



Executive Center Sublease High Tech Office

3400 Coliseum Blvd. E.
Fort Wayne, Indiana 46805



Beautiful Office Campus

- Sublease suite: 14,926 SF
 - › 2 professional office buildings with various suite sizes available
- Appealing wooded office campus with walkway and picnic tables
- Ample parking
 - › 5 spaces per 1,000 SF
- Full-service lease with janitorial service and on-site maintenance
- Furniture can be included in the lease



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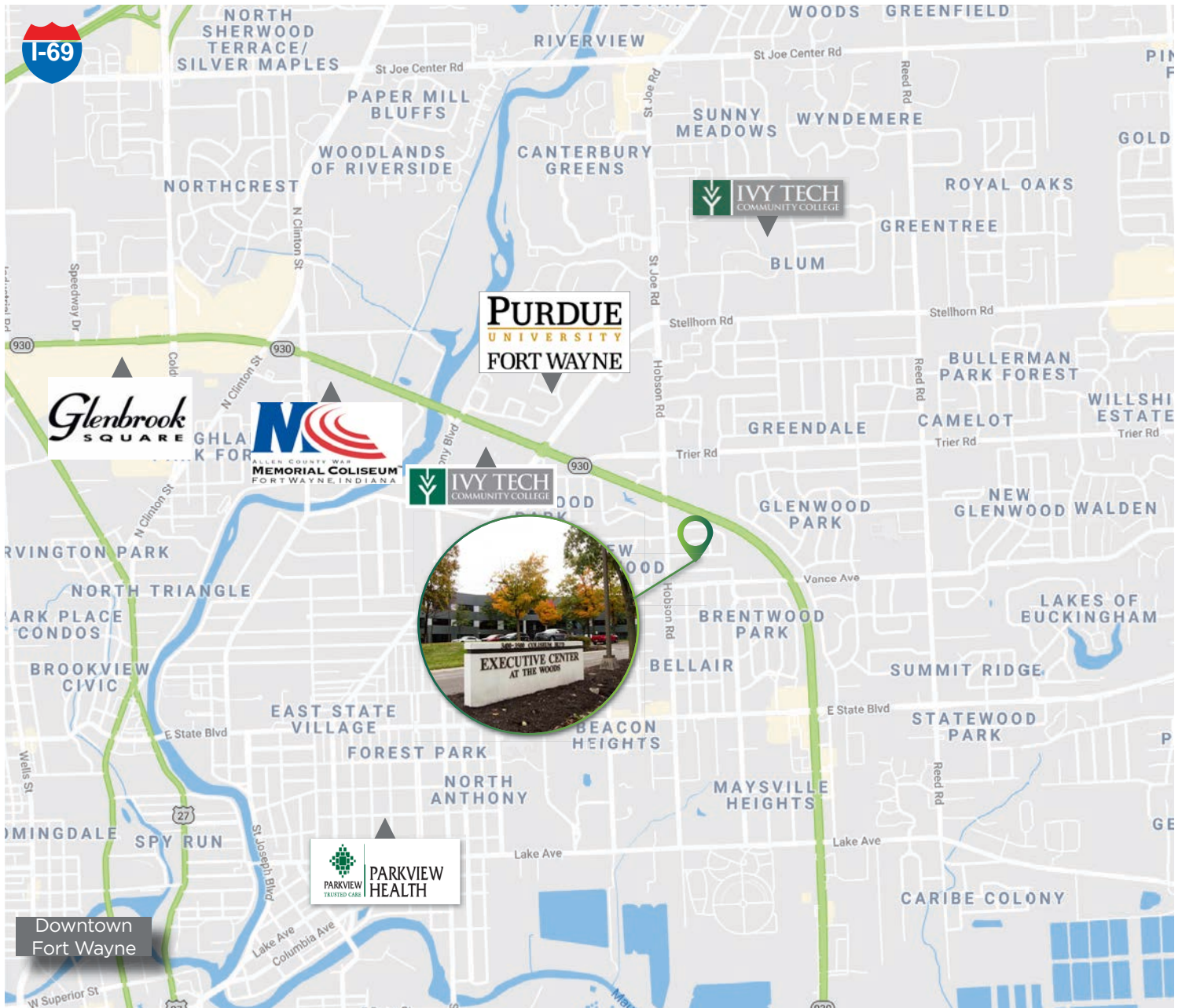
ANGIE DAVIS

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Excellent Location on Fort Wayne's Northeast Side

Executive Center is located at the corner of Coliseum Boulevard and Vance Avenue, less than one mile from Purdue University Fort Wayne and Ivy Tech Community College. It is within arm's reach of Glenbrook Square Mall and Allen County War Memorial Coliseum and only 3 miles from I-69.

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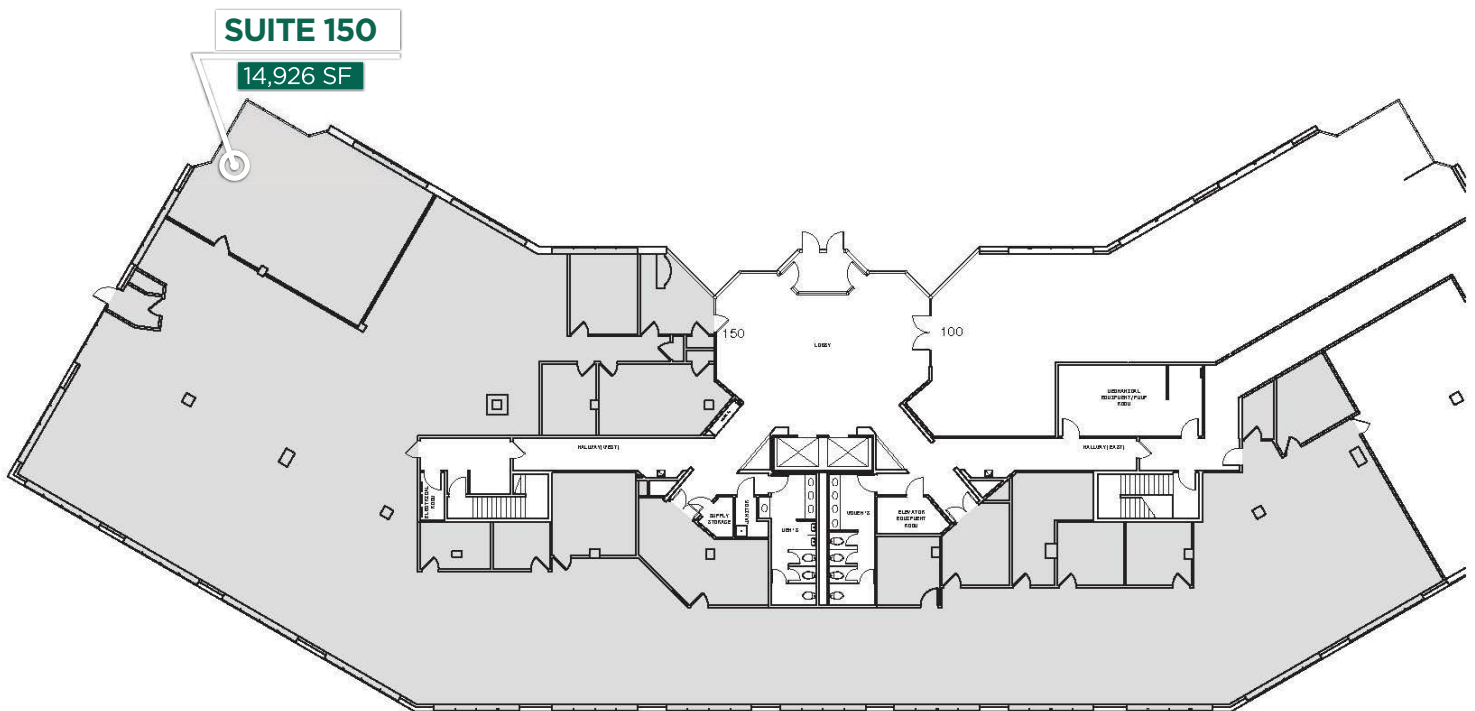


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Executive Center I (3400 Coliseum Blvd. E.)

Sublease Suite Available - Contact Broker for Detailed Floor Plans



1st Floor Suite - 14,926 SF

Floor Plan: Not To Scale

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OFFICE SPACE FOR SUBLEASE

Property Name Executive Center - Sublease
Address 3400 E. Coliseum Blvd.
City, State, Zip Fort Wayne, IN 46805
County Allen
Township St. Joseph
Parcel Nos. 02-08-29-376-004.001-072



LEASE INFORMATION

Lease Rate \$15.00/RSF/Yr
Lease Type Full Service
Terms March 30, 2026
Availability June 1, 2023

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Building Area - Bldg. 1 60,422 SF
Available SF - Bldg. 1 14,926 RSF

SITE DATA

Site Acreage 4.48 AC
Zoning & Description C2 - General Commercial
Parking Description Surface
Parking count/ratio 4.5/1,000

Suites Available	RSF	Monthly Rate
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Executive Center I - 3400 E. Coliseum Blvd.		
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Bldg. 1 - Suite 150	14,926	\$18,657.50
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BUILDING INFORMATION

Property Type Multi-Tenant Office
Year Built 1986, 1989
No. of Stories 3
Construction Type Concrete
Roof Rubber
Heating Gas fired boiler
A/C Pump
Sprinklered Wet
ADA Compliant Yes
Elevators 2
Signage Tenant directory signage

UTILITIES

Electric Supplier AEP
Natural Gas Source NIPSCO
Water & Sewer Source City Utilities

ADDITIONAL INFORMATION

- Professionally managed office building with janitorial service
- Located at corner of Coliseum Blvd. and Vance Ave.
- Near universities and major retail
- 2-story glass atrium lobby
- Plentiful parking
- Sublease runs through March 30, 2026
- Suites can be leased individually
- Furniture can be included in the lease

CONTACT US

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BROKERAGE TEAM



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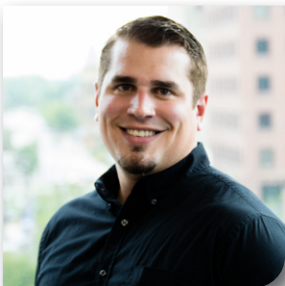
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