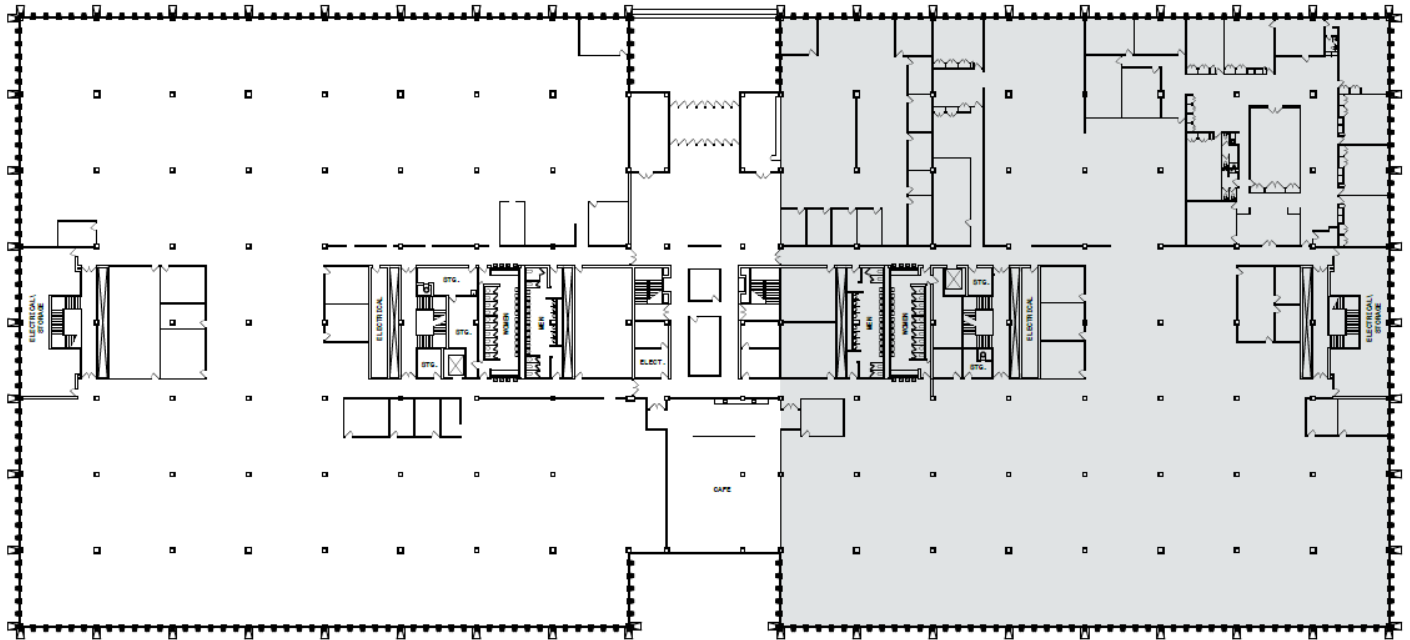




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## Second Floor - East Wing

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



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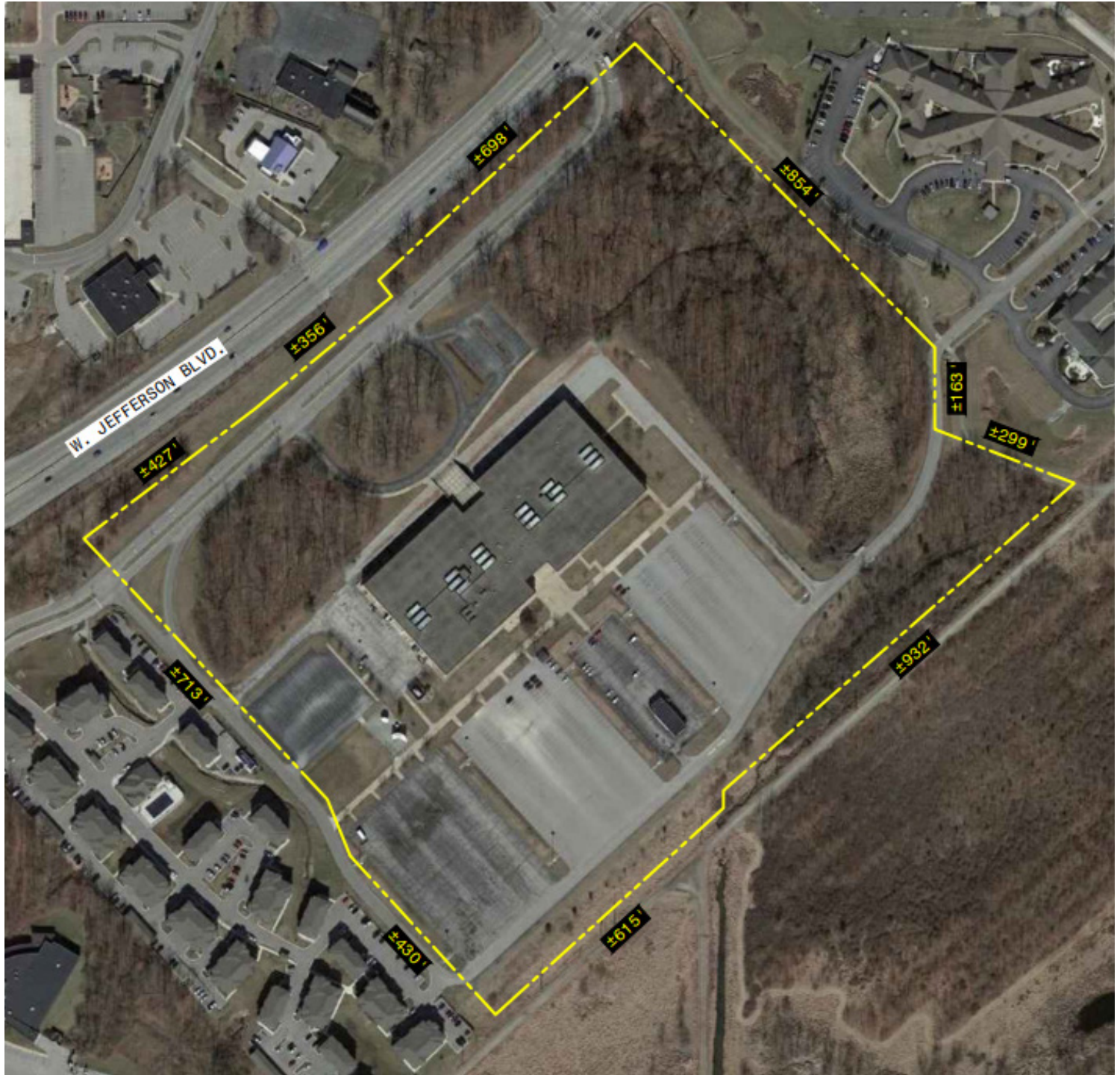


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## Site Plan



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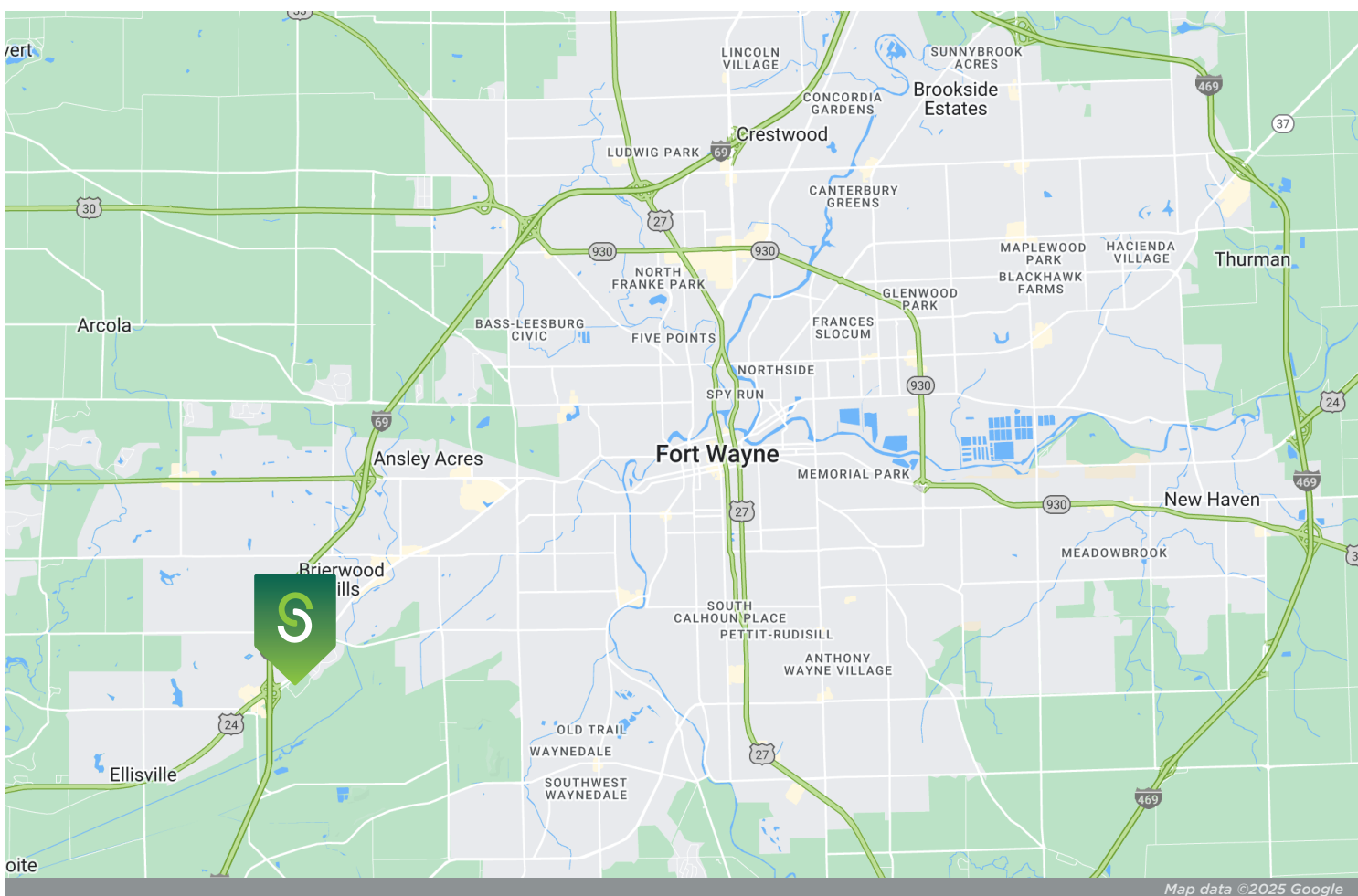
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### PROPERTY INFORMATION

|                  |                          |
|------------------|--------------------------|
| 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 |



### 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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## 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%**.

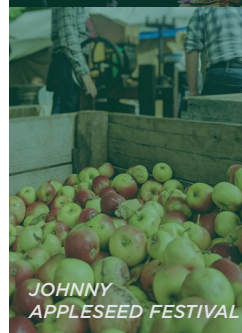
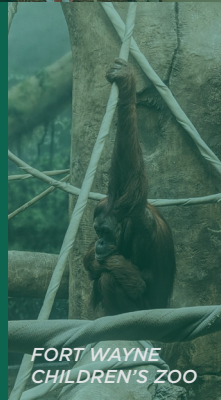
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.







**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



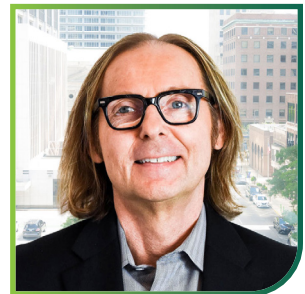
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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://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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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

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### **TI Source Project Management**

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

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