



## East State Office Condos

1305 East State Blvd  
Fort Wayne, Indiana 46805



### Charming Office Space Located in the East State Village Business District

- 2nd Floor Office Condos
- High Traffic Area
- Some Utilities Included
- Great Frontage Visibility
- Aggressive Rates

#### NEAL BOWMAN

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

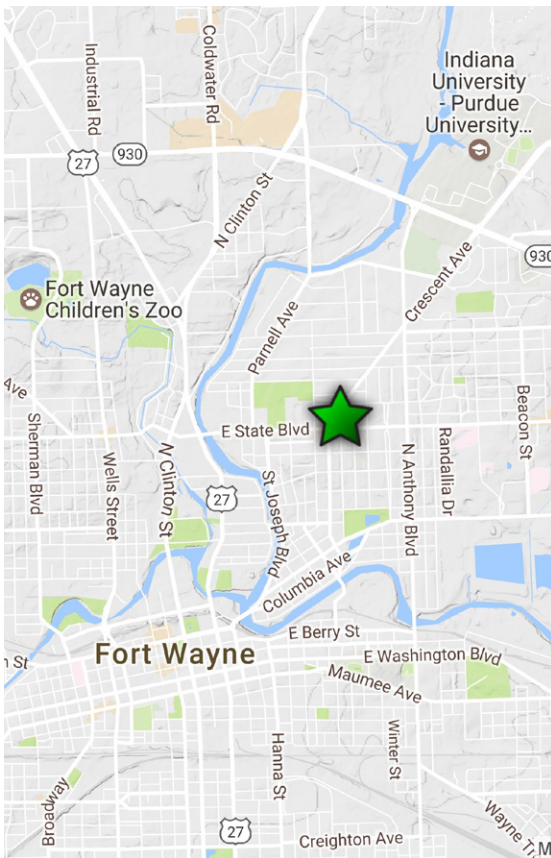
#### STEPHANIE PETRAS

Brokerage Marketing Assistant  
260 424 8448  
stephanie.petras@sturgespg.com



# East State Office Condos

1305 East State Blvd  
Fort Wayne, Indiana 46805



### Estimated Demographics

**1 Mile      3 Miles      5 Miles**

|                  |        |        |         |
|------------------|--------|--------|---------|
| Total Population | 14,738 | 89,358 | 191,294 |
|------------------|--------|--------|---------|

|            |       |        |        |
|------------|-------|--------|--------|
| Households | 6,169 | 36,075 | 76,101 |
|------------|-------|--------|--------|

© 2019 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**NEAL BOWMAN**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

**STEPHANIE PETRAS**  
Brokerage Marketing Assistant  
260 424 8448  
stephanie.petras@sturgespg.com

# MIXED USE OFFICE/RETAIL FOR LEASE

Property Name East State Office Condos  
Address State Blvd - 1305 E  
City, State, Zip Fort Wayne, IN 46805  
County Allen  
Township Wayne  
Parcel No. 02-07-36-259-019.000-074



## LEASE INFORMATION

Lease Rate Varies/SF  
Lease Type Full Service  
Terms Varies  
Availability Immediate

## AVAILABLE SUITES

Total Building Area 4,892 SF  
Total Available SF 1,430 RSF  
Max. Contiguous Available 715 RSF

| Suites Available | RSF | Monthly Rate |
|------------------|-----|--------------|
| 1305-1           | 715 | \$675.00     |
| 1305-3           | 715 | \$675.00     |

## RESPONSIBLE PARTIES

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

## SITE DATA

Site Acreage .08 AC  
Zoning & Description C-2, Commercial District  
Parking Description Street Parking  
Parking count/ratio N/A  
Traffic Count 17,000 VPD

## BUILDING INFORMATION

Property Type Office/Retail Building  
Year Built 1920  
No. of Stories 2  
Construction Type Masonry/Steel  
Roof N/A  
Heating Gas Forced Air  
A/C Central AC  
Sprinklered None  
ADA Compliant Yes  
Elevators None

## UTILITIES

Electric Supplier AEP  
Natural Gas Source NIPSCO  
Water & Sewer Source City Utilities

## ADDITIONAL INFORMATION

- Charming office/retail building in the East State Village Business District. Freshly painted entranceway leads to available suites in this historical building. Perfect for a start-up business, beginning entrepreneurs, freelancers, developers, remote workers or other independent professionals.  
- Aggressive rental rates; some utilities included.  
- SQUARE FOOTAGE LISTED IS APPROXIMATE.  
- Conveniently nestled on the corner of East State Boulevard and California Avenue, with excellent visibility in high-traffic area.

## CONTACT US

Neal Bowman Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

Philip Hagee Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

Stephanie Petras  
Brokerage Marketing Assistant  
260 424 8448  
stephanie.petras@sturgespg.com