

Northeast Indiana Innovation Center

3201 Stellhorn Road, Fort Wayne, Indiana 46815

Property Features

2 Buildings on 55 Acre Certified Innovation Park Campus (designated a certified Tech Park by Indiana Statute).

1. INNOVATION CENTER
40,403 SF of central public service area, training auditorium, and 2 secured wings.
2. EMERGING GROWTH CENTER
34,000 SF of expansion space for growing businesses, conference center.

BUILDING SIZE	74,403 SF
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AVAILABLE	BLDG 1: 100 SF - 1,500 SF
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LAND	55 AC
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ZONING	I-2
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LEASE RATE	TBD
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200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

IAN DEISER, MICP

Broker

260.452.5153 (m) | ian@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

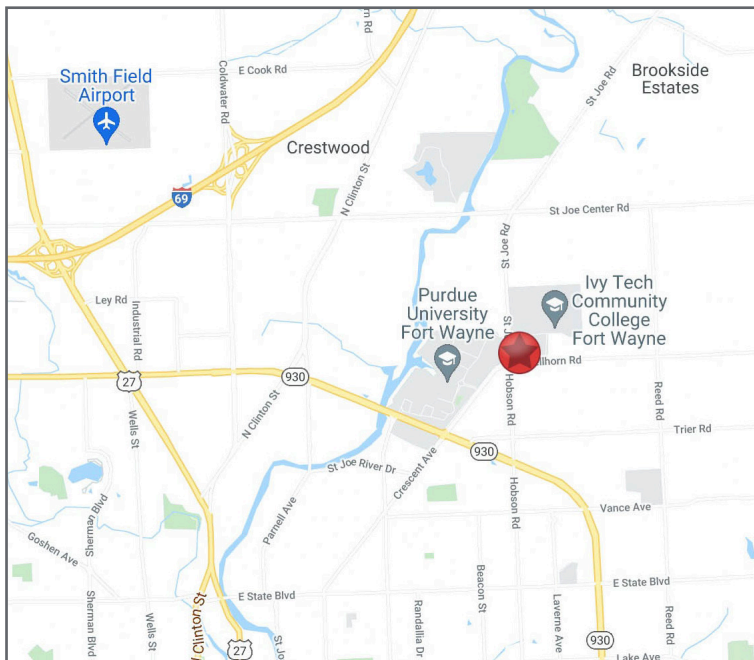
General Property Information			
Name	Northeast Indiana Innovation Center	Parcel Number	02-08-20-300-001.002-072
Address	3201 Stellhorn Road	Total Building SF	74,403 SF
City, State, Zip	Fort Wayne, IN 46815	Acreage	55 AC
County	Allen	Year Built	2007
Township	Wayne	Zoning	I2
Parking	Asphalt	Parking Spaces	200 +/-
Lease Information			
Suites	Available SF	Lease Rate / Type	
BLDG 1 Suites can be combined	100 SF –1,500 SF	See Broker	
BLDG 2	0 SF		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Taxes		Landlord	
Maint./Repairs		Landlord	
Utilities		Landlord	
Internet + Phone		Tenant	
Roof /Structure		Landlord	
Additional Information			
<p>The Northeast Indiana Innovation Center (NIIC) is a 501(c)(3) nonprofit and Certified Tech Park, established in 1999 through a visionary public-private partnership. For over two decades, NIIC has served as a catalyst for innovation and entrepreneurial activity across the region, providing business incubation, acceleration, and education services. Its programming has empowered founders—especially those from underserved communities—with access to capital, mentorship, and professional networks. Through this work, NIIC has supported the creation and retention of thousands of jobs and facilitated the investment of hundreds of millions of dollars into the regional economy. Grounded in a commitment to boldness, collaboration, inclusivity, and transparency, NIIC’s vision is to ensure that every person, company, and community in Northeast Indiana can participate in and benefit from an innovation-driven economy.</p> <p>There are a large amount of amenities associated with the lease.</p>			

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Location

This property is located at the intersection of St. Joe Road & Stellhorn Road in close proximity to the campuses of Purdue Ft. Wayne, IU's Regional School of Medicine, and Ivy Tech Community College's Keith Busse Technology Center. It is within 3.2 miles to I-69, 5.8 miles to I-469 and 4 miles to the heart of downtown Fort Wayne, IN.

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Building 1 - Innovation Center Clients

Available Units Highlighted in Red



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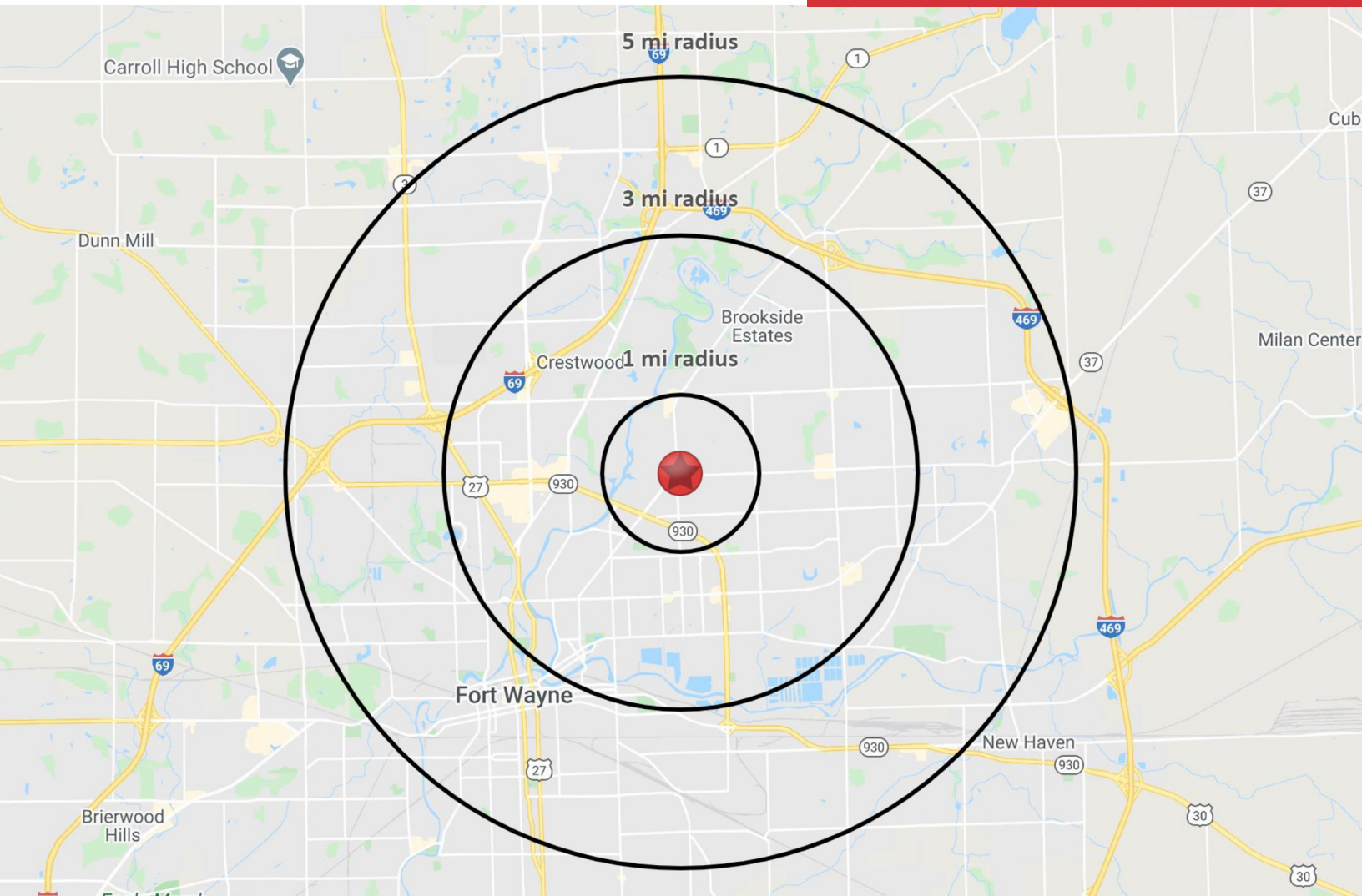
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	1 MILE	3 MILES	5 MILES
POPULATION	10,744	85,634	185,112
HOUSEHOLDS	4,795	36,443	76,209
AVERAGE HOUSEHOLD INCOME	\$55,556	\$62,319	\$64,124
MEDIAN HOME VALUE	\$132,014	\$122,963	\$129,390
AVERAGE DAILY TRAFFIC COUNT	24,867 VPD COMBINED (ST. JOE RD. AND STELLHORN RD.)		

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