



Property Features

- 200,000 SF available for lease
- Square footage is divisible to 20,000 SF
- Open floor layout with demountable wall panel system
- Large data center infrastructure and fixtures in place
- Full service cafeteria and dining room
- Fitness center and locker rooms
- Floor channels for wiring & cables; CAT 5 data cable throughout
- Rent abatement & tenant improvements are negotiable on a longer term lease
- Easy access and excellent viability from US 30
- Just minutes to I-69
- **Lease rate: \$10.00-\$12.00/SF NNN**

Former SIRVA

5001 US 30 West
Fort Wayne, Indiana 46818

For more information:

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Bill Drinkall

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OFFICE SPACE FOR LEASE

GENERAL DATA

Name	Former SIRVA Campus
Address	5001 US Hwy. 30 West
City, State, Zip	Fort Wayne, IN 46818
Township	Washington
County	Allen
Total SF	280,526 SF
Year Built	1977, 1985

SITE DATA

Parcel Number	02-07-20-301-001.000-073 02-07-20-326-001.000-073
Acreage	66.59 AC
Zoning	I-2
Parking Spaces	1,700
Traffic Counts	25,000 VPD (US 30)
Signage Type	Monument

AVAILABILITIES

Unit 1 Sf	200,000 SF Divisible
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LEASE DATA

Lease Rate/Type	\$10.00-\$12.00/SF NNN
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EXPENSES

Taxes/Sf	\$0.66
Cam/Sf	\$TBD
Insurance/Sf	\$0.08
TOTAL	\$TBD

RESPONSIBILITY

Taxes	Tenant
CAM	Tenant
Insurance	Tenant
Maint./Repairs	Tenant
Roof/Structure	Landlord
Utilities	Tenant

ADDITIONAL INFORMATION

- Fully sprinklered
- Floor channels for wiring & cables; CAT 5 data cable throughout
- Full service cafeteria and dining room
- Fitness center and locker rooms
- Large data center infrastructure in place
- Open floor layout with demountable wall panel system
- All furniture is available

EXTERIOR PHOTOS



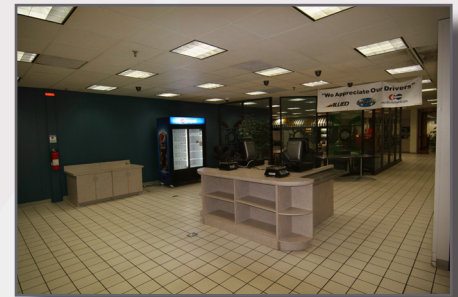
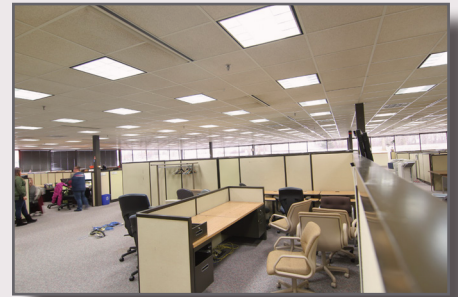
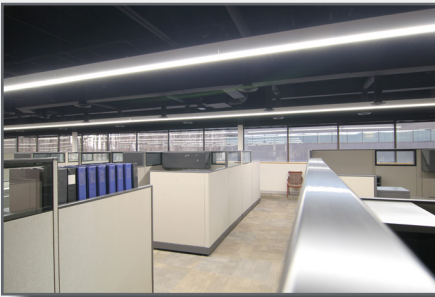
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INTERIOR PHOTOS



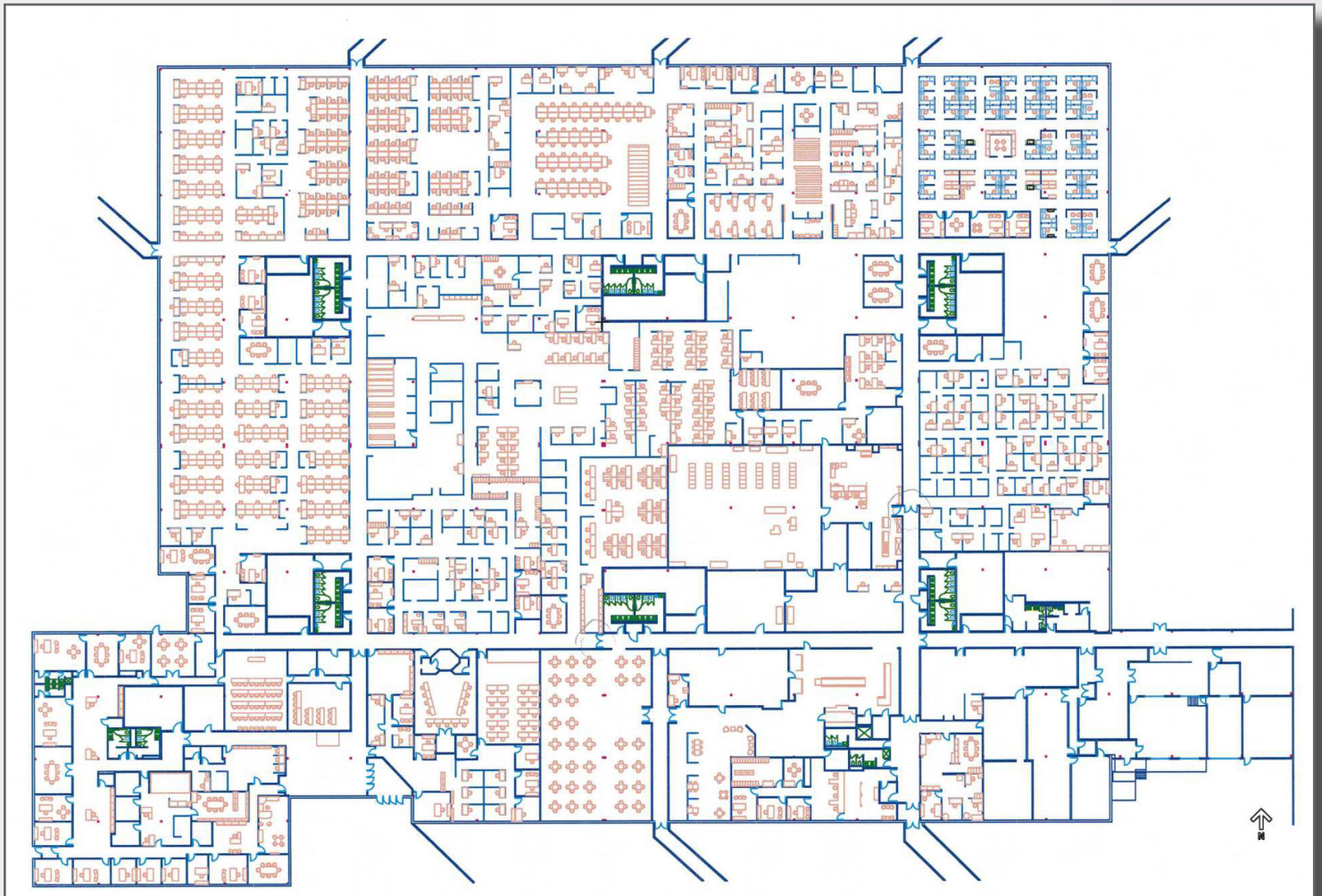
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FLOOR PLAN - MAIN BUILDING



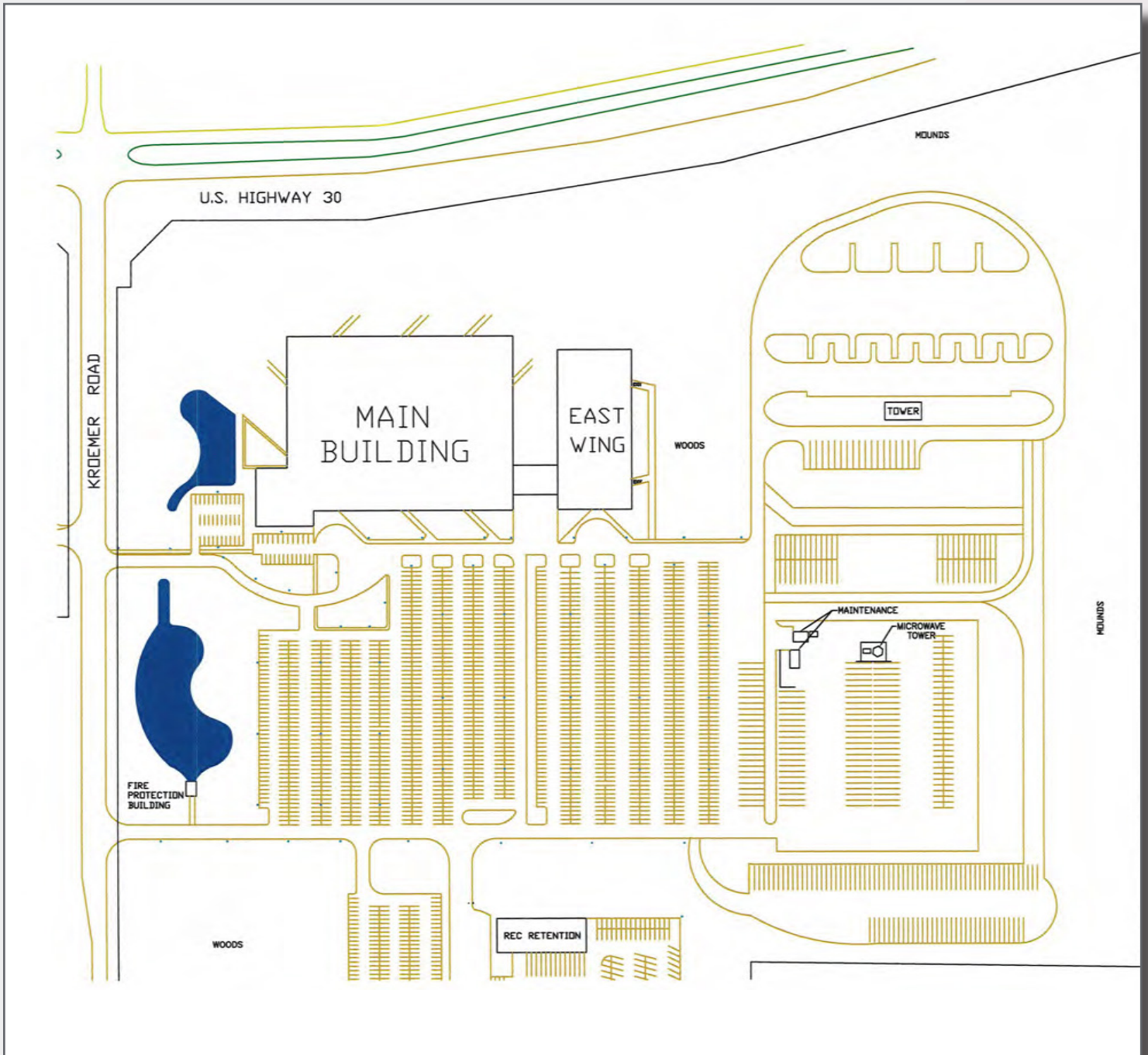
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SITE PLAN



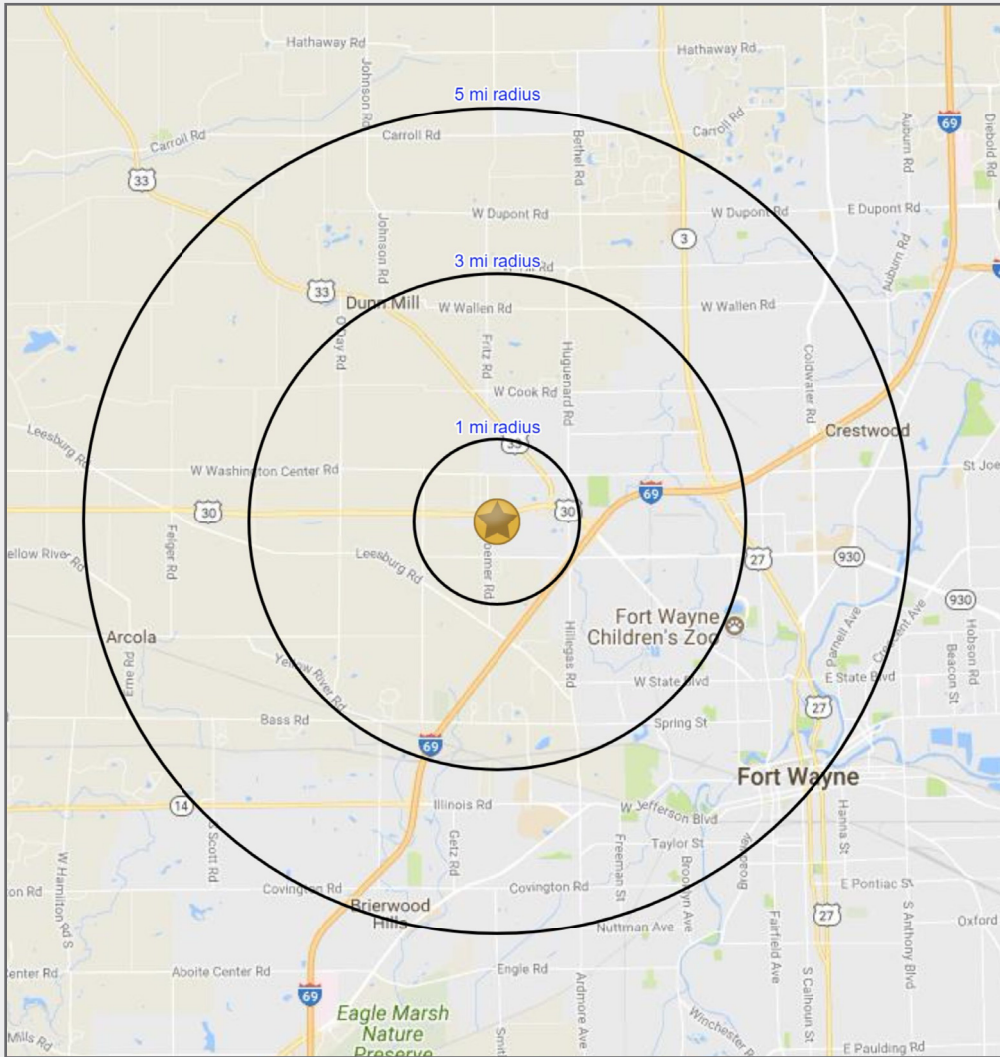
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DEMOGRAPHICS



POPULATION

1 Mile	1,771
3 Miles	16,998
5 Miles	90,896

HOUSEHOLDS

1 Mile	760
3 Miles	7,208
5 Miles	38,024

AVERAGE HH INCOME

1 Mile	\$67,359
3 Miles	\$59,574
5 Miles	\$64,657

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