

PROFESSIONAL OFFICE SPACES AVAILABLE



5716-5738 Coventry Lane, Fort Wayne, IN 46804

- Great southwest location
- Next to Village at Coventry
- Close to many national retailers and amenities
- Approximately 1/4 mile from I-69
- \$11.00 SF/yr, Full Service Lease



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PROPERTY INFORMATION

LOCATION/BUILDING SIZE/ZONING

Street Address	5716-5738 Coventry Lane
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
City Limits	Inside
Total Building Size	13,824 SF
Zoning	C1/Professional Office & Personal Services

PRICE/AVAILABILITY

Suite 5734 LL	2,211 SF - \$11.00 SF/yr
Suite 5726 LL	560 SF - \$11.00 SF/yr
Lease Type	Full Service
Date Available	Immediately

BUILDING DATA

Parcel Number	02-11-23-353-002.000-075
Year Built	1988
Condition	Very Good
Type of Construction	Wood/Masonry
Number of Stories	1
Heating System	Gas Forced Air
Sprinklers	None

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Fire & Extended Coverage Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Common Area Maintenance	Landlord
Roof & Structure	Landlord
Janitorial	Tenant
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	4,320
3 Miles	26,844
5 Miles	51,142

TRANSPORTATION/PARKING

Major Road Nearest Site	US Hwy. 24/Jefferson Blvd.
Distance to I-69	Less than 1/2 Mile
Distance to FW International Airport	8 Miles
Parking Lot	Paved
Parking Spaces	21

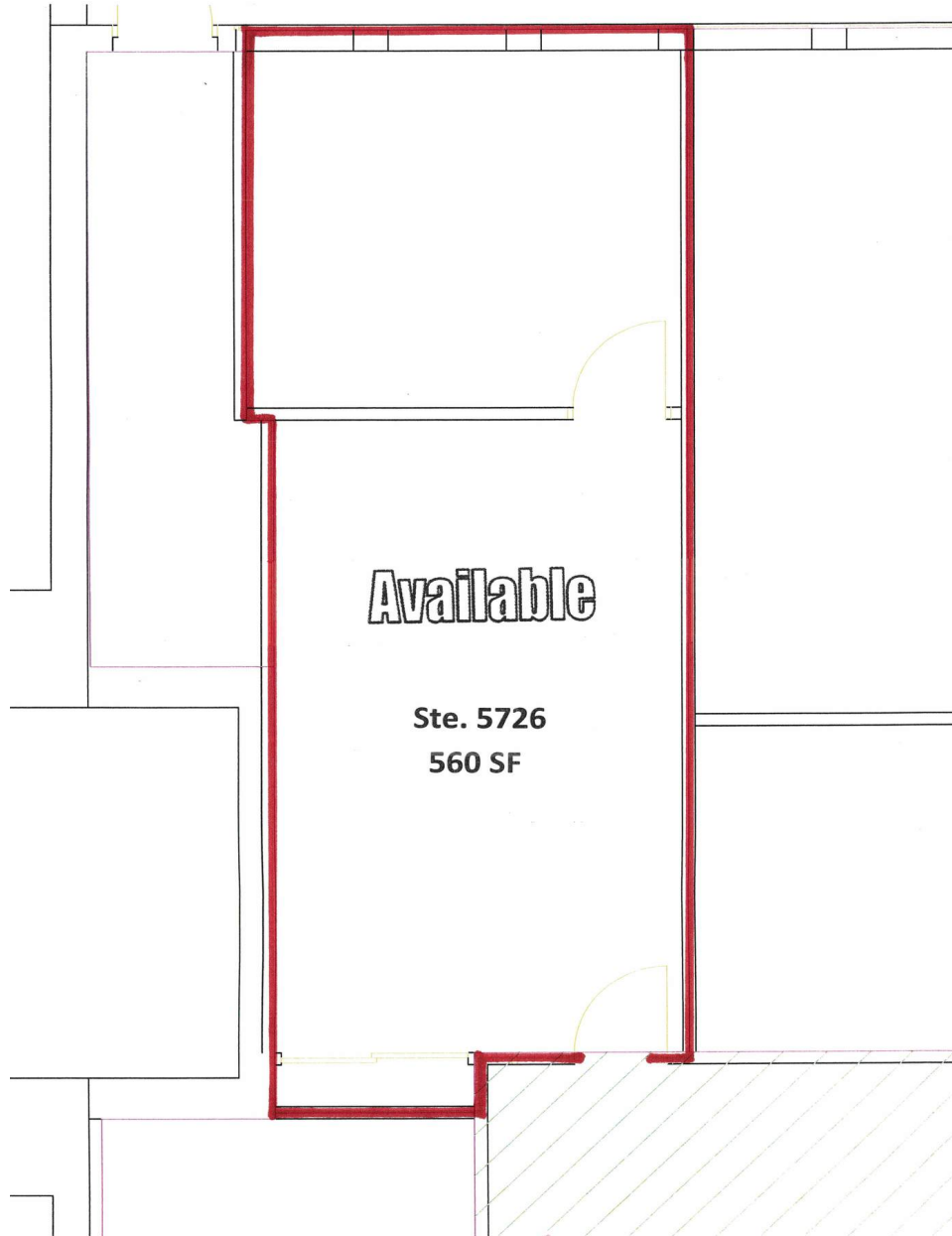


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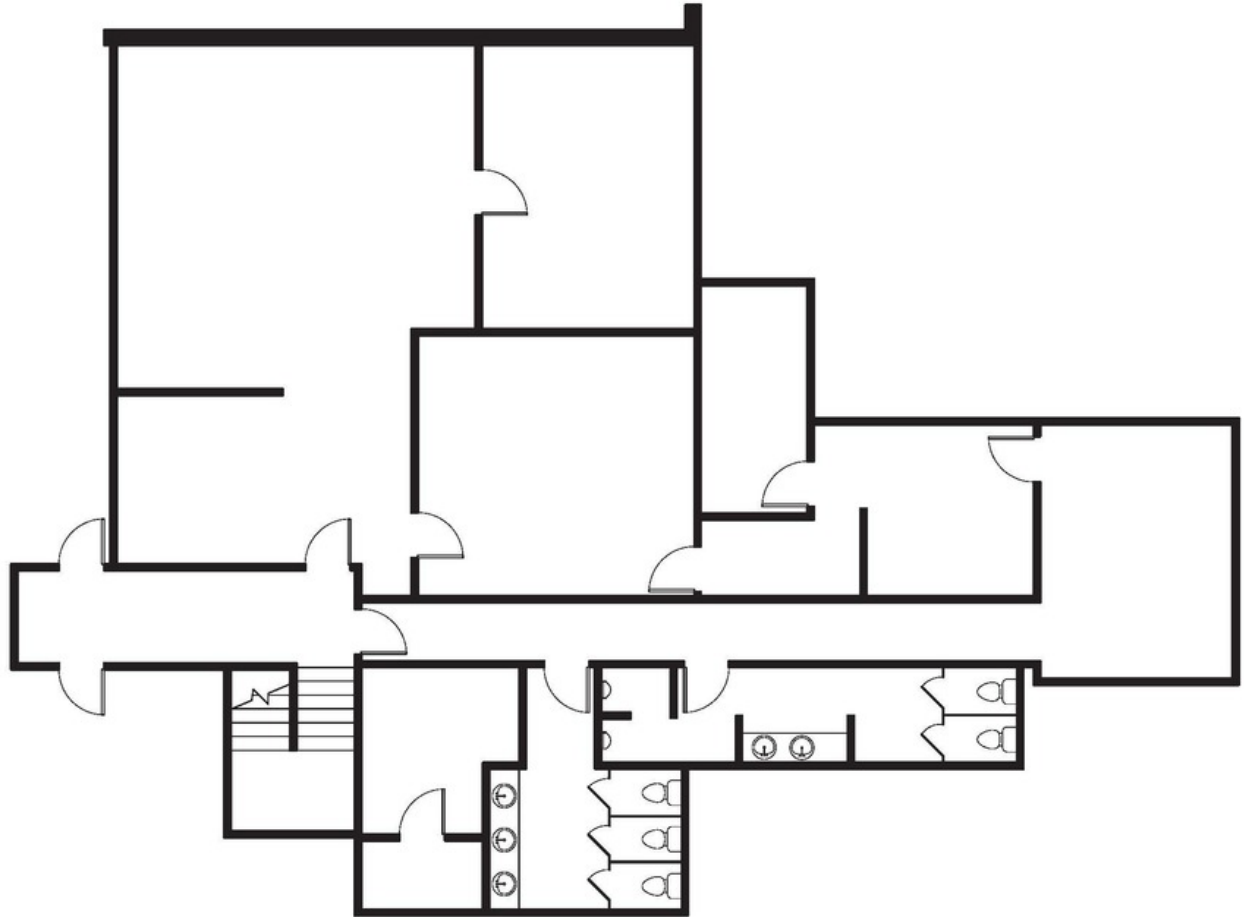
5734 COVENTRY LANE



FLOOR PLAN 5726 LOWER LEVEL

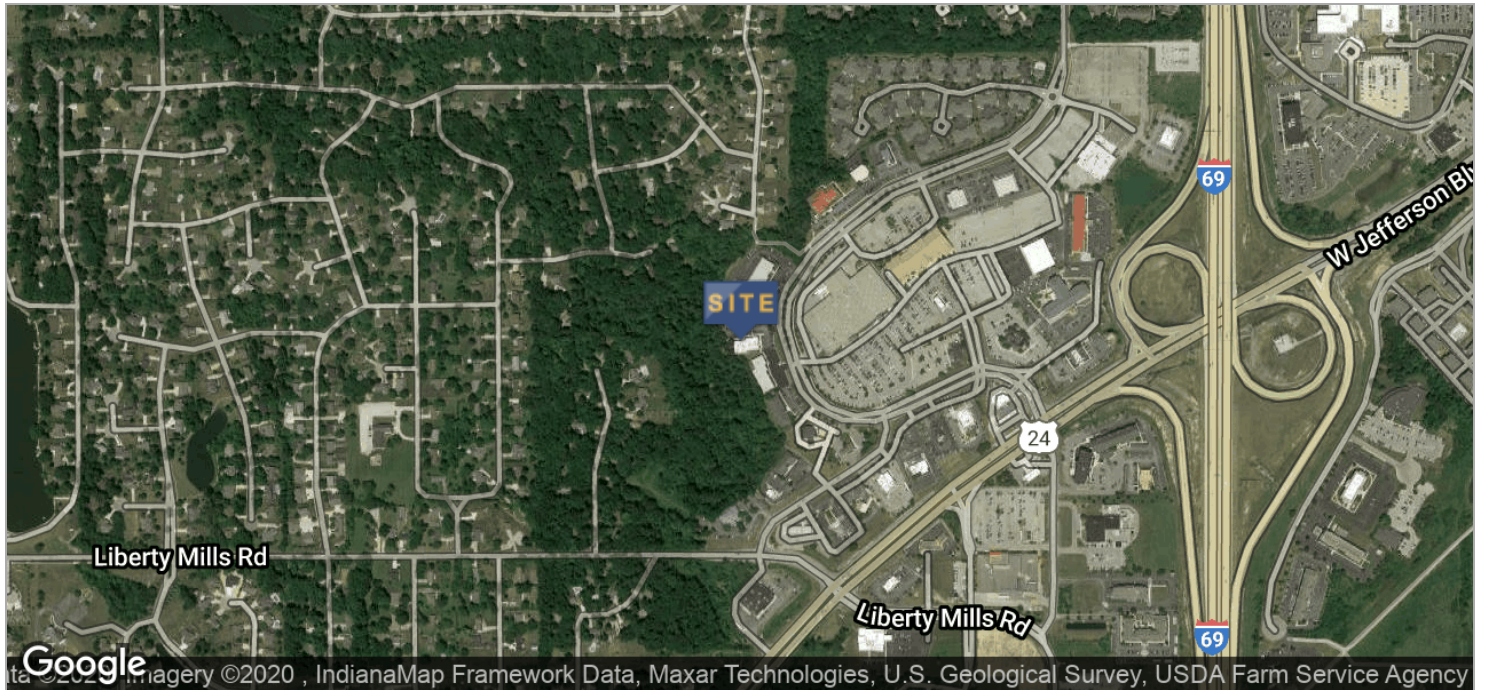


FLOOR PLAN 5734 COVENTRY LANE



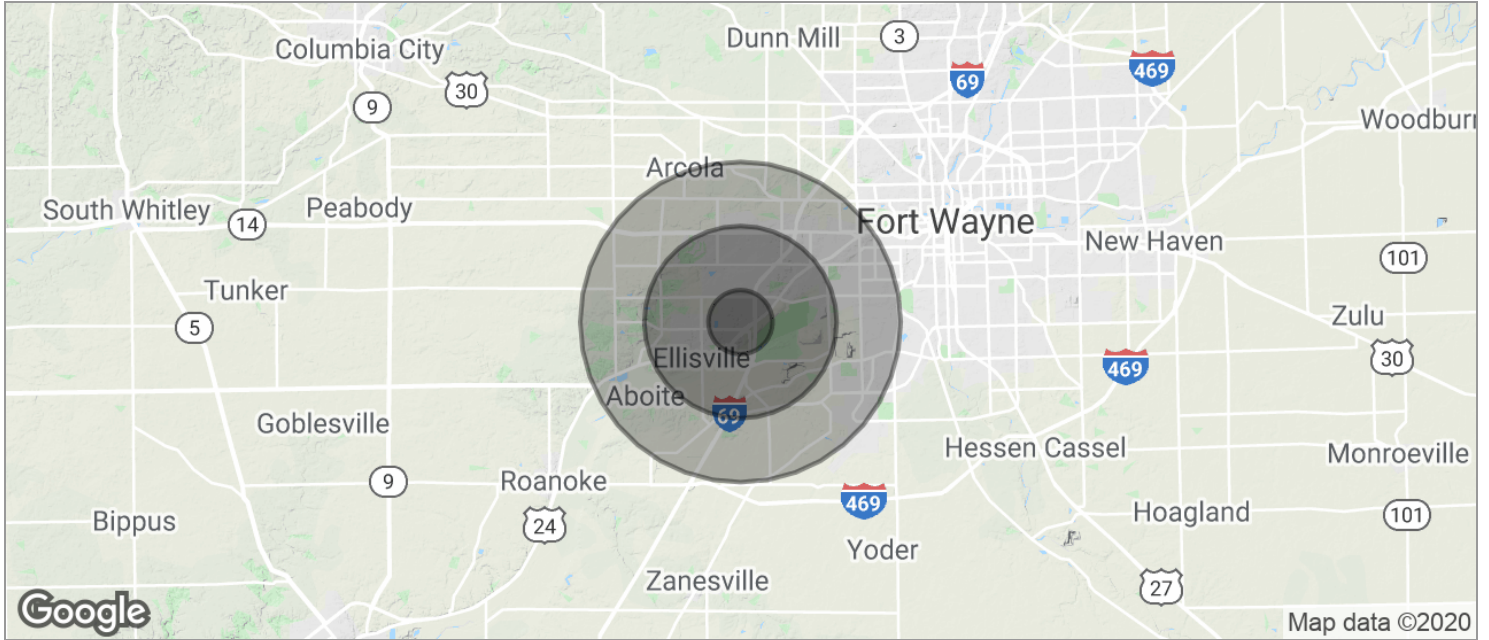
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,320	26,844	51,142
MEDIAN AGE	37.8	40.2	38.7
MEDIAN AGE (MALE)	37.5	39.1	37.5
MEDIAN AGE (FEMALE)	38.1	40.9	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,730	10,390	19,330
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$81,101	\$100,619	\$102,066
AVERAGE HOUSE VALUE	\$206,265	\$211,322	\$209,967

* Demographic data derived from 2010 US Census



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