



## Lake Avenue Office Building

3401 Lake Avenue  
Fort Wayne, IN 46805



### Rare Small Office Space For Lease

Suite 3 at 3401 Lake Avenue is now available for lease. The suite is located on the front side of the building, offering excellent visibility on a busy street.

This building has great access as it is situated between Coliseum Boulevard and Hobson Road. It is surrounded by a good mix of health and family services, along with many neighborhoods and popular retailers.

### Property Highlights

- ▶ 770 SF office space for lease
- ▶ Convenient location
- ▶ Excellent visibility on Lake Avenue
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**

#### NEAL BOWMAN, SIOR

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neal.bowman@sturgespg.com

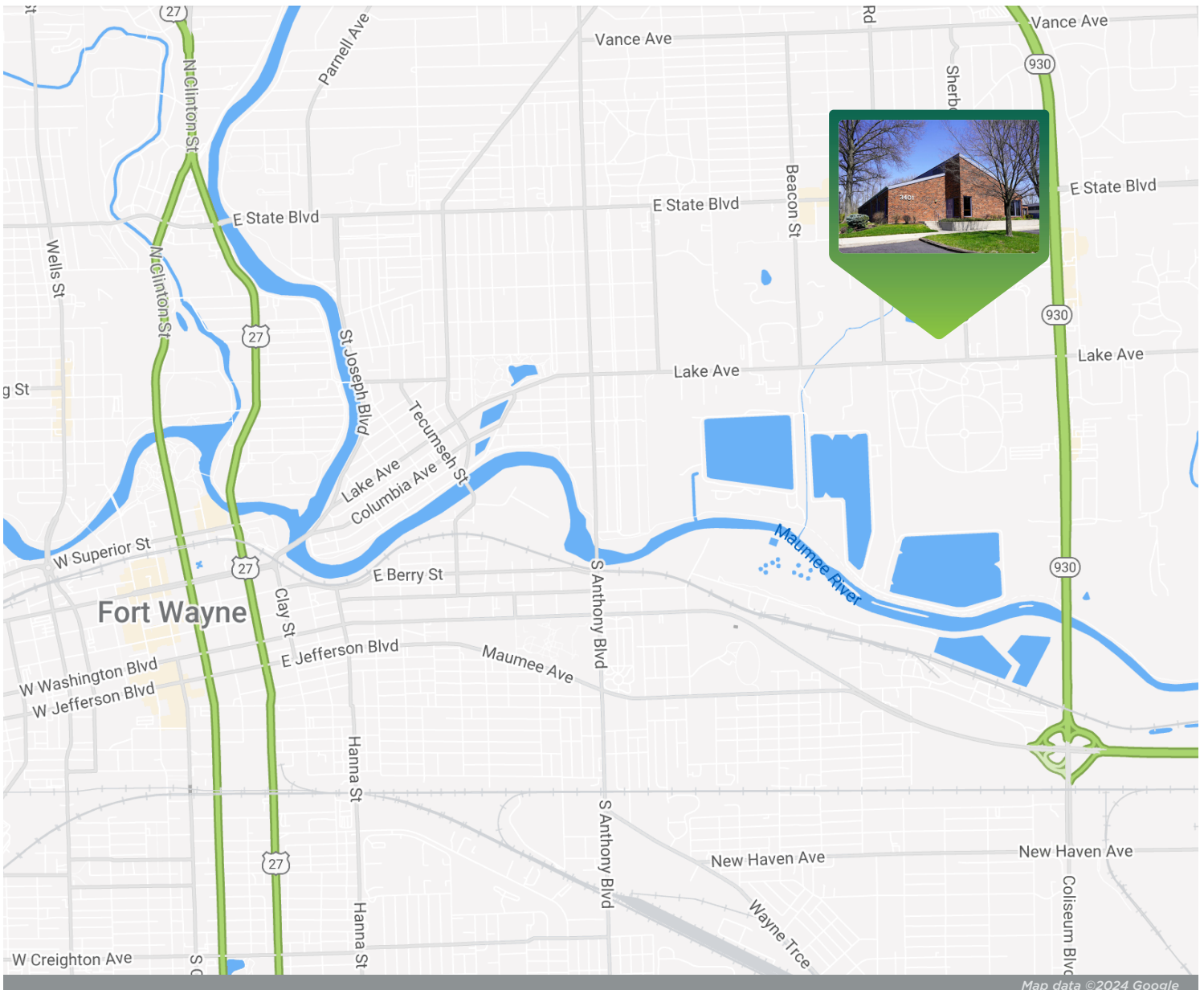
#### PHILIP HAGEE

Listing Manager  
260 424 8448  
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### Excellent Location

The property is located on Lake Avenue, which is full of many other medical and office users. It is also close to Coliseum Boulevard, a major Fort Wayne thoroughfare seeing an average of nearly 30,000 vehicles per day.

Neighboring businesses include but are not limited to: Parkview Behavioral Health Institute, Parkview Hospital Randallia, VA Northern Indiana Health Care System, and the newly-developed Byron Health Center.

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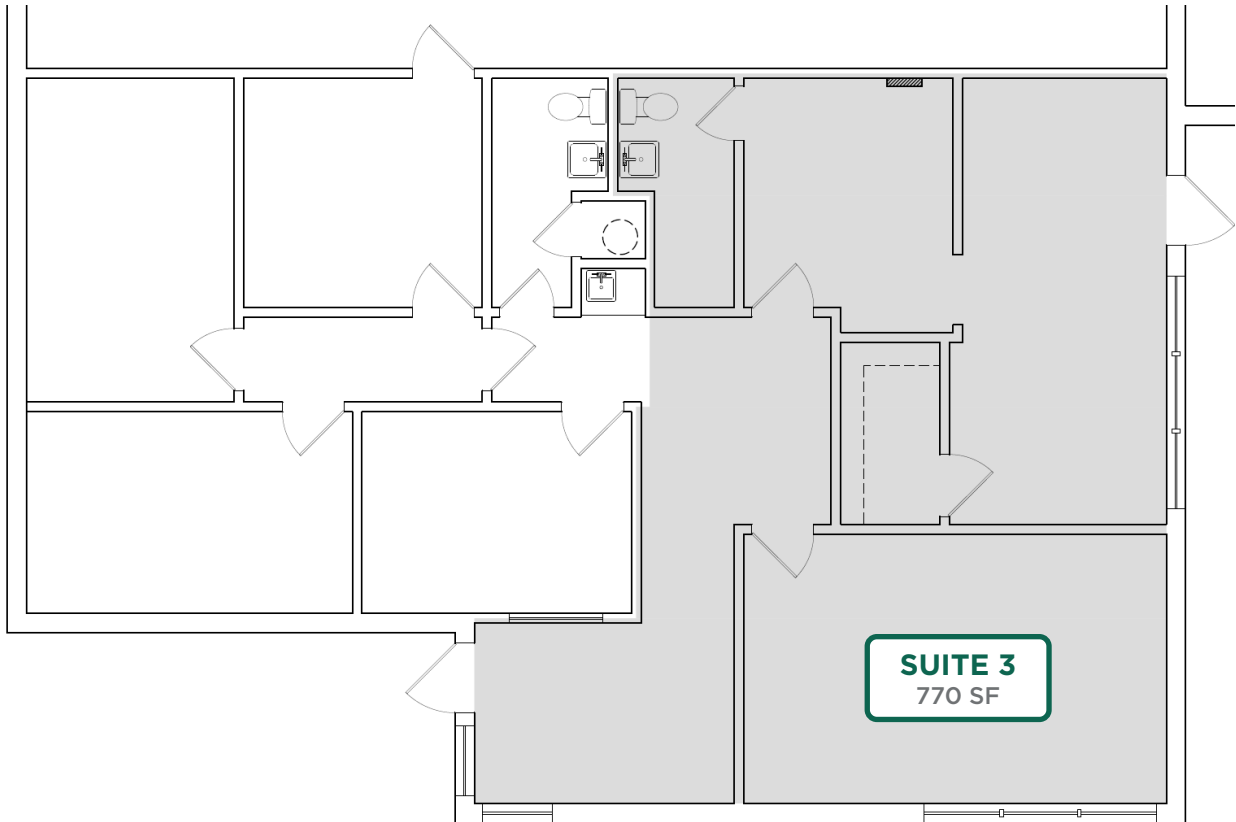
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### Available Unit



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



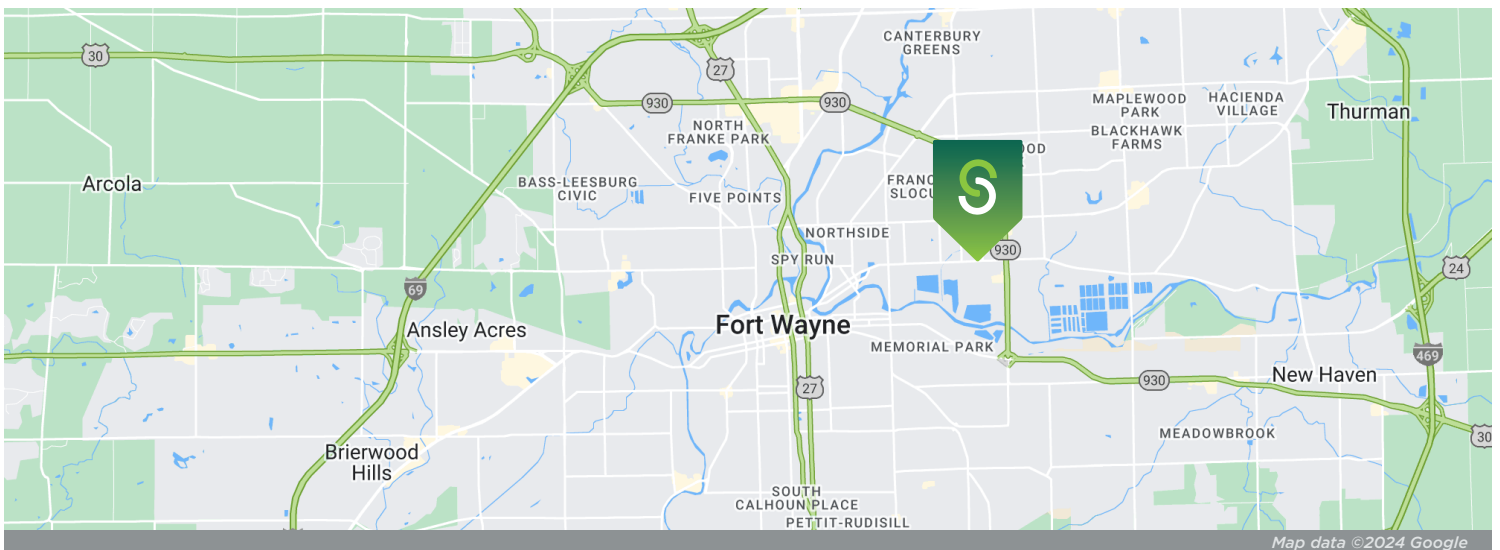
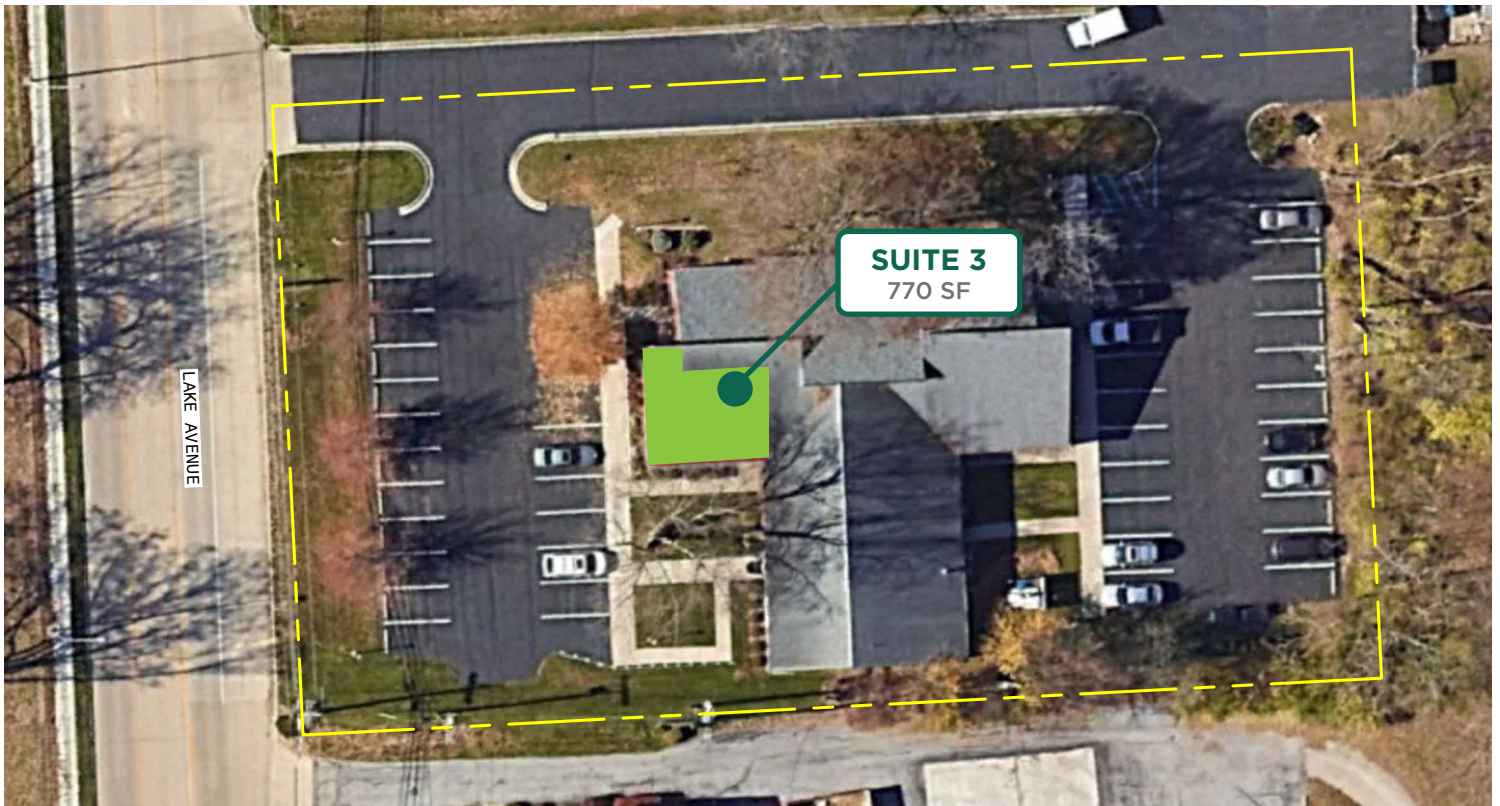
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## Lake Avenue Office Building

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### PROPERTY INFORMATION

Address	3401 Lake Avenue, Suite 3
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	St. Joseph
Parcel Number	02-08-32-351-012.000-072



### LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	Minimum 3 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	7,880 SF	
Total Available	770 RSF	
Max Contiguous	770 RSF	
Units Available	RSF	Monthly Rate
• Suite 3	770	\$770

### UTILITIES

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

### SITE DATA

Site Acreage	1.03 AC	Interstate	I-69 - 6 miles
Zoning	R3	Flood Zone	None
Parking	Surface	Parking Ct	47 spaces

### 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
Year Built	1974
# of Stories	1
Construction Type	Wood frame/brick wrap
Roof	Shingle
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Building and window

### ADDITIONAL INFORMATION

- Excellent visibility on Lake Avenue
- Easily accessible and convenient location

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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.



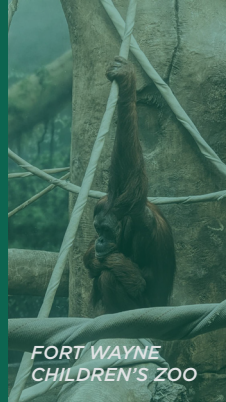
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

**2<sup>nd</sup>**  
Largest City  
in Indiana

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



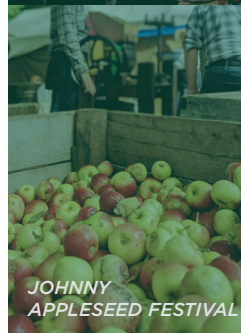
FORT WAYNE CHILDREN'S ZOO



ELECTRIC WORKS

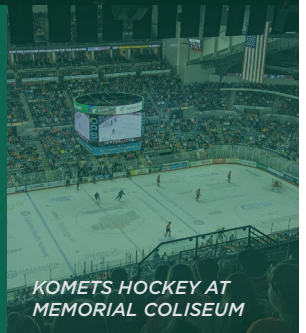


GRAND WAYNE CONVENTION CENTER



JOHNNY APPLESEED FESTIVAL

**7+**  
Million  
Visitors  
Annually



KOMET'S HOCKEY AT MEMORIAL COLISEUM



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



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
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**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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### Maintenance Management

260 483 3123

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.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

TI-Source.com

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.



### Sturges Development

260 426 9800

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Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.