



# FOR LEASE

5800 FAIRFIELD AVE, FORT WAYNE, IN

## DESCRIPTION

This versatile commercial property offers an excellent location on Fairfield Avenue, providing high visibility and easy access for both foot and vehicle traffic. Situated in a well-established area of Fort Wayne, this space is ideal for businesses seeking a dynamic setting in a thriving community.

## OVERVIEW

<b>Price:</b>	\$12/SF   \$300/Month
<b>Size:</b>	240 - 3,195 SF
<b>Number of Stories:</b>	2
<b>Space Type:</b>	Retail / Office
<b>Zoning:</b>	R3

## FEATURES

- Prime, high-traffic area that sees steady local and commuter activity
- Spaces suitable for retail, office, or service-oriented businesses
- Attractive and negotiable leasing options to meet your business needs
- Ample parking space
- Convenient access to major highways & nearby amenities including shopping centers, restaurants, and residential neighborhoods

### JILL HIEBER

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E | JILL.HIEBER@STEFFENGRP.COM



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## LEASE INFORMATION

<b>Date Available</b>	Immediate	<b>Lease Type:</b>	Full Service
<b>Lease Rate:</b>	\$12/SF   \$300/Month	<b>Total Space:</b>	240 - 3,195 SF

## SPACES AVAILABLE

FIRST FLOOR	RATE	TYPE	SIZE (SF)	COMMENTS
108	\$12/SF	Full Service	500 SF	
121	\$12/SF	Full Service	495 SF	
122	\$12/SF	Full Service	500 SF	
123	\$300/Month	Full Service	240 SF	
150	\$12/SF	Full Service	1692 SF	Can be combined with 151
151	\$12/SF	Full Service	1268 SF	Can be combined with 150

SECOND FLOOR	RATE	TYPE	SIZE (SF)	COMMENTS
217	\$12/SF	Full Service	2763 SF	
235	\$12/SF	Full Service	1532 SF	

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# FOR LEASE

5800 FAIRFIELD AVE, FORT WAYNE, IN

## UNIT 122



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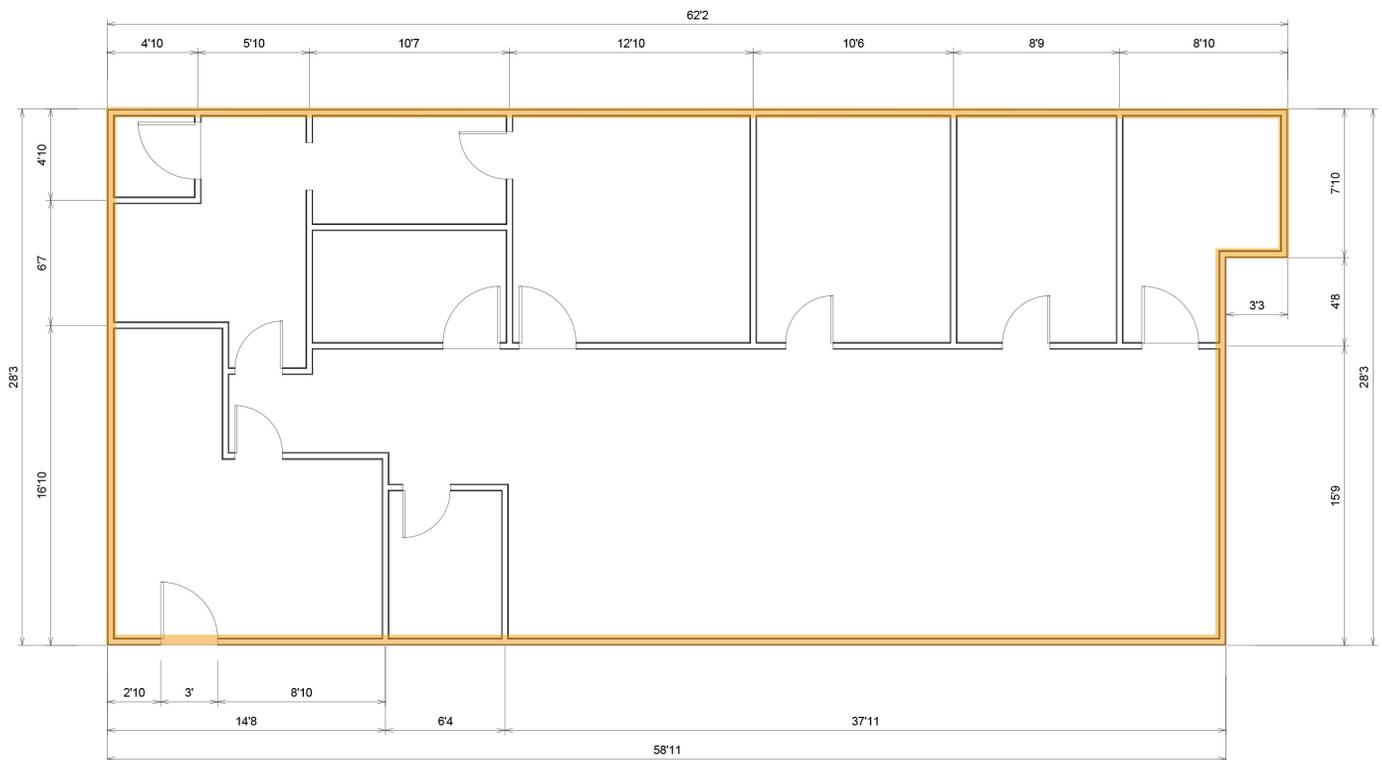
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# FOR LEASE

5800 FAIRFIELD AVE, FORT WAYNE, IN

## UNIT 150



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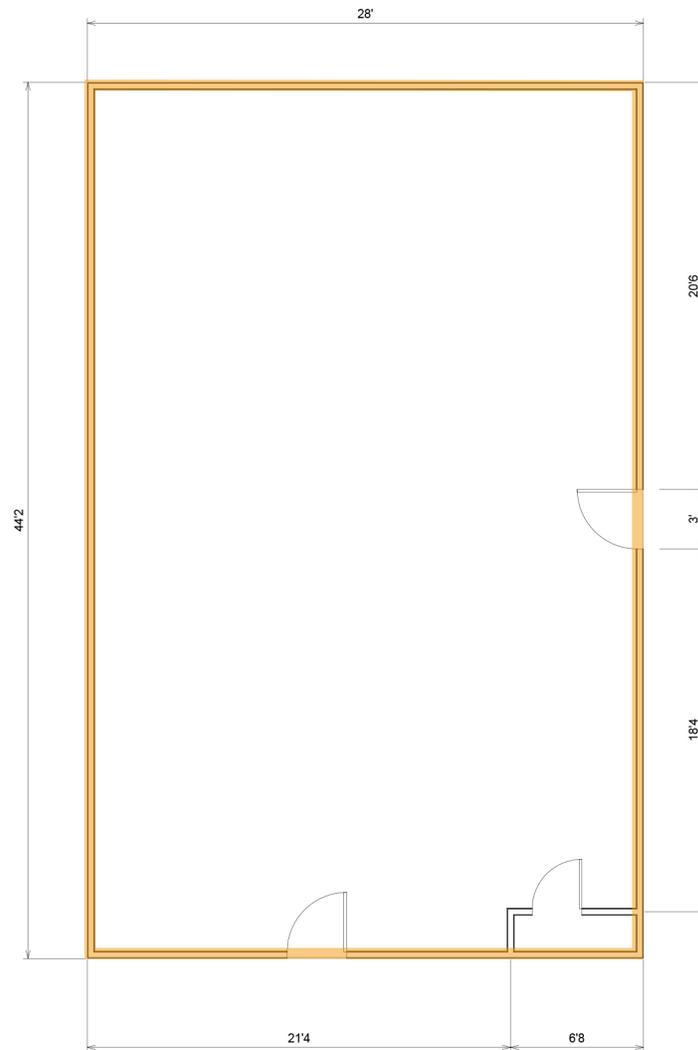
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# FOR LEASE

5800 FAIRFIELD AVE, FORT WAYNE, IN

## UNIT 151



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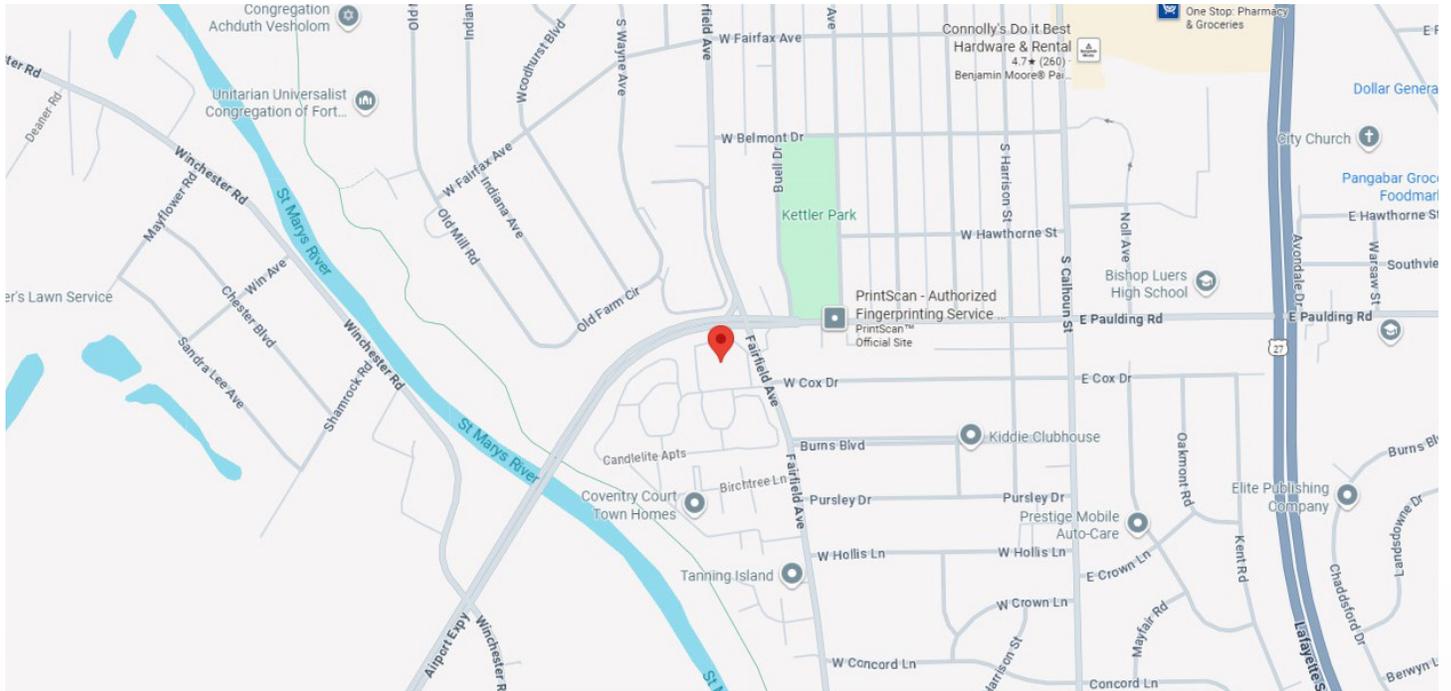
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