


OFFICE/RETAIL
FOR LEASE

Prime Location in Southwest Fort Wayne Off I-69

Village at Coventry is a well-positioned retail/office complex anchored by major tenants, like Starbucks and a 124,000 SF Kroger Marketplace. The plaza is in the affluent southwest Fort Wayne market and is easily accessible from US 24 and I-69 via Exit 302. The site features approximately +/- 76,000 SF of office and retail space, with ample surface parking, strong exposure on West Jefferson Boulevard/US 24 and convenient proximity to shopping, dining, and medical services. The property is zoned NC - Neighborhood Center, allowing for a mix of neighborhood-oriented retail, office, and service uses.

Property Highlights

- ▶ Inviting storefront opportunities
- ▶ Flexible tenant spaces available - perfect for small to mid-size businesses
- ▶ Ample surface parking for tenants and customers
- ▶ Surrounded by restaurants, shops, and amenities
- ▶ **FOR LEASE: \$13.00 - \$16.00/SF Yr NNN**

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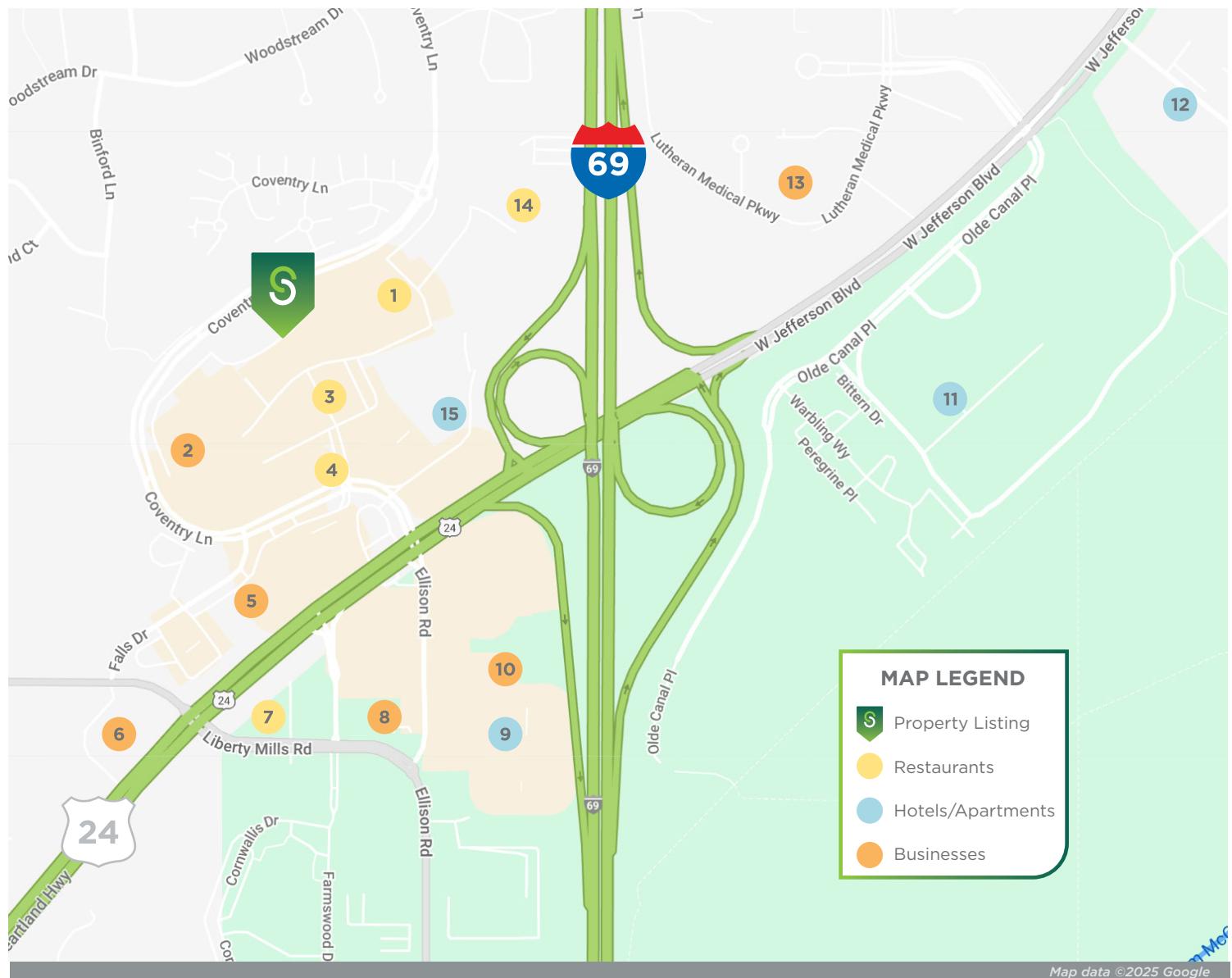
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Village at Coventry

5601-5699 Coventry Lane
Fort Wayne, IN 46804



Excellent Location

1. Buffalo Wild Wings	6. Walgreens	11. Canal Flats
2. Kroger Marketplace	7. Wendy's	12. Residence Inn by Marriott
3. Starbucks	8. Rural King	13. Lutheran Hospital
4. Pizza Hut	9. Holiday Inn Express & Suites	14. Outback Steakhouse
5. Chase Bank	10. Indiana State Police	15. Best Western Luxury Inn

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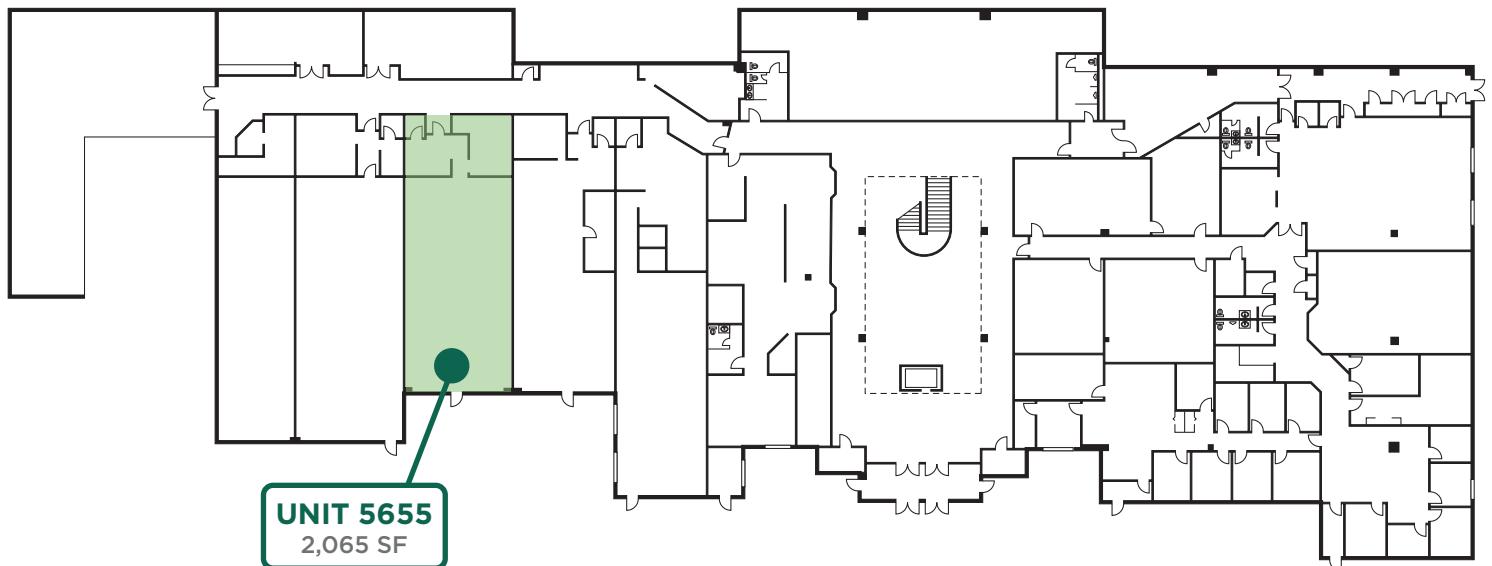
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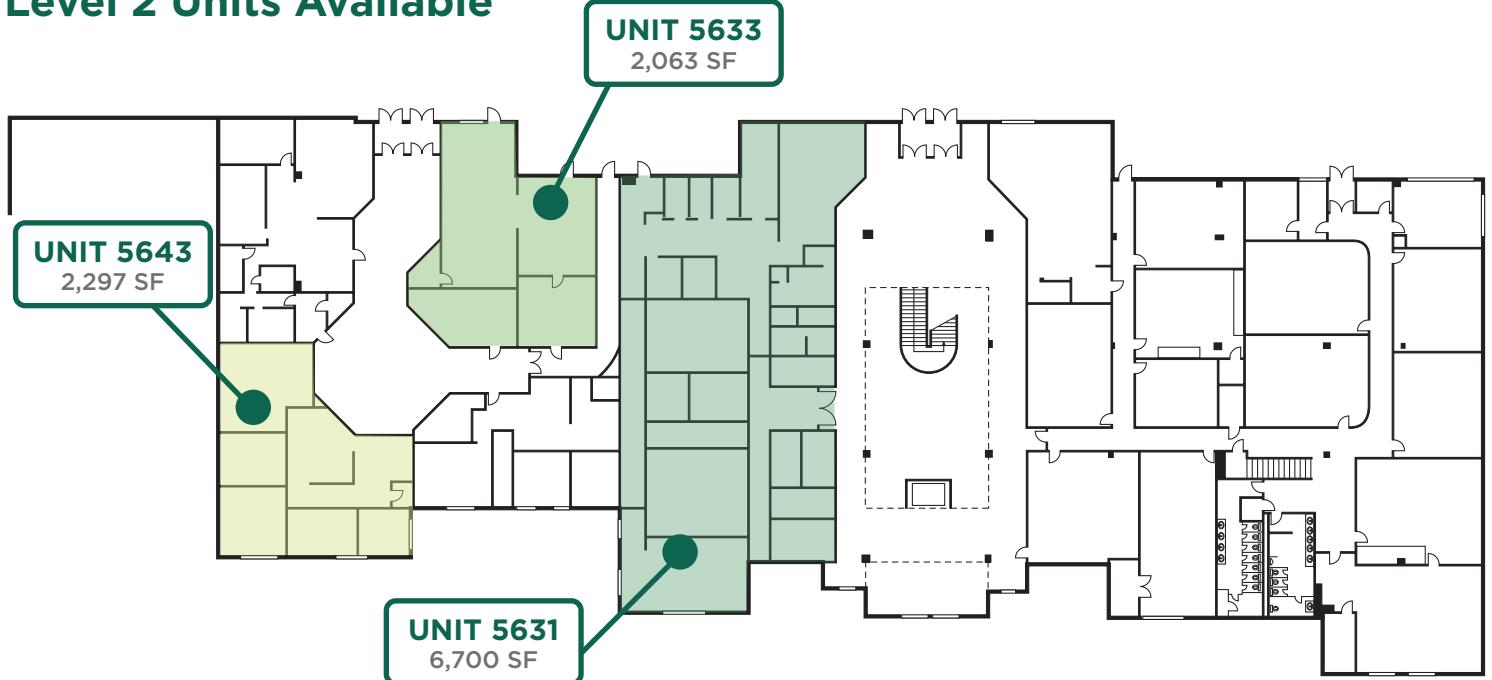
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Level 1 Units Available



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

Level 2 Units Available



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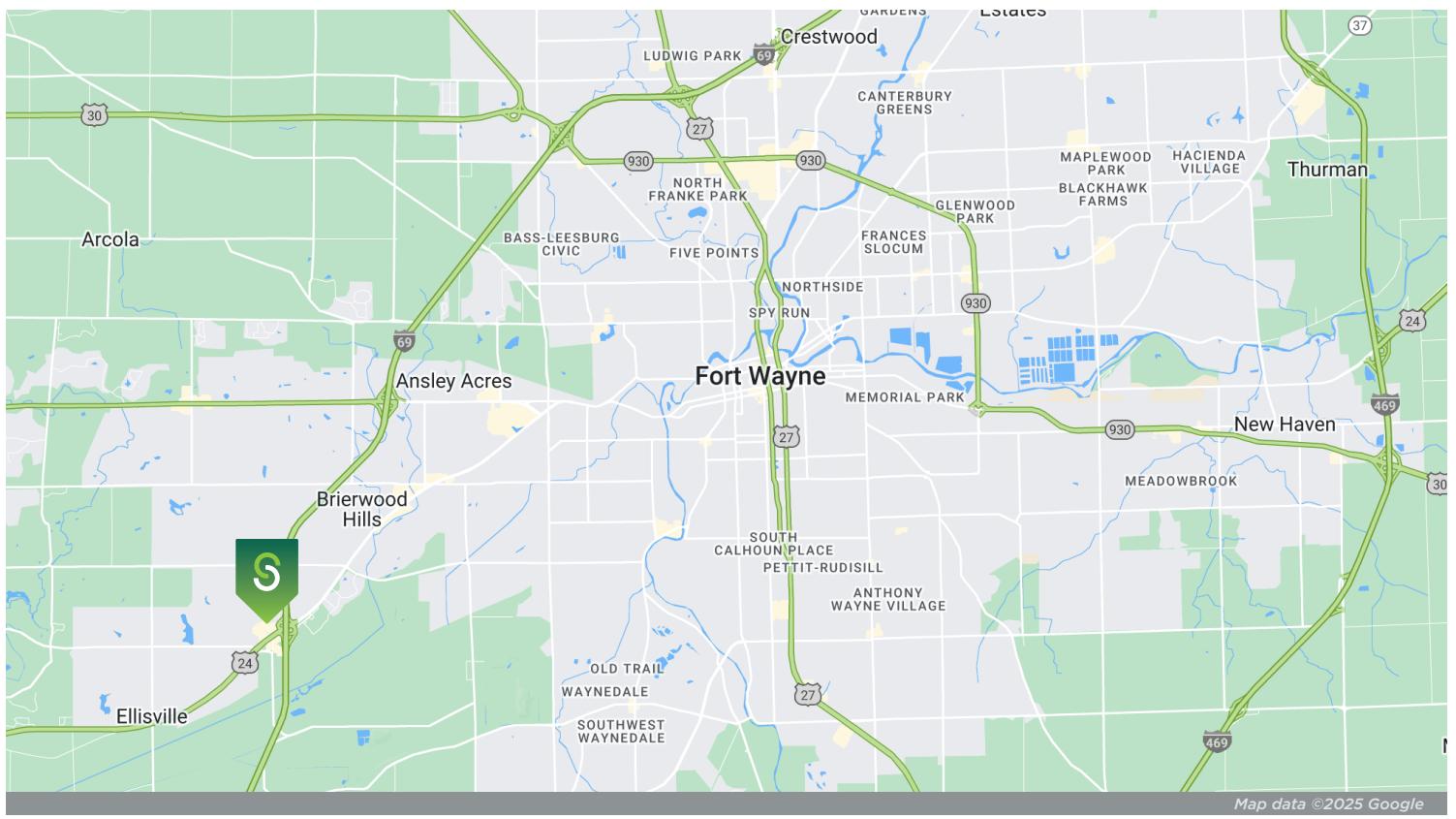
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PROPERTY INFORMATION

Address	5601-5699 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-23-328-001.002-075

LEASE INFORMATION

Lease Rate & Type	\$13.00 - \$16.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	+/- 76,000 SF	
Total Available	13,015 RSF	
Max Contiguous	17,464 RSF	
Units Available	RSF	Rate PSF
• 5631	6,700	\$13.00 - \$15.00
• 5633	2,036	\$13.00 - \$15.00
• 5655	2,065	\$16.00
• 5643	2,297	\$13.00 - \$15.00

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier

SITE DATA

Site Acreage	10.51 AC
Zoning	NC - Neighborhood Center
Parking	Surface - Paved parking

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ADDITIONAL INFORMATION

- Inviting storefront opportunities
- Prime location on W Jefferson Blvd with high visibility
- Surrounded by restaurants, shops, and amenities