

HALLMARK CENTER

7401 COLDWATER RD, FORT WAYNE, IN 46825



DENNIS CALLISON

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MATT MILLER

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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	\$15 SF/yr (NNN)
Building Size:	22,612 SF
Available SF:	2,000 - 10,000 SF
Lot Size:	2.98 Acres
Year Built:	1999
Zoning:	C-2 (Commercial)
Market:	Coldwater Commercial Corridor

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 7401 Coldwater Rd in Fort Wayne, IN. This prime commercial property offers an ideal Northwest Allen County location, situated at a bustling, signaled intersection. With its excellent visibility and accessibility from both Coldwater Rd and Cook Rd and direct access to the I-69 & Coldwater Rd interchange, this location is ideal for businesses seeking high traffic volumes coupled with ease of access. The lease rate and terms are negotiable, making this attractive for businesses looking to establish a prominent presence in a thriving part of town.

- PROPERTY HIGHLIGHTS

 - Excellent Northwest Allen County location at a busy, signaled intersection
 - Ideal demographic and traffic volumes for any retail or office user
 - Easily accessible from Coldwater Rd or Cook Rd with excellent visibility
 - Located just North of the I-69 & Coldwater Rd interchange
 - Desirable, and negotiable, lease rate and terms for this area of town

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AERIAL PHOTOS



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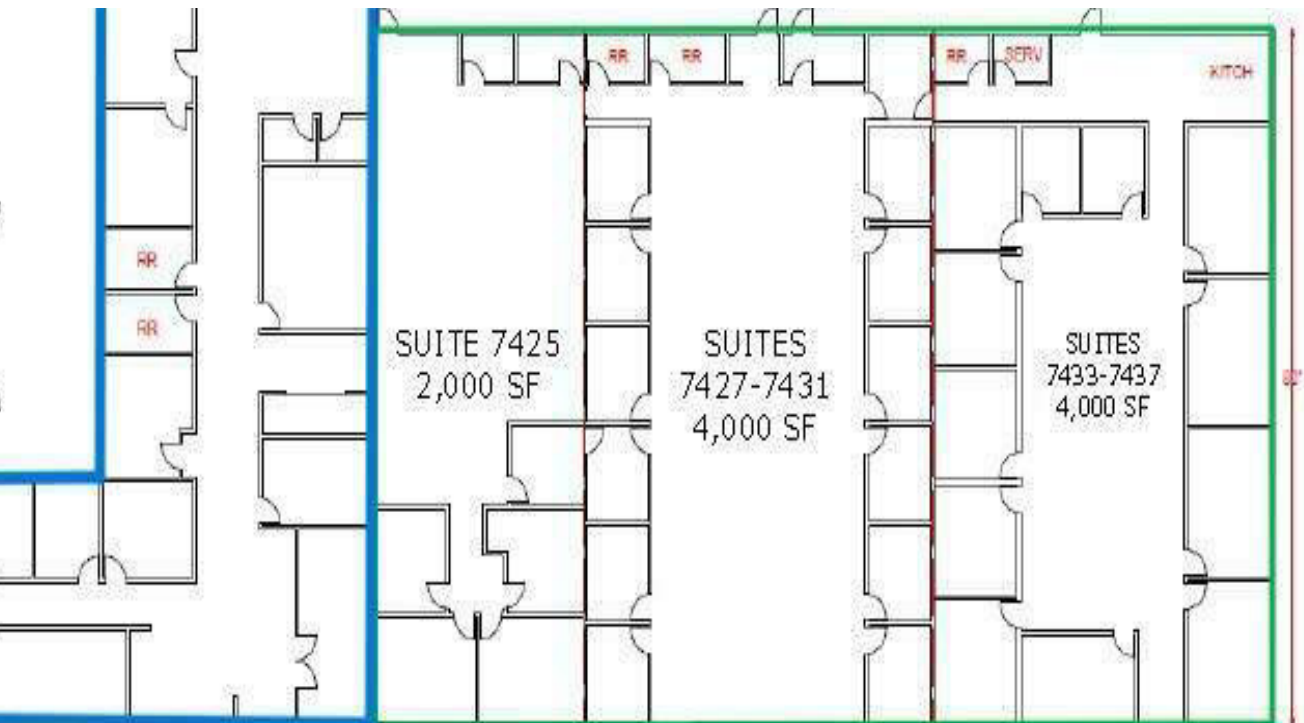
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SUITES 7425 - 7437 | COLDWATER RD FRONTAGE



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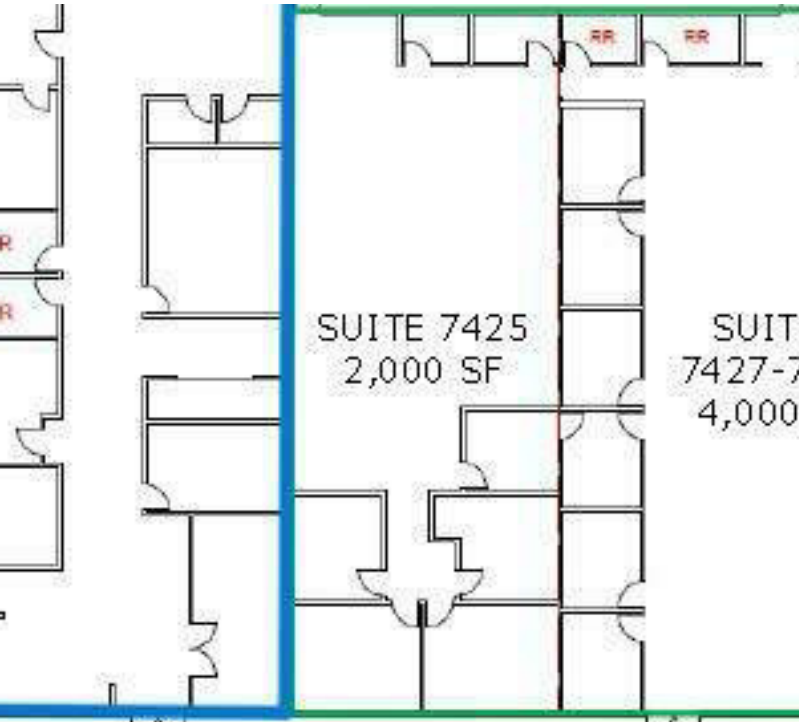
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HALLMARK CENTER

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SUITE 7425 | 2,000 SF



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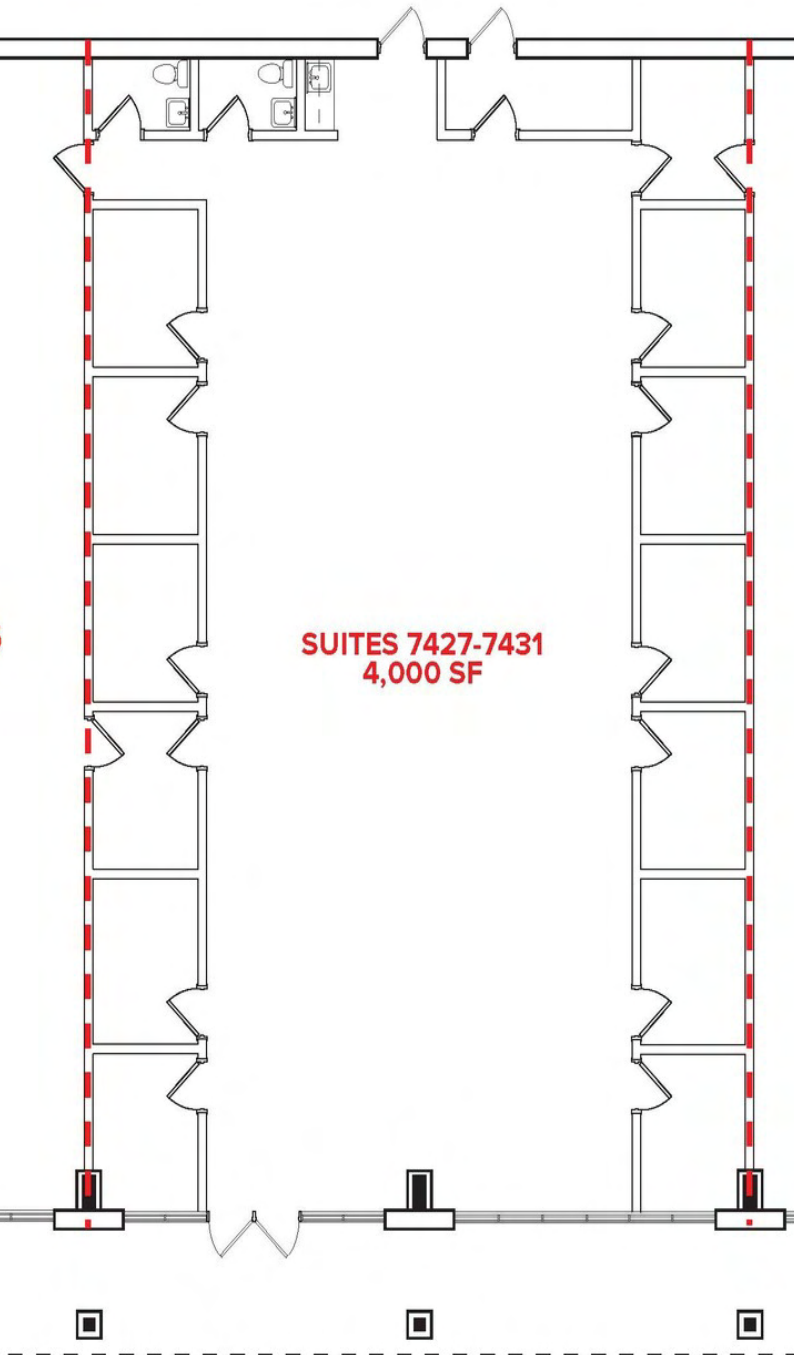
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HALLMARK CENTER

7401 Coldwater Rd, Fort Wayne, IN 46825



SUITES 7427-7431 | 4,000 SF



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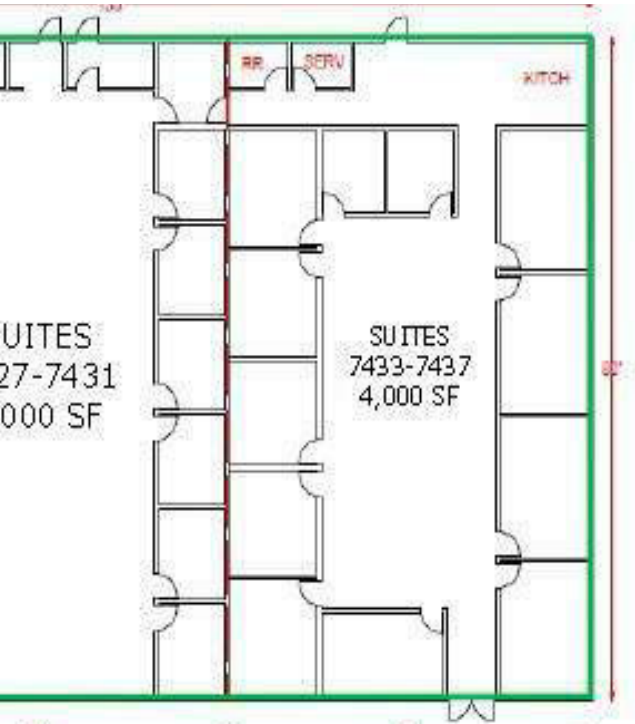
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HALLMARK CENTER

7401 Coldwater Rd, Fort Wayne, IN 46825



SUITES 7433-7437 | 4,000 SF



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PROPERTY DETAILS

LEASE RATE

\$15 SF/YR

LEASE TYPE

TRIPLE NET

LOCATION INFORMATION

Building Name	Hallmark Center
Street Address	7401 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
Market	Coldwater Commercial Corridor
Side Of Street	Northwest
Signal Intersection	Yes
Road Type	2-Track
Market Type	Large
Nearest Highway	Interstate 69
Nearest Airport	Smithfield Airport

BUILDING INFORMATION

Lease Terms	Negotiable
Year Built	1999
Building Class	A
Tenancy	Multiple
Condition	Excellent
Floor Coverings	Carpet

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Retail
Zoning	C-2 (Commercial)
Lot Size	2.98 Acres
APN#	02-07-11-477-005.000-073
Corner Property	Yes
Signal Intersection	Yes
Traffic Count Street	Coldwater Rd - 26,247 VPD Cook Rd - 3,797 VPD

PARKING & TRANSPORTATION

Parking Type	Surface, Shared
Number Of Spaces	124
Parking Description	Shared Asphalt Lot 6 Handicap Spaces with ADA Ramp

OFFICE BUILDOUT

7425	Coldwater Road Frontage 2,000 SF with 9' Ceilings 5 Private Offices Center Open Area
7427-7431	Coldwater Road Frontage 4,000 SF with 9' Ceilings 13 Private Offices Center Open Area 2 Restrooms and Kitchenette
7433-7437	Coldwater Road Frontage 4,000 SF with 9' Ceilings 12 Private Offices Center Open Area 1 Restroom and Kitchenette

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