



# FOR LEASE

## RETAIL / OFFICE PROPERTY

5711 YMCA PARK DRIVE EAST, FORT WAYNE, IN 46835

### OUTSTANDING OFFICE / RETAIL SUITE IN POPULAR NORTHEAST FORT WAYNE LOCATION

- Currently built out for office or medical use with high-end finishes
- Perfect for Professional Office, Medical, or Day Spa
- Can be reconfigured for any retail or office use
- Adjacent to YMCA, Banks, Kroger, and Restaurants



#### JILL HIEBER

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR LEASE

RETAIL / OFFICE PROPERTY

5711 YMCA PARK DRIVE EAST, FORT WAYNE, IN 46835



**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR LEASE

RETAIL / OFFICE PROPERTY  
5711 YMCA PARK DRIVE EAST, FORT WAYNE, IN 46835

## PROPERTY INFORMATION

### BUILDING LOCATION / ZONING

**Street Address:** 5711 YMCA Park Dr. E  
**City, State, Zip:** Fort Wayne, IN 46835  
**County, Township:** Allen / St. Joseph  
**Zoning:** C2 Commercial  
**Property Type:** Office / Retail

### PRICE / AVAILABILITY

**Available Space:** 2,237 SF  
**Lease Price / SF:** \$19.00  
**Lease Type:** NNN

### BUILDING DATA

**Total Building Size:** 5,623 SF  
**Available Space:** 2,237 SF  
**Number of Stories:** 1  
**Tenancy:** Multiple  
**Year Built:** 2019

### FINANCIAL RESPONSIBILITIES

**Utilities:** Tenant  
**Property Taxes:** Tenant  
**Property Insurance:** Tenant  
**Common Area Maintenance:** Tenant  
**Non-Structural Maintenance:** Tenant

### UTILITIES

**Electrical:** Indiana Michigan Power  
**Natural Gas Source:** NIPSCO  
**Water & Sewer:** City Utilities

#### JILL HIEBER

P | 260.710.4573

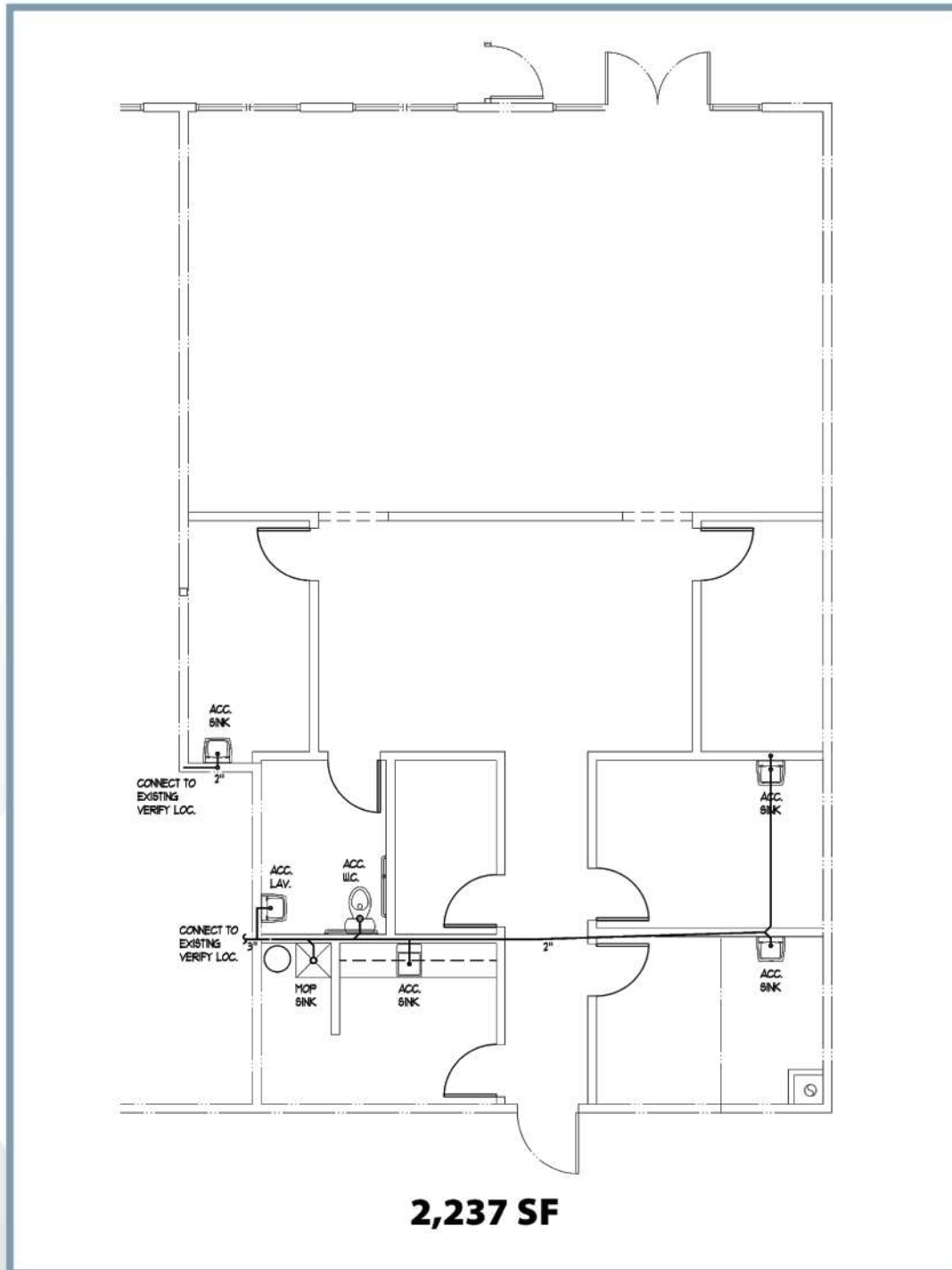
E | JILL.HIEBER@STEFFENGRP.COM



# FOR LEASE

RETAIL / OFFICE PROPERTY  
5711 YMCA PARK DRIVE EAST, FORT WAYNE, IN 46835

## FLOOR PLAN



**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



# FOR LEASE

## RETAIL / OFFICE PROPERTY

5711 YMCA PARK DRIVE EAST, FORT WAYNE, IN 46835



**JILL HIEBER**

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM

