



AVAILABLE FOR LEASE

SPACIOUS PROFESSIONAL OFFICE NEAR RETAIL AND RESTAURANTS

1315 DIRECTORS ROW
FORT WAYNE, IN 46808

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2,614 SF
LEASE RATE \$12.50 SF/YR (FULL SERVICE)

PROPERTY HIGHLIGHTS

- Located in 30,000 SF professionally managed office building
- Ample free parking within minutes from the Coliseum retail corridor with restaurants and shopping
- 2019 updates to common area and restroom and building is ADA accessible!
- Easy access from Coliseum Blvd. and located one half mile from I-69 via Lima Road
- Free rent available for long term leases
- Office suite has 4 private offices, large conference room, kitchenette and large open area.



PROPERTY SUMMARY



PROPERTY DESCRIPTION

TENANT or LANDLORD EXPENSE

- Utilities - Landlord
- Lawn & Snow - Landlord
- Real Estate Taxes & Building Insurance - Landlord
- Maintenance & Repair - Landlord
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (Full Service)
Available SF:	2,614 SF
Building Size:	30,000 SF

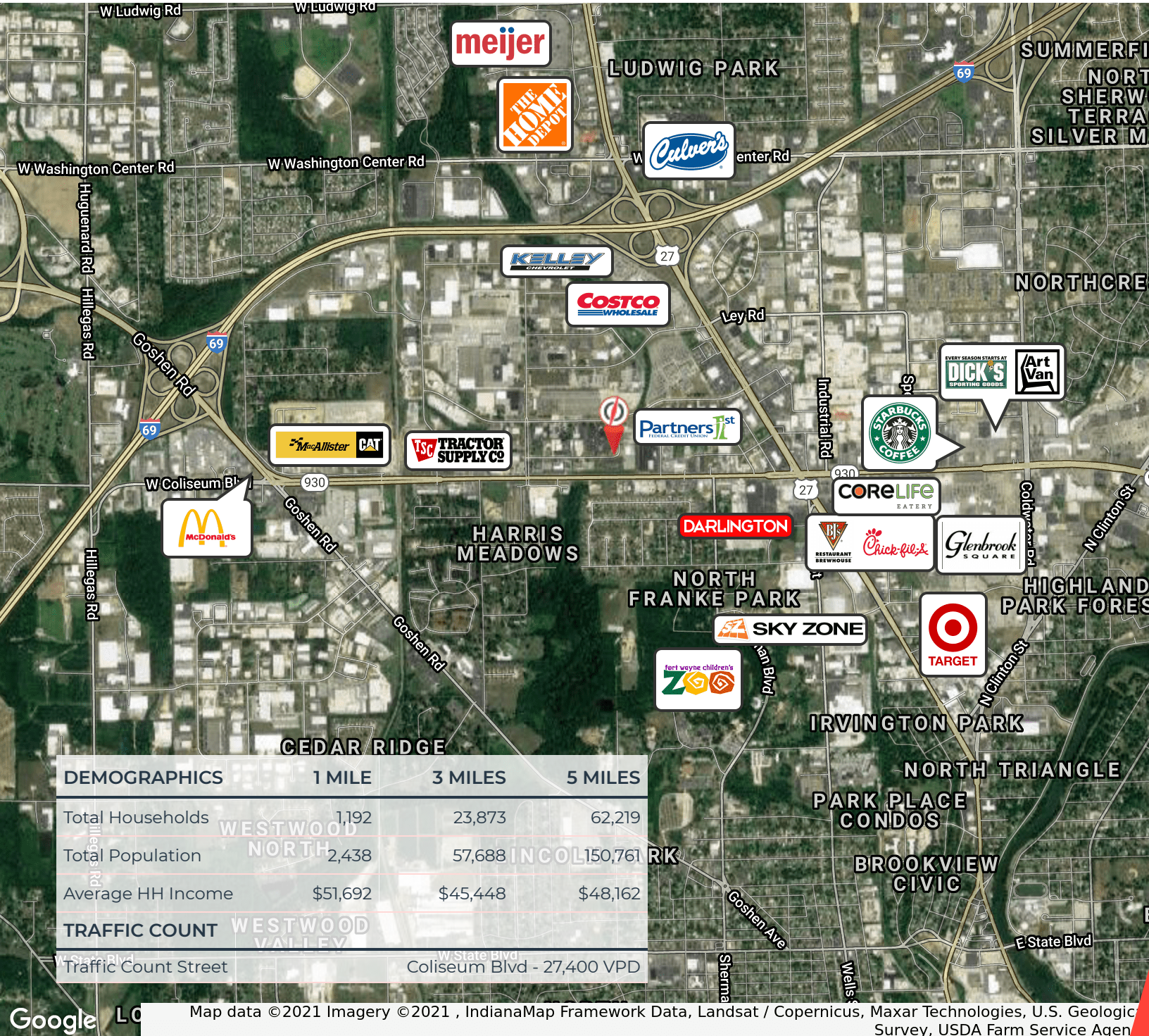
SPACES	LEASE RATE	SPACE SIZE
Suite 205	\$12.50 SF/yr	2,614 SF



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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE \$12.50 SF/YR (FULL SERVICE)

LOCATION INFORMATION

Building Description	Spacious Professional Office Near Retail and Restaurants
Street Address	1315 Directors Row
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen
Side Of Street	North

BUILDING INFORMATION

Building Size	30,000 SF
Price / SF	\$12.50 SF/yr
Year Built	1974
Building Class	B
Number Of Floors	2
Number Of Buildings	1
ADA Accessible	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	I-2 (Industrial)
Lot Size	1.46 Acres
APN#	02-07-22-453-005.000-073
Traffic Count Street	Coliseum Blvd - 27,400 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Spaces	145 Spaces
Distance To Interstate 69	1.5 miles