



FOR LEASE

NATURE'S CORNER 2317-2327 SPY RUN AVE, FORT WAYNE, IN

DESCRIPTION

Position your business in a highly visible and strategically located commercial property at Nature's Corner 2317-2327 Spy Run Avenue. These versatile spaces offer an excellent opportunity for office, professional services, studio, or specialty commercial use in one of Fort Wayne's well-traveled corridors. The property features a functional layout with flexible interior space that can be adapted to meet a variety of business needs. Large windows provide natural light, creating a welcoming environment for clients and employees alike. The site offers convenient access to Downtown Fort Wayne, major thoroughfares, and nearby residential neighborhoods, making it an ideal location for businesses seeking both accessibility and local exposure. Whether you're launching a new business or expanding your current footprint, Nature's Corner provides a practical and attractive setting to support your growth.

OVERVIEW

Price:	\$600-\$1,200 / Month
Size:	532 - 1,078 SF
Number of Stories:	1
Space Type:	Retail / Office

FEATURES

- Flexible commercial layout
- Convenient Spy Run Avenue location
- Minutes from Downtown Fort Wayne
- Strong visibility and accessibility
- Suitable for office, professional, or specialty use
- Signage available

JILL HIEBER

P | 260.710.4573

E | JILL.HIEBER@STEFFENGRP.COM



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LEASE INFORMATION

Date Available:	Immediate	Lease Type:	Gross
Lease Rate:	\$600 - \$1,200 / Month	Total Space:	532 - 1,078 SF

FINANCIAL RESPONSIBILITIES

CAM / Ins. / Tax:	Landlord	Electric:	Tenant*
Maint. / Repairs:	Tenant	Roof / Structure:	Landlord
Water:	Tenant**	Janitorial Service:	Tenant

*Tenant puts electrical in their name

**Trash, water, snow removal: Pro-Rata Share - Tenant billed by landlord quarterly

SPACES AVAILABLE

SPACE	RATE	TYPE	SIZE (SF)	COMMENTS
2317-2319	\$1200/Month	Gross	1,078 SF	.1516 Pro-Rata Share
2325	\$600/Month	Gross	532 SF	.0868 Pro-Rata Share
2327	\$600/Month	Gross	532 SF	.0868 Pro-Rata Share

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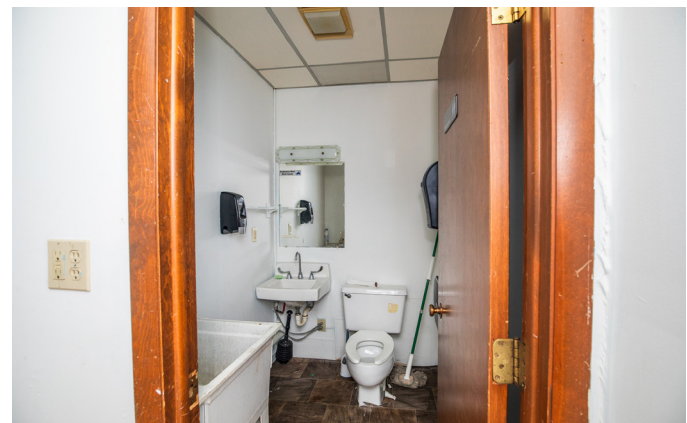
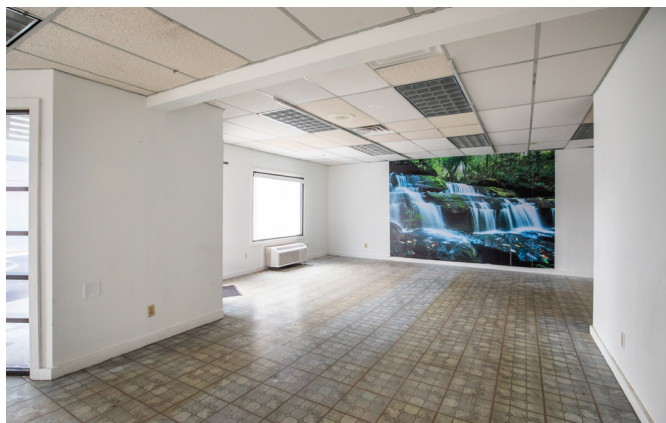
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Unit 2317 - 2319



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NATURE'S CORNER
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Unit 2325



Unit 2327



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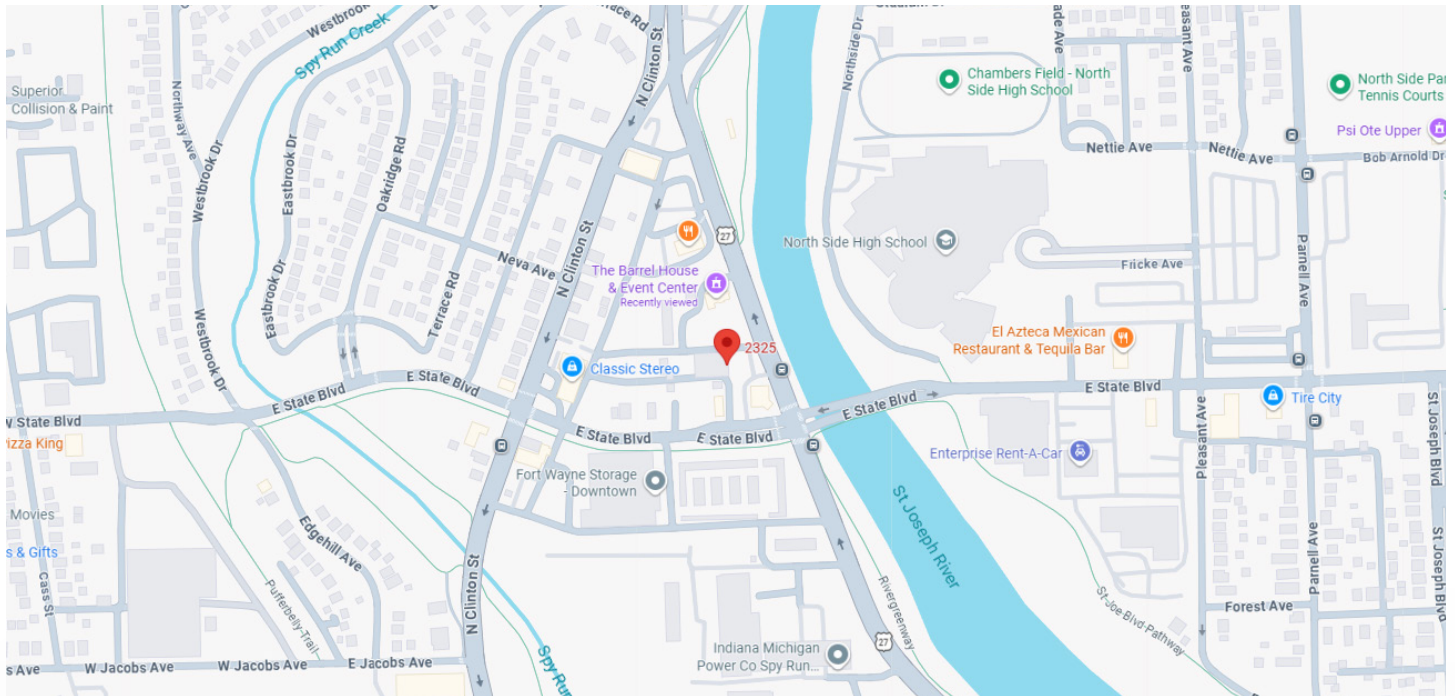
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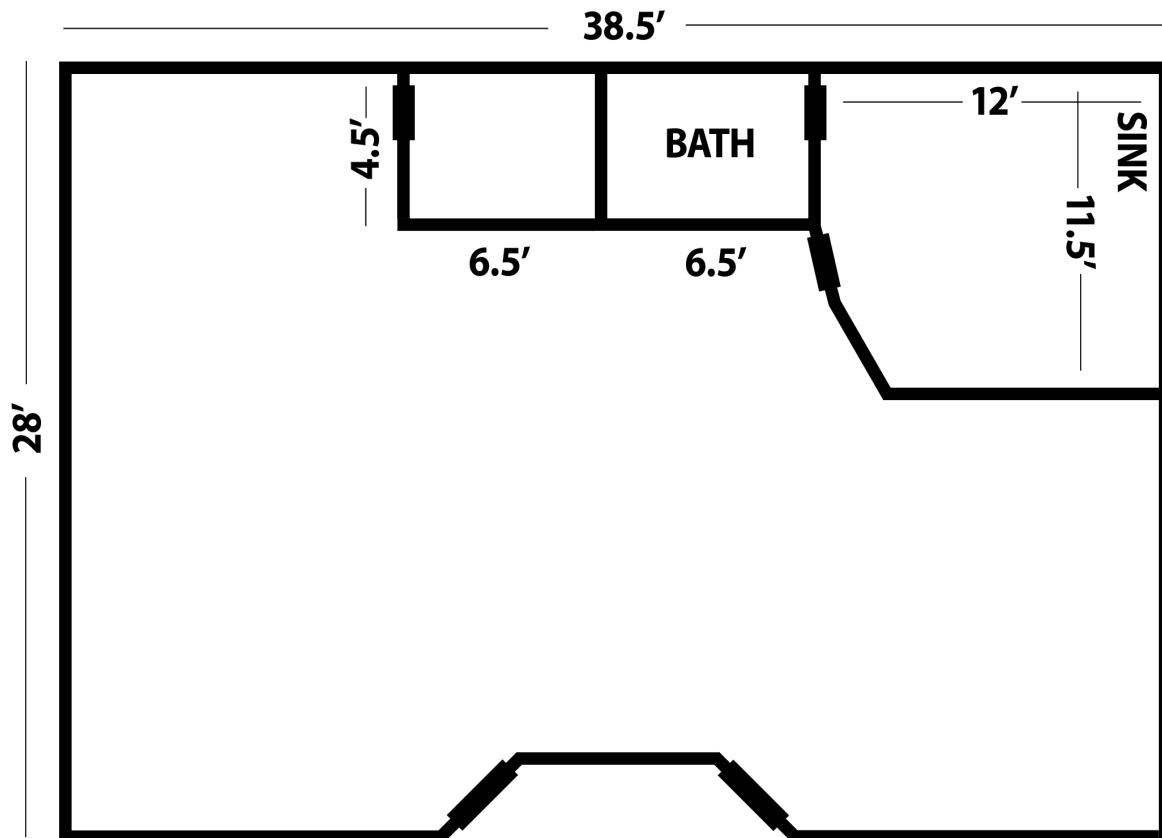
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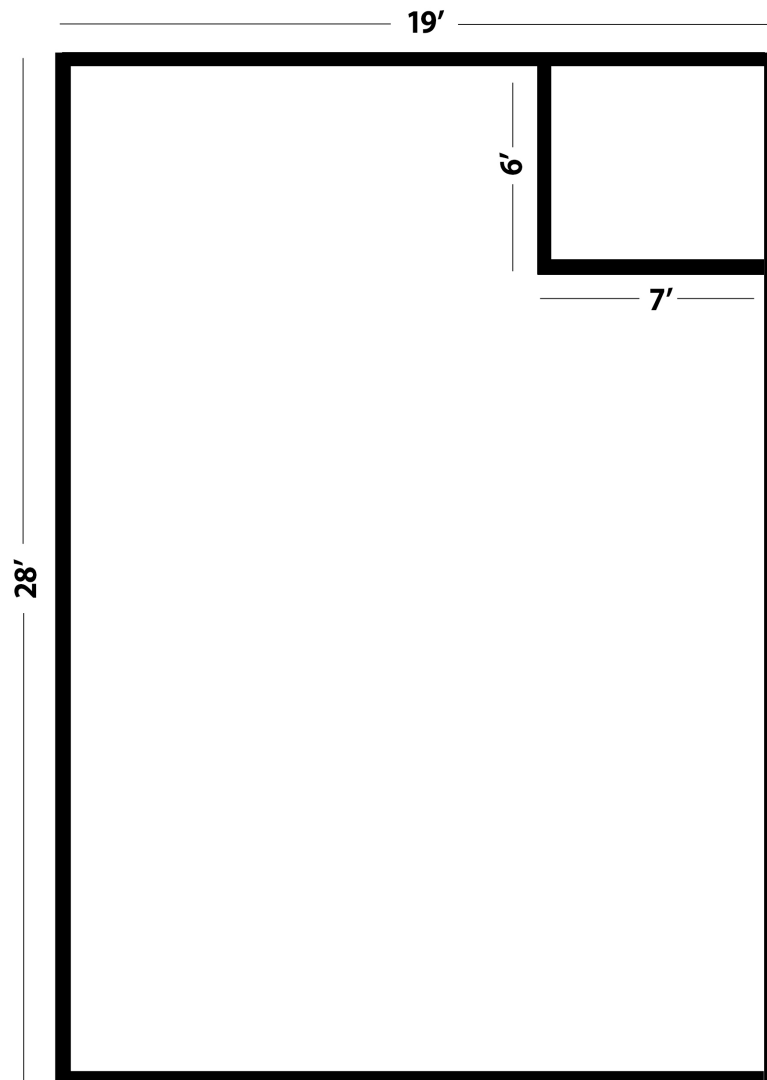
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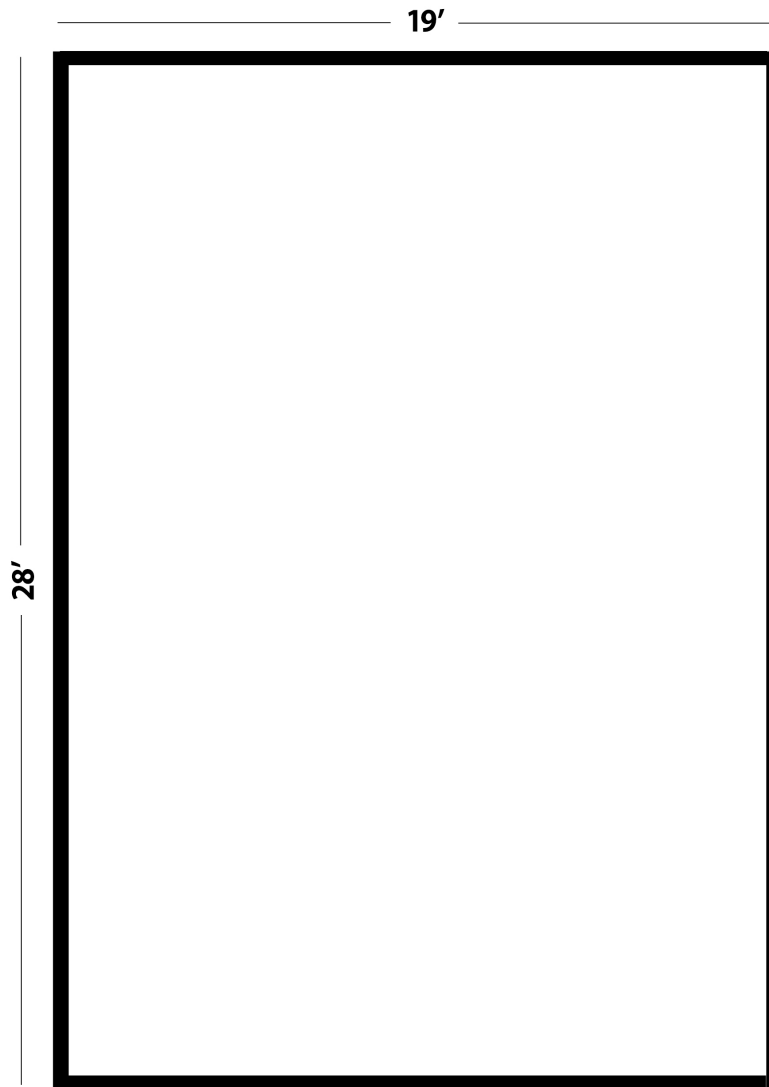
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