

## Executive Center

3400 - 3500 E Coliseum Blvd  
Fort Wayne, IN 46805



OFFICE

FOR LEASE

## Beautiful Office Campus For Lease

Executive Center is comprised of two adjacent 3-story office buildings located on an appealing wooded campus at the corner of Coliseum Boulevard and Vance Avenue, less than one mile from Purdue University Fort Wayne and Ivy Tech Community College.

## Property Highlights

- ▶ Two professional office buildings with various suite sizes available
- ▶ Full-service leases with janitorial services and on-site maintenance
- ▶ Appealing wooded office campus with walkway and picnic tables
- ▶ Abundant parking
- ▶ 5 spaces per 1,000 SF

### KEVIN ELLIS

Broker  
260 424 8448  
kevin.ellis@sturgespg.com

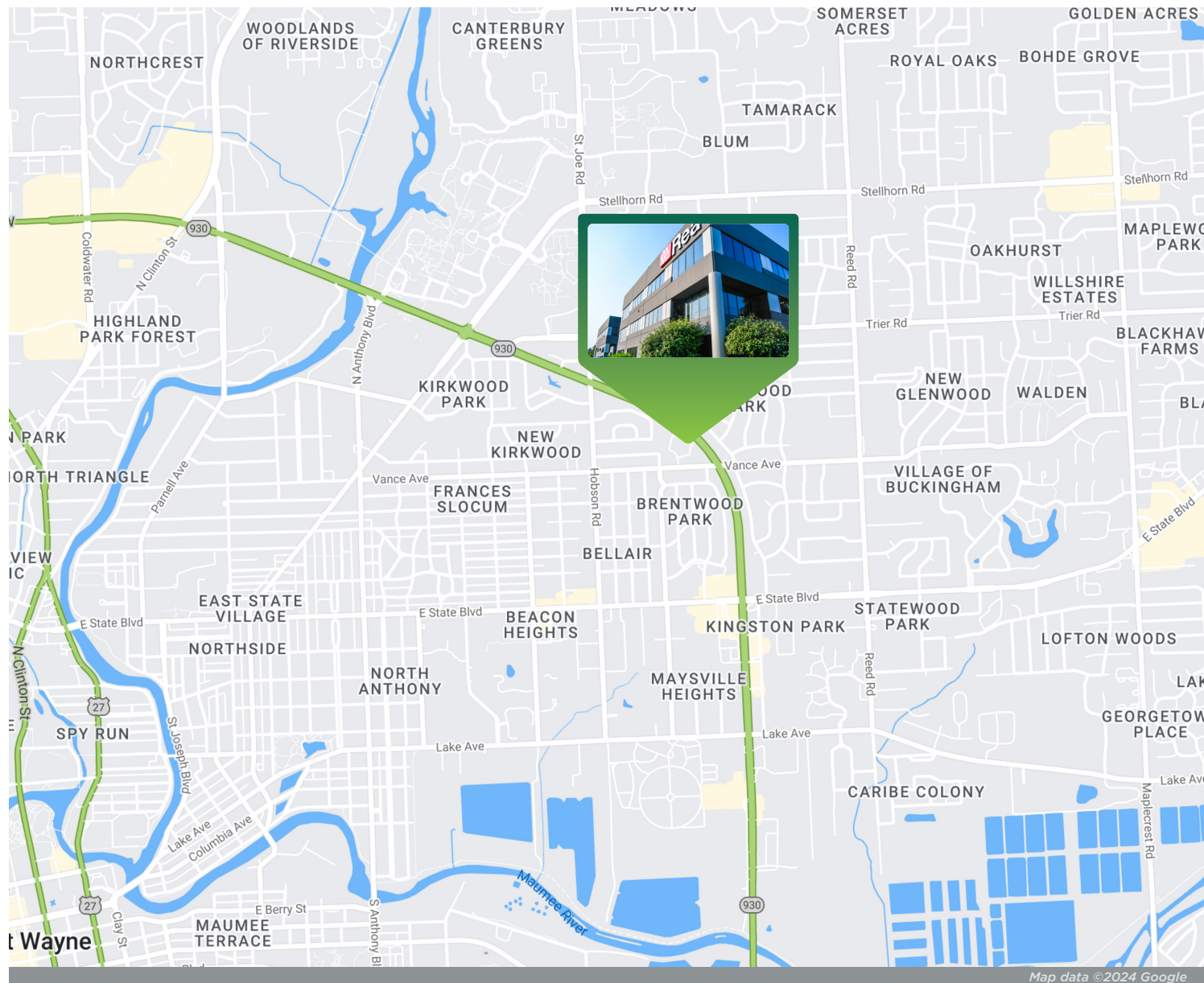
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## Excellent Location

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 three miles from I-69. Executive Center is near Parkview Hospital Randallia and the newly developed Bryon Health Center. With Exec Centers being only five miles from Fort Wayne's downtown this office campus is in the perfect location for you to take your business to the next level.

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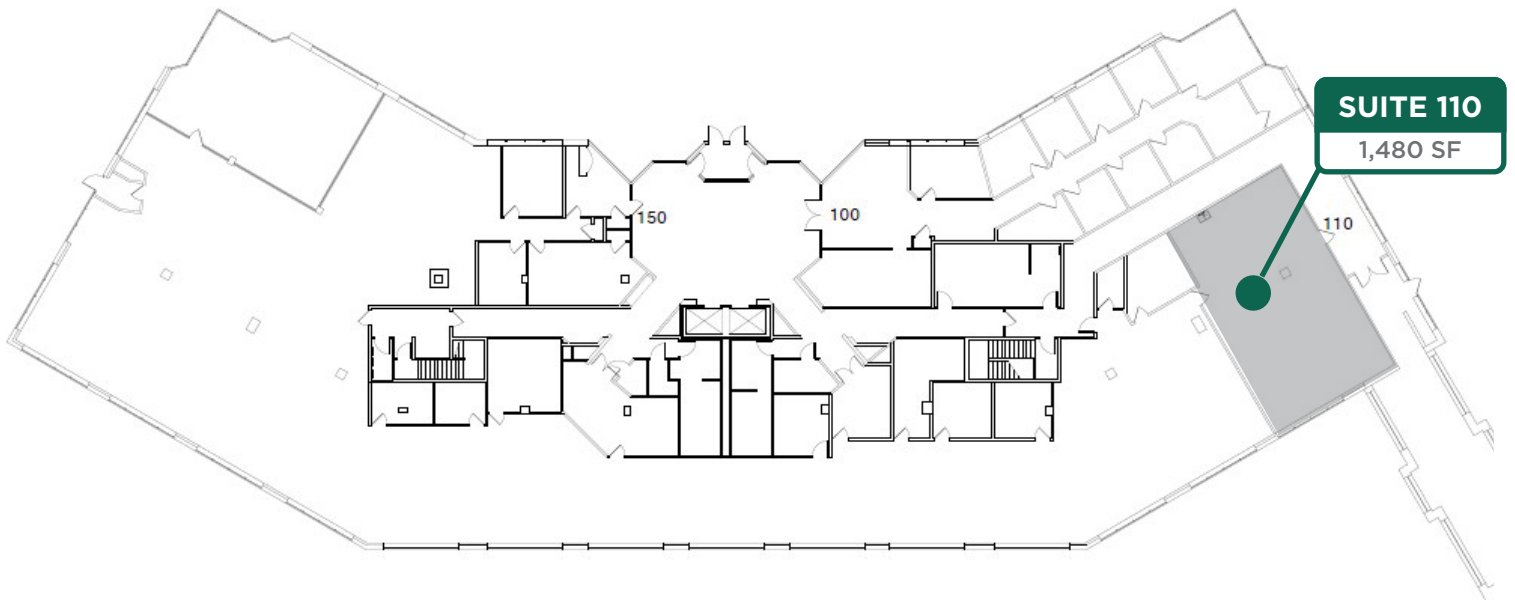
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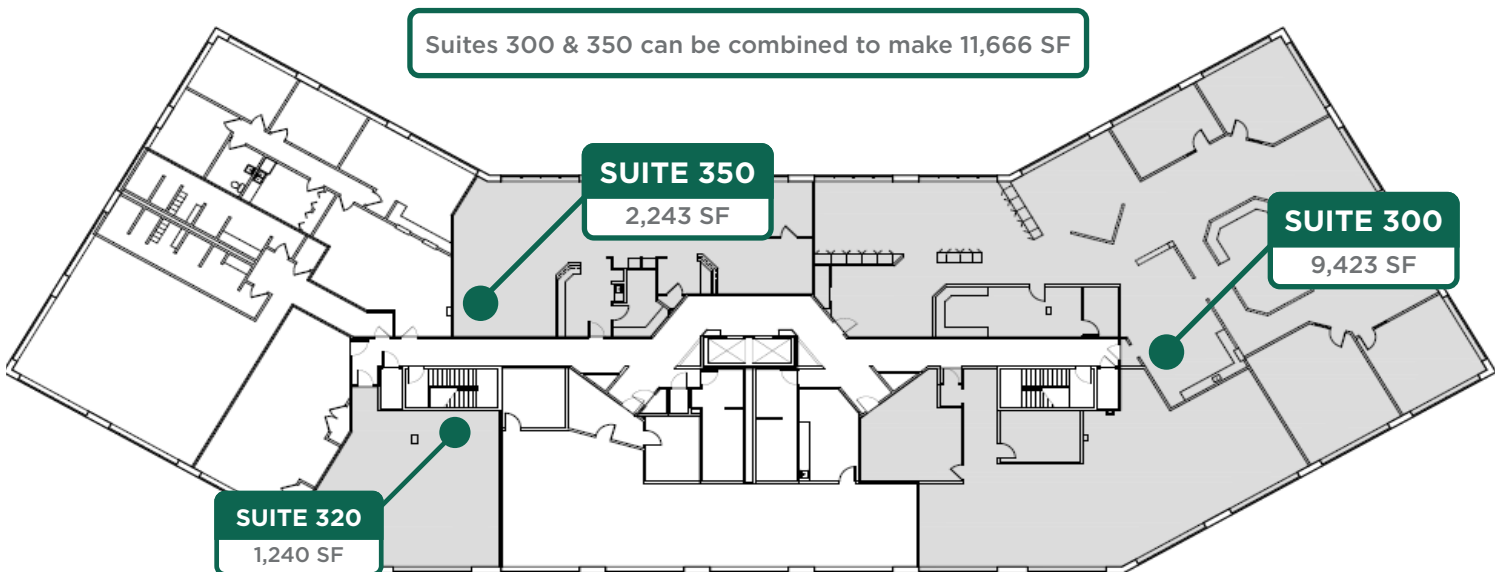
### Executive Center I (3400 E Coliseum Blvd)

### Suites Available



Floor plans may not be to scale.

Contact broker for detailed floor plan.



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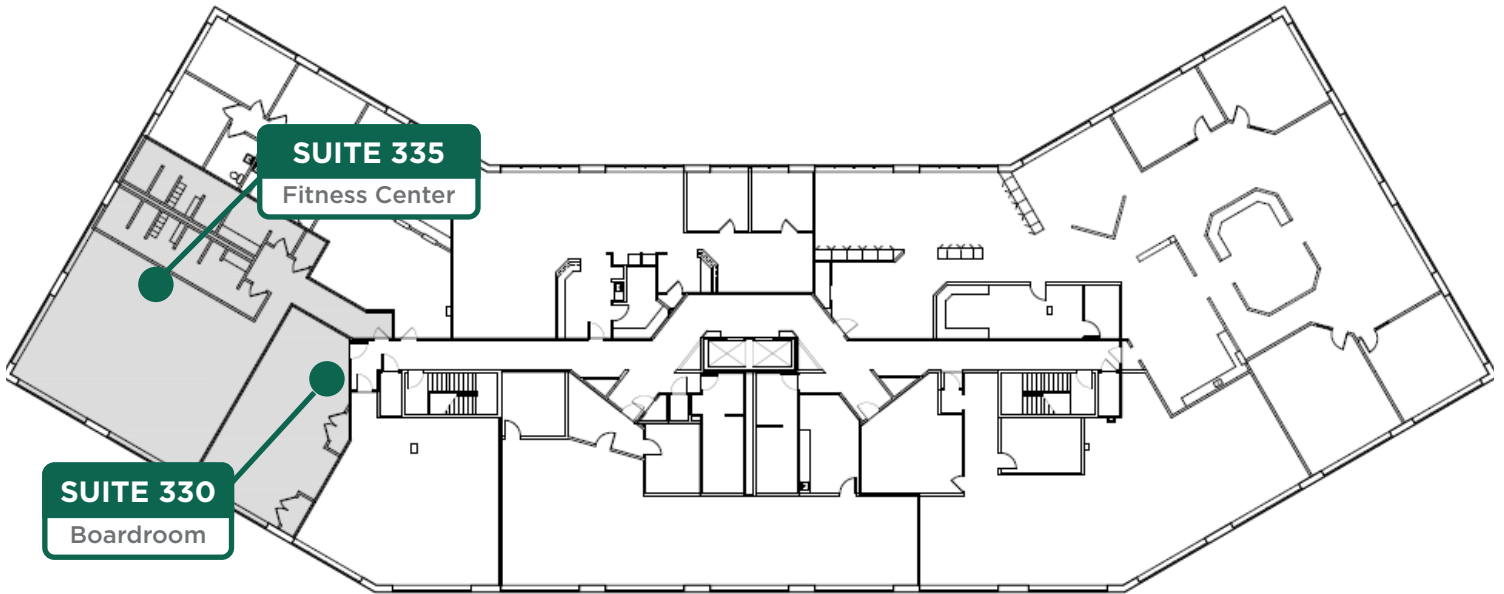
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### Executive Center I (3400 E Coliseum Blvd) Amenities



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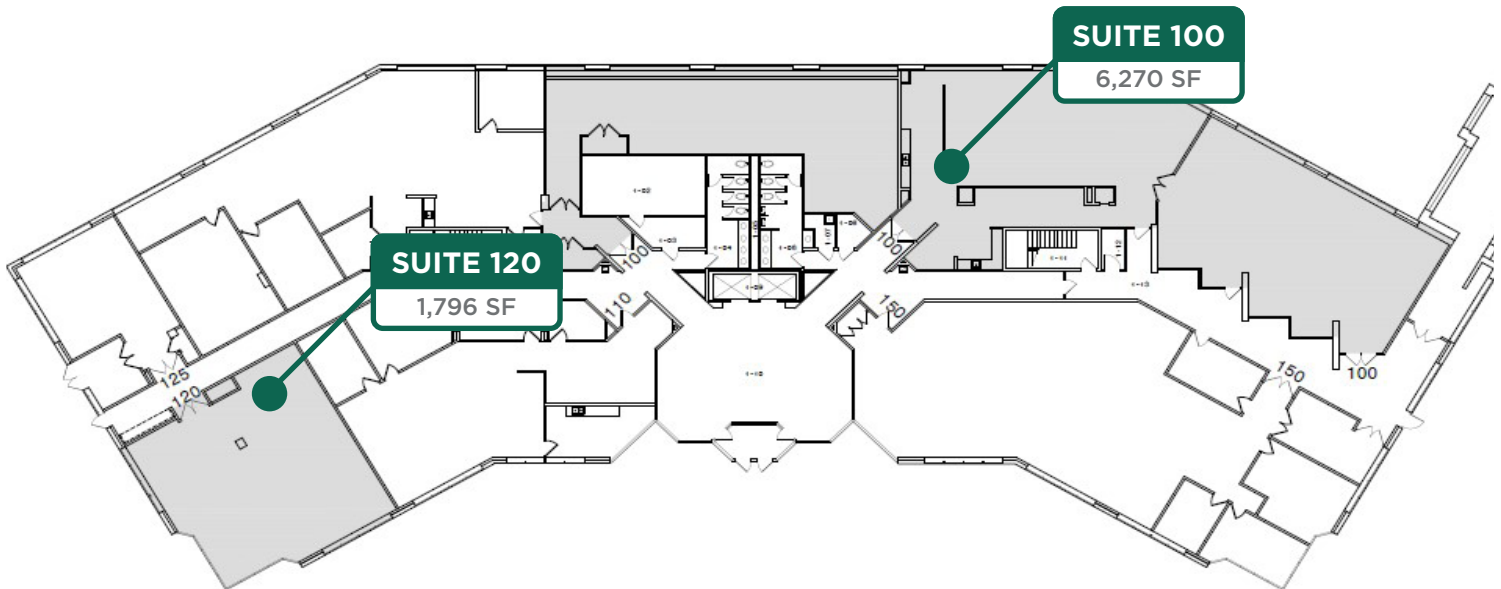
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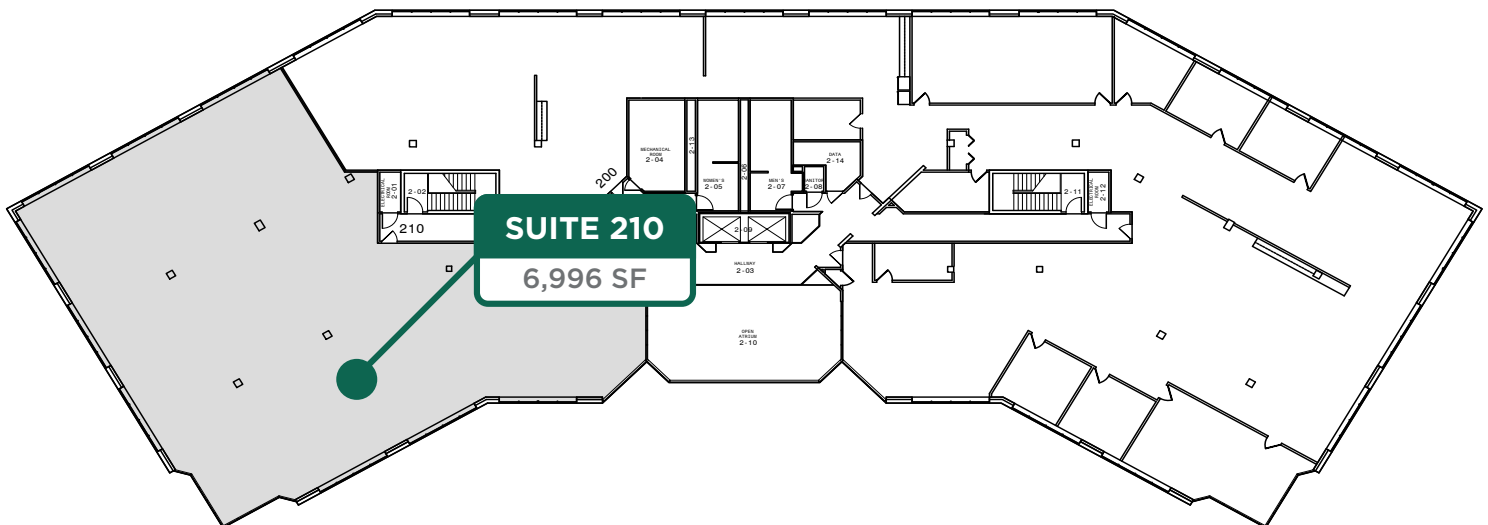


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## Executive Center II (3500 E Coliseum Blvd) Suites Available



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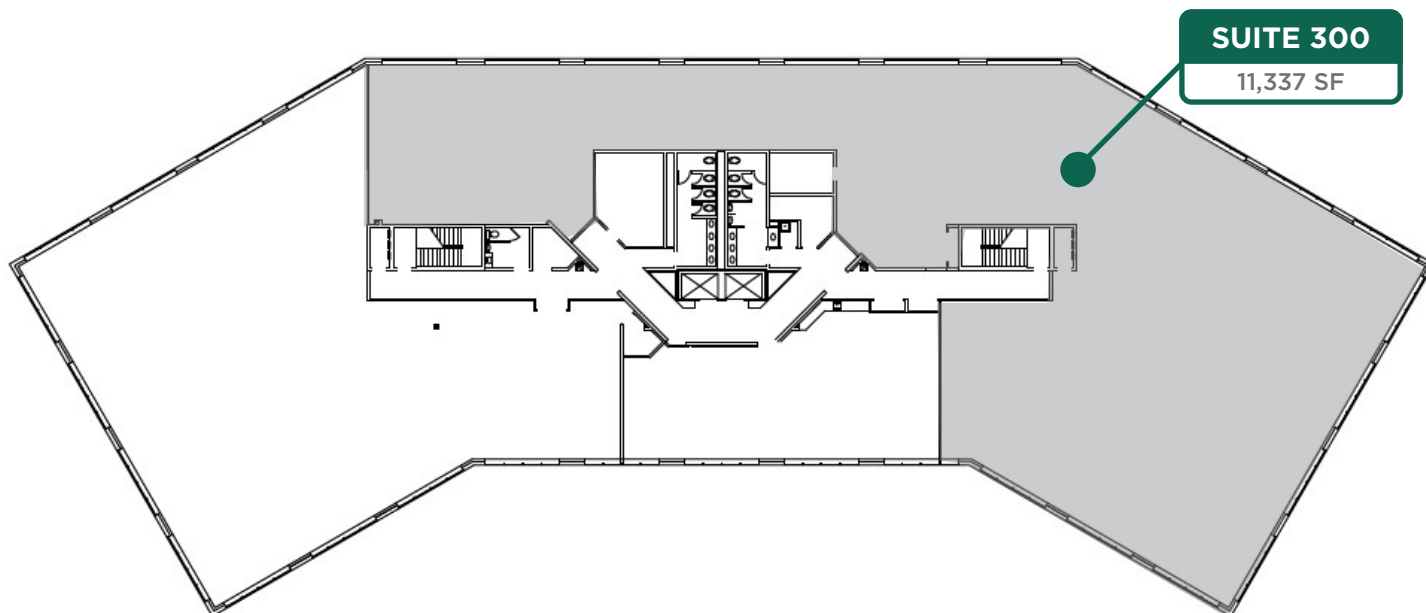
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## Executive Center

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### PROPERTY INFORMATION

Address	3400 - 3500 E Coliseum Blvd
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	St. Joseph
Parcel Number	02-08-30-428-002.000-072 02-08-29-376-004.001-072

### LEASE INFORMATION

Lease Rate & Type	\$18.00/RSF/Yr Modified Gross
Terms	5 years minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	Bldg 1 - 60,421 SF, Bldg 2 - 60,292 SF	
Total Available	Bldg 1 - 14,386 SF, Bldg 2 - 26,399 SF	
Units Available - Exec Center I (3400)	RSF	Monthly Rate
• Suites 110	1,480	\$2,220.00
• Suite 300	9,423	\$14,134.50
• Suite 320	1,240	\$1,860.00
• Suite 350	2,243	\$3,364.50
• Suites 300 + 350	11,666	\$17,499.00
Units Available - Exec Center II (3500)	RSF	Monthly Rate
• Suite 100	6,270	\$9,405.00
• Suite 120	1,796	\$2,694.00
• Suite 210	6,996	\$10,494.00
• Suite 300	11,337	\$17,005.50

### RESPONSIBLE PARTIES

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

### BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1986, 1989
# of Stories	3
Construction Type	Concrete
Roof	EPDM Rubber w/ ballast stone
Heating	Gas fired boiler
A/C	Pump
Sprinkler	Wet
Elevators	2
Signage	Tenant

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast copper, Frontier copper/fiber (non-fios)

### SITE DATA

Site Acreage	9.93 AC
Zoning	C1 - Professional Office
Parking	Surface

### ADDITIONAL INFORMATION

- Professionally managed office space
- Located at corner of Coliseum Blvd and Lance Ave
- Near universities and major retail

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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%**.

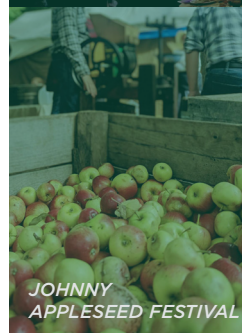
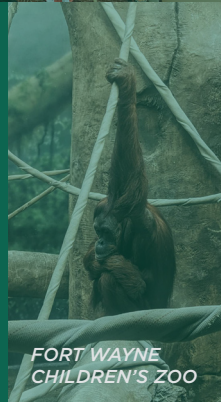
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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



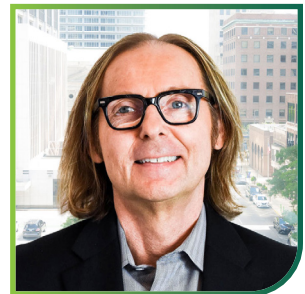
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Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
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**Kevin Ellis**  
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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.



### Nexus Technology Partners

260 425 2096

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

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. 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](http://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

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

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