



AVAILABLE FOR LEASE

DJ BUILDING

111 E. LUDWIG RD. FORT
WAYNE, IN 46825

KIENAN O'ROURKE

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,248 - 7,306 SF
LEASE RATE \$14.00 SF/YR (FULL SERVICE)

PROPERTY HIGHLIGHTS

- Available - Suite 101: 7,306 SF (Divisible)
- Available - Suite 107: 1,248 SF
- Attractive brick exterior with signage options available
- 2018 renovation with common area and restroom updates
- Conveniently located off of Coldwater Road adjacent to the I-69 interchange, near restaurants and shopping
- Professionally managed office building with ample parking
- Full Service Lease
- Roadside monument sign available to anchor tenant!



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PROPERTY SUMMARY



FULL SERVICE LEASE

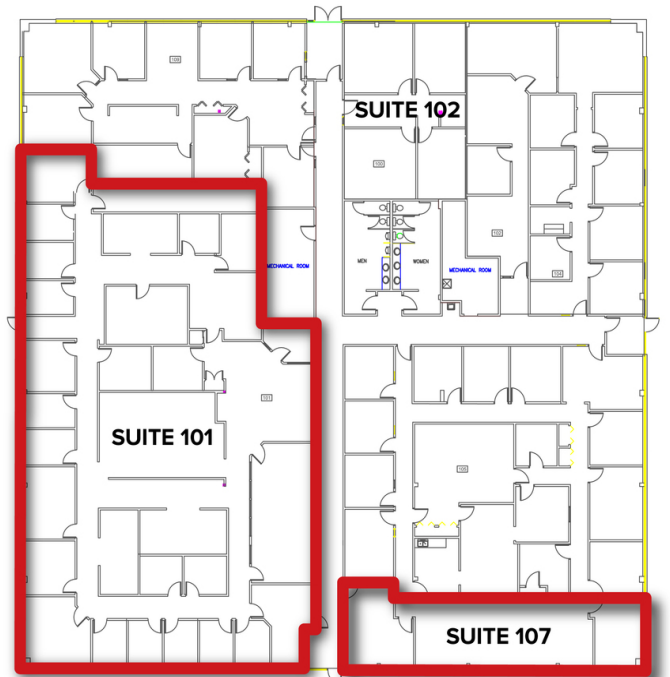
TENANT OR LANDLORD EXPENSES

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

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Full Service)
Number of Units:	2
Available SF:	1,248 - 7,306 SF
Building Size:	19,600 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$14.00 SF/yr	7,306 SF
Suite 107	\$14.00 SF/yr	1,248 SF



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SUITE 101 | 7,306 SF (DIVISIBLE)



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SUITE 107 | 1,248 SF



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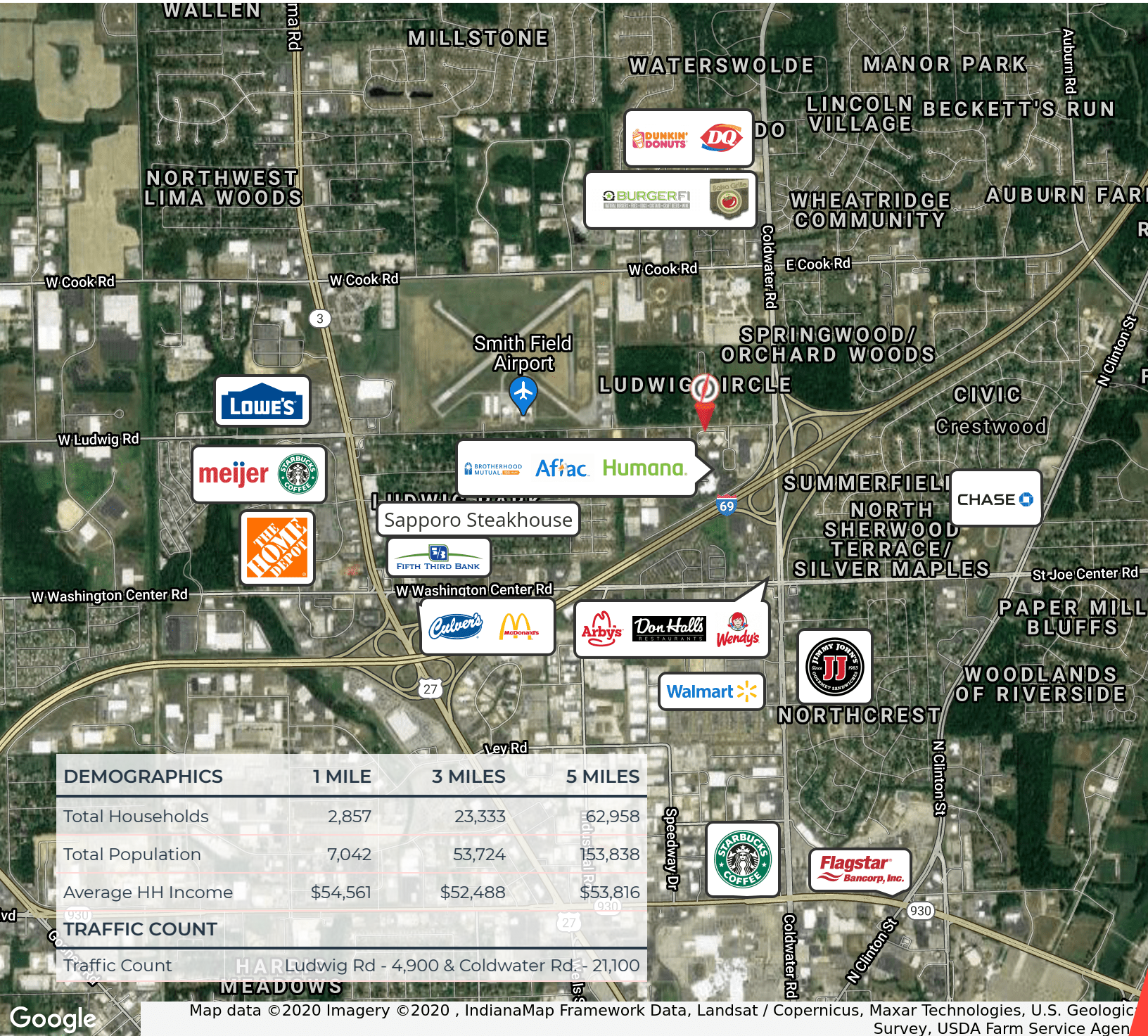
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RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE

\$14.00 - 15.00 SF/YR

LOCATION INFORMATION

Building Name	DJ Building
Street Address	111 E. Ludwig Rd.
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen
Market	Office
Cross Streets	Coldwater Rd.
Nearest Highway	Adjacent to I-69
Nearest Airport	11.5 miles to Fort Wayne International

BUILDING INFORMATION

Building Size	19,600 SF
Price / SF	\$14.00 SF/yr
Lease Type	Full Service
Year Built	1986
Last Renovated	2018
Building Class	B
Tenancy	Multiple
Number Of Floors	1
Condition	Excellent

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical Office
Zoning	C-2 (Limited Commercial)
Lot Size	2.15 Acres
Traffic Count Street	Ludwig Rd - 4,900 VPD Coldwater Rd - 21,100 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	61

UTILITIES

Electric	AEP
Gas	NIPSCO
Water / Sewer	City of Fort Wayne