

SUBLEASE



OFFICE

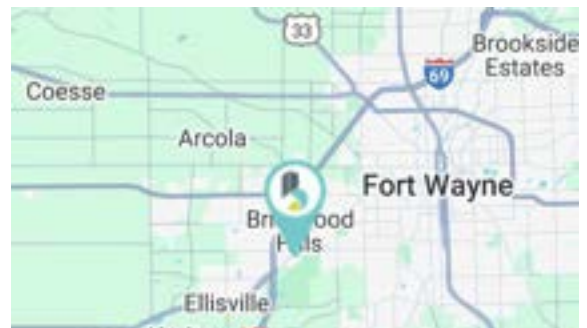
OFFICE SUBLEASE



7223 ENGLE RD., FORT WAYNE, IN 46804

PROPERTY HIGHLIGHTS

- 5 Private offices with ample space for individual work
- 1 Large conference room for collaborative meetings
- 5 Cubicles to accommodate team workspaces
- Break area with fully equipped kitchenette including: refrigerator, sink, dishwasher, and microwave
- Private server room for secure data storage
- Sublease expires 3/31/27



LEASE RATE

\$17.86 SF/YR (MODIFIED GROSS, SUBLEASE)

Number of Units:	20
Available SF:	2,445 SF
Building Size:	23,600 SF

**BRADLEY COMPANY**  
 127 W. Wayne St., Suite 400  
 Fort Wayne, IN 46802  
 260.423.4311

**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

**CONNER CALL**  
 Broker | Market Research Analyst  
 260.755.7823  
 ccall@bradleyco.com



BRADLEYCO.COM

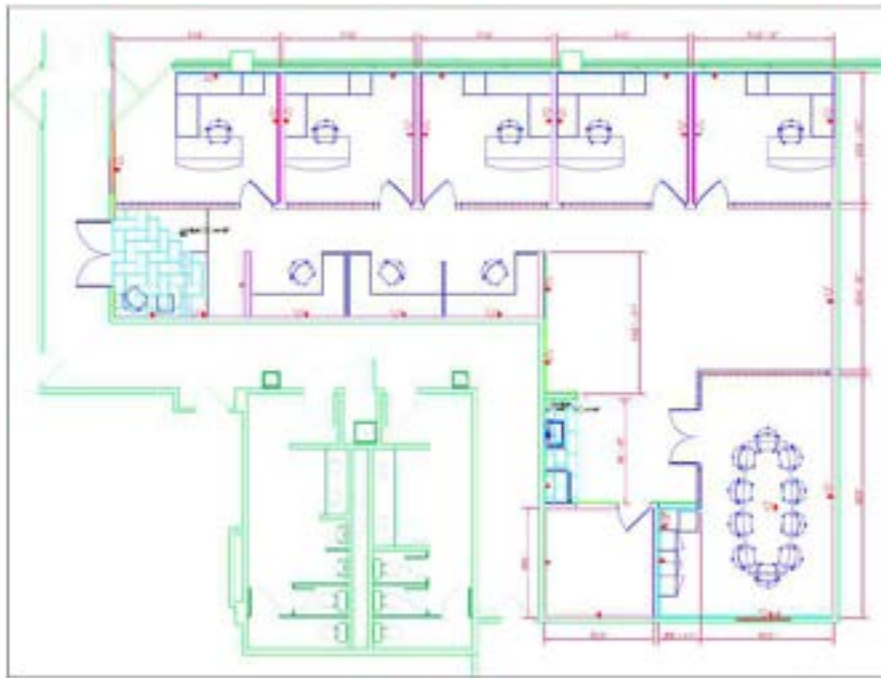
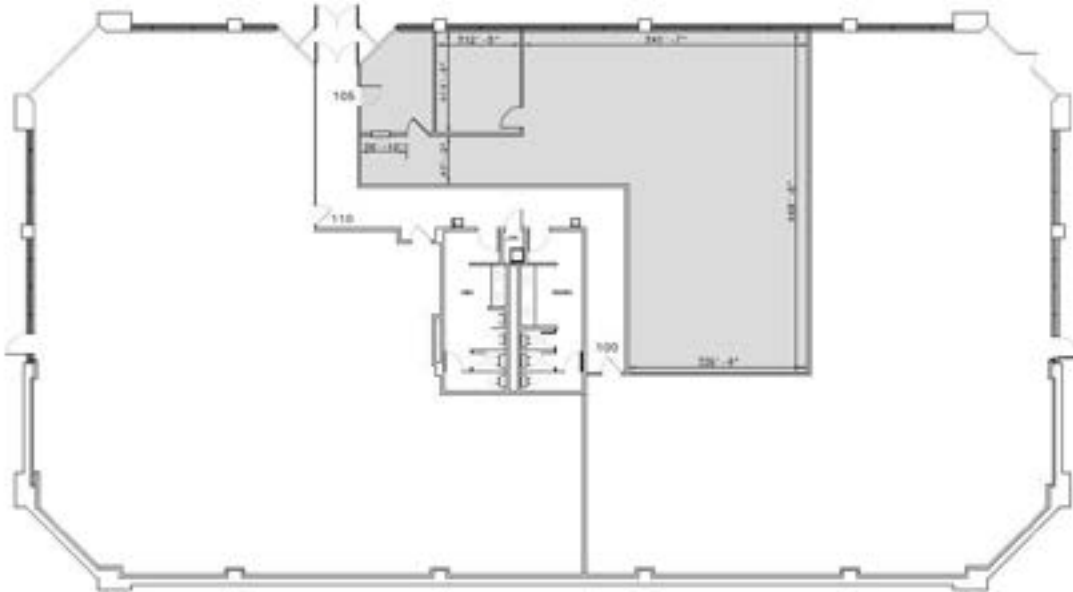


7223 ENGLE RD., FORT WAYNE, IN 46804

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Suite 105  
2,445 RSF



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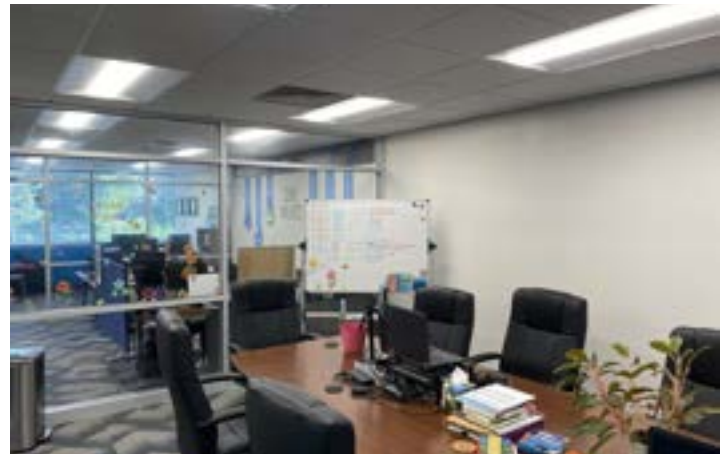
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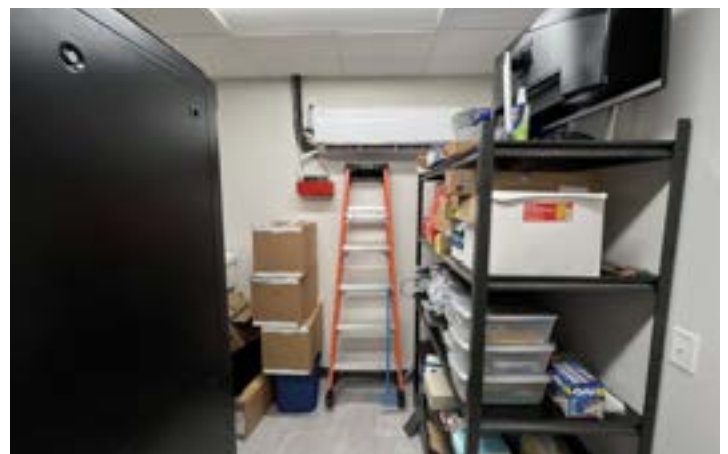
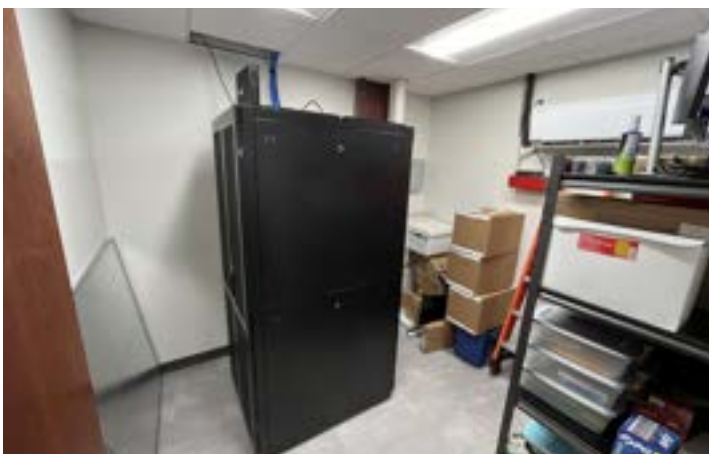
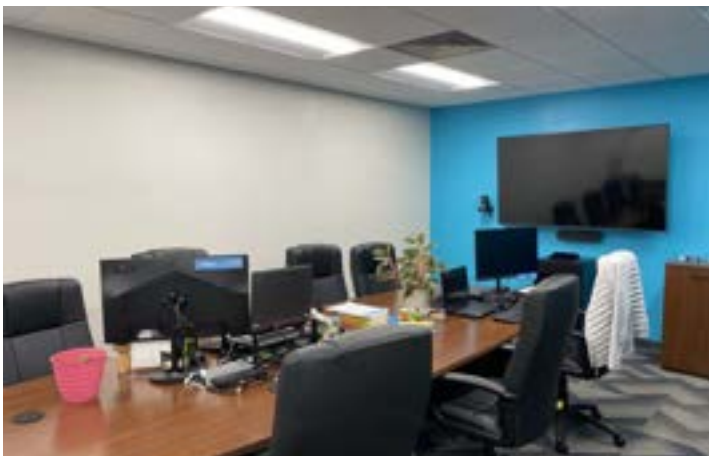
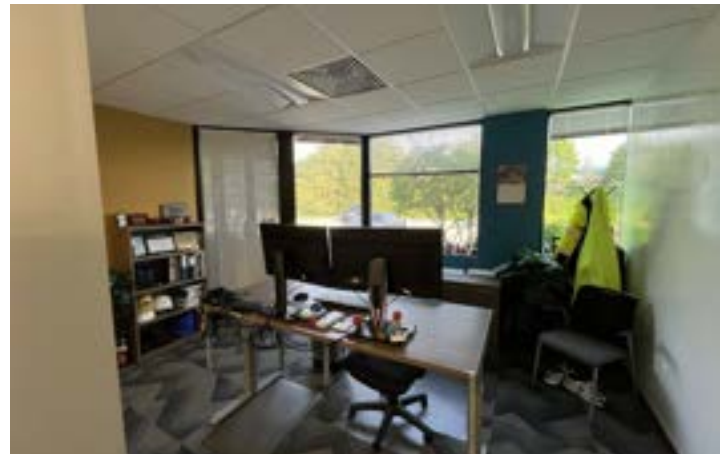
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## 7223 ENGLE RD., FORT WAYNE, IN 46804

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OFFICE

### LOCATION INFORMATION

Street Address	7223 Engle Rd.
City, State, Zip	Fort Wayne, IN 46804
County	Allen

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Building Type	Multi-tenant
APN #	02-11-24-129-007.000-038
Traffic Count	13373
Traffic Count Street	Engle Rd.

### BUILDING INFORMATION

Building Size	23,600 SF
Sublease Office Space	2,445 SF
Building Class	A
Year Last Renovated	2024
Construction Status	Existing
Condition	Good
Number of Buildings	1

### PARKING & TRANSPORTATION

Parking Type	Surface
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### UTILITIES & AMENITIES

Central HVAC	Yes
Heating Type	Gas Forced Air
A/C Type	Forced Air

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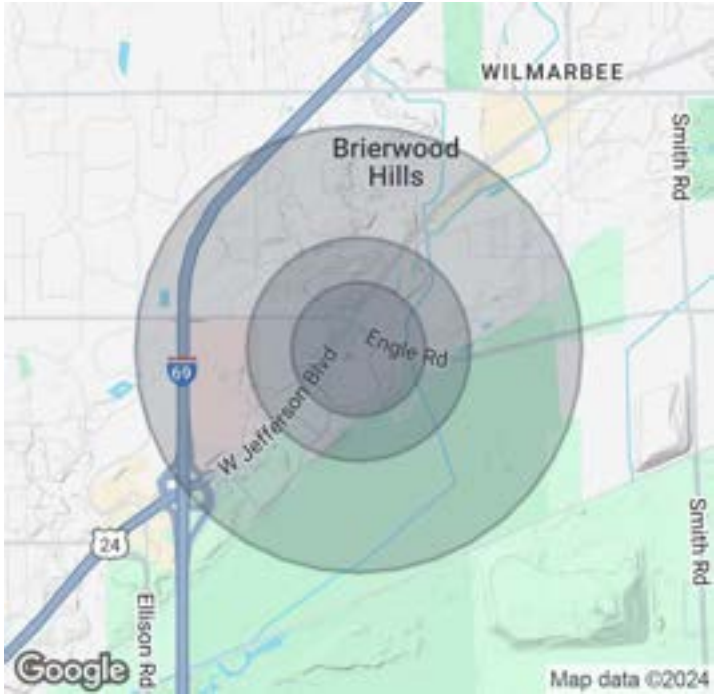
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	76	655	2,829
Average Age	48	48	45
Average Age (Male)	45	46	44
Average Age (Female)	50	50	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	300	1,354
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$110,300	\$119,067	\$112,750
Average House Value	\$278,002	\$277,377	\$288,985

TRAFFIC COUNTS	
Engle Road	13,373/day



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