



AN ENTREPRENEURIAL COMMUNITY

LEASING GUIDE

Office Spaces and Professional Services

Northeast Indiana Innovation Park Campus
3201 Stellhorn Road, Ft. Wayne, IN 46815



NORTHEAST INDIANA INNOVATION CENTER

The NIIC is a non-profit, community-based entrepreneurial resource center that supports the growth and development of innovative companies in Northeast Indiana.

▶ OUR MISSION

To fuel great ideas, people, and businesses

▶ WHO & HOW WE SERVE

We help business builders launch and grow successful and sustainable ventures.

- 📍 **ADDRESS** | 3201 Stellhorn Road, Fort Wayne, Indiana 46815
- 📍 **LOCATION** | intersection of St. Joe Road & Stellhorn Road
- + **74,403 SQUARE FEET** | professional office and wet lab facilities
- + **55-ACRE** | Certified Innovation Park campus (designated a certified Tech Park by Indiana Statute)
 - In close proximity to the campuses of Purdue Ft. Wayne, IU's regional School of Medicine, and Ivy Tech Community College's Keith Busse Technology Center
 - Near major interstates: 3.2 miles to I-69 (6 minutes), 5.8 miles to I-469 (9 minutes), and 4 miles from center of downtown Ft. Wayne.

▶ 3 MAIN BUILDINGS WITH OFFICE SPACES FOR LEASE

- 1 **INNOVATION CENTER** | 40,403 sq. ft. of central public service area, training auditorium, and 2 secured wings
- 2 **EMERGING GROWTH CENTER** | 34,000 sq. ft. of expansion space for growing businesses, conference center
- 3 **INNOVATION VILLAGE @ COLLEGE PARK** | inspired workspace for service providers and professionals (across the road at 3458 Stellhorn Rd.)





OPTIONS @ A GLANCE

AMENITIES	1 INNOVATION CENTER	2 EMERGING GROWTH CENTER	3 INNOVATION VILLAGE @ COLLEGE PARK
 Lease Terms	1 or 2 years with renewable options	3-10 years with renewable options	1 year lease with renewable options
 Personal/Corporate Guaranty	No	Depends on financial condition	No
 Pricing	Starting at \$575/month	Based on lease term	Starting at \$525/month
 Furnished Office(s)	As is	Additional charge	As is
 VOIP Telephone Service	Not included	Not included	Not included
 TechConnect High Speed Internet	Included	Additional charge	Additional charge
 PHP Wellness/ Fitness Center	Included	Additional charge	Additional charge
 Utilities (gas, electric, water, trash), landscaping, snow plowing	Included	Included	Included
 Secure Access (Proximity cards, security cameras)	Yes	Yes	No
 Business Center	Yes - dedicated	Yes - by request	Yes - by request
 Business Coaching & Entrepreneurial Assistance	Included	Additional charge	Additional charge
 Shared Kitchenette	Yes - complimentary coffee, catering available	In suite kitchenettes; catering available	Yes - catering available
 Dedicated & Furnished Conference Rooms	7 rooms - 1st come, 1st served	6 rooms - 1st come, 1st served	1 room - 1st come, 1st served
 Janitorial Services	Common areas only Offices - additional charge	Common areas only Offices - additional charge	Common areas only Offices - additional charge

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INNOVATION CENTER CLIENTS

The NIIC Resident Clients are housed in the Innovation Center. The NIIC fuels entrepreneurs as they launch their ventures and embark on a rigorous path of growth, acceleration, and success. There is a Health Services & Innovations and Advanced Security wing with wet and dry labs, and a Diversified Technology wing with private server closets. Residency slots are limited, and only the most promising companies may qualify.



As is offices with cubicles, file cabinets, work tables, book cases, etc.
7 conference rooms available
Health Services & Innovations and Advanced Security Wing
Diversified Technology Wing



Projectors or TVs & conference phones in most conference rooms



Individual computer room/server closet with each suite
Network connectivity wired throughout
WiFi in all conference room and public areas



Utilities included (gas, water, electric, trash pickup)
24/7 PHP wellness center with showers & lockers
Non-smoking environment throughout entire campus



Proximity card entrances for secure 24/7 access, including wing access
External video, security surveillance & monitoring



Business center with full function laser printer and fax
Mailing & packaging supplies available
Business mailing address with interior mail boxes
Fed-Ex/UPS pickup



Professional concierges welcome visitors, assist with meeting logistics & more
2 informal "meet me" centers
2 coffee bars (one in each wing)



Common kitchen area with refrigerator, dishwasher & microwave
Fresh coffee, ground and brewed by concierges
On-site chef/caterer for your special meals and events (fees apply)



Main areas backup power generator w/ 10-second delay
On-site facilities maintenance personnel, janitorial in common areas only
Landscaping, lawn care, snow plowing included
Complimentary surface parking





INNOVATION CENTER CLIENTS

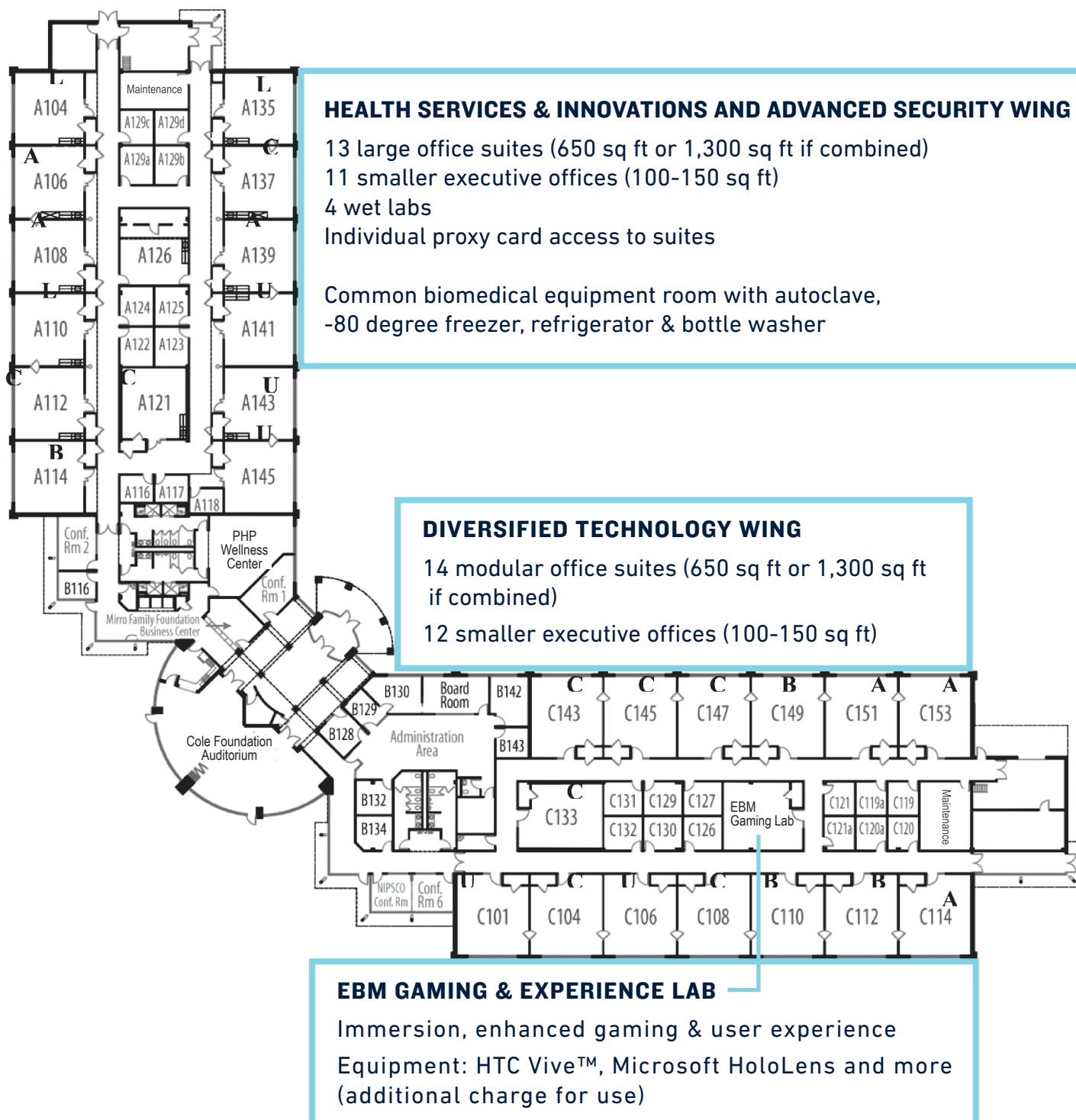
► 50 “expandable” office spaces ranging from 100 sq. ft. to 1,300 sq. ft.

A# = Health Services and Innovations & Advanced Security Wing

C# = Diversified Technology Wing






Lease Terms Available:

1 or 2 year renewable leases



2 EMERGING GROWTH CENTER

The Emerging Growth Center (EGC) is an expansion space for growing businesses. The center is a total of 34,000 square feet and includes larger spaces for second-stage companies with needs for 2,000+ square feet of flexible floor planning for growing operations and staff. It is both a facility for graduate clients as well as second stage ventures that want more independence, more of their own image and identity, and want to take advantage of the amenities, infrastructure, and positive brand association of The NIIC. It also features an impressive common area with 6 conference rooms and a lounge area.

	As is - offices with cubicles, file cabinets, work tables, book cases, etc 6 conference rooms to choose from and reserve	
	Projectors/TVs & conference phones in most conference rooms Personal desk phones not available	
	Individual computer room/server closet with each suite Network connectivity wired throughout WiFi in all conference room and public areas	
	All utilities included (gas, water, electric, trash pickup) 24/7 PHP wellness center with showers & lockers (additional charge) Non-smoking environment throughout entire campus Outside directional signage/suite awning signage (additional charge)	
	Proximity card entrance for secure 24/7 access External video, security surveillance & monitoring	
	Business center with full function laser printer and fax Mailing & packaging supplies available Business mailing address with exterior mail boxes	
	Common/shared space in the NIIC Connections Cafe Informal meeting and coworking space with couches, chairs, and tables	
	On-site chef/caterer for your special meals and events	
	Main areas backup power generator w/ 10-second delay On-site facilities maintenance personnel, janitorial in common areas only Landscaping, lawn care, snow plowing Complimentary surface parking	



2 EMERGING GROWTH CENTER

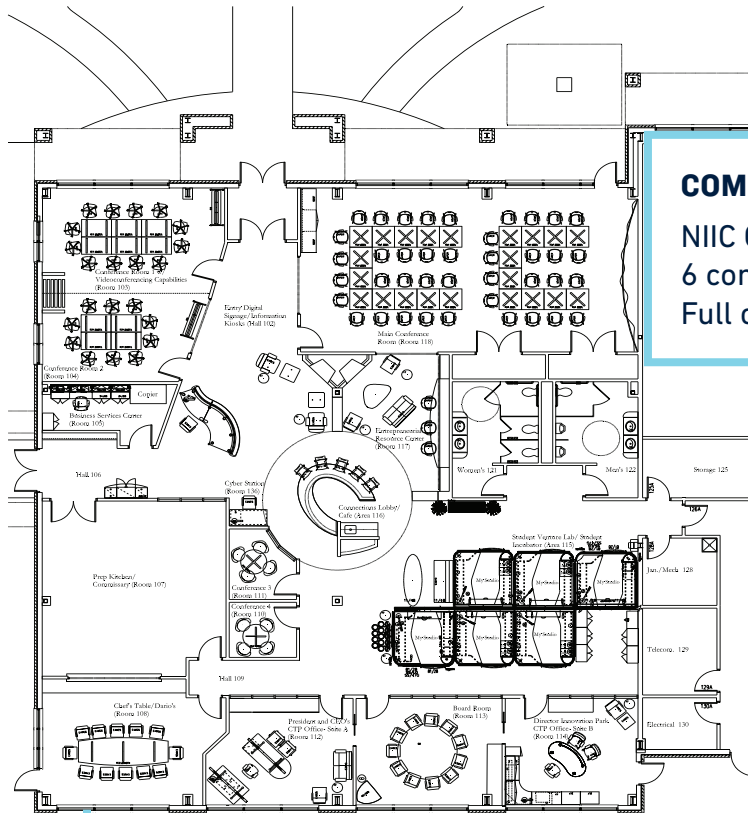
- 5 large office spaces ranging from 2,412 sq. ft. to 10,012 sq. ft. A, C, D, E, F

Lease Terms Available:
3 to 10 years

- **B: Flexible space membership options for solo-preneurs, road-warriors, tele-commuters**
Over 8,000 sq. ft. in a dedicated conference & training center

COMMON/SHARED AREA

NIIC Connections Cafe
6 conference rooms
Full commercial kitchen



3 INNOVATION VILLAGE AT COLLEGE PARK

The College Park is an inspired workplace for service providers and professionals. Office suites in our business condo are for start-ups who do not qualify for residency, non-profit organizations and other road warriors. Villagers can request access to the NIIC wellness center for an additional charge.



As is - offices with cubicles, file cabinets, work tables, book cases, etc.
2 reception areas and 1 boardroom/conference room
NIIC and EGC Conference Rooms available*



TVs with HDMI available in conference room
Personal desk phones not available



Network connectivity wired throughout
Broadband connectivity* (with no long-term contract)



All utilities included (gas, water, electric, trash pickup)
24/7 PHP wellness center with showers & lockers at the NIIC*
Non-smoking environment throughout entire campus



Hard key entrance for secure 24/7 access



Business center with full function laser printer and fax*
Mailing & packaging supplies available*
Business mailing address with exterior mail boxes*



Landscaping, lawn care, snow plowing included in lease
Complimentary surface parking
Janitorial provided in common areas; available in client suites for additional charge

*Available through The NIIC for an additional charge

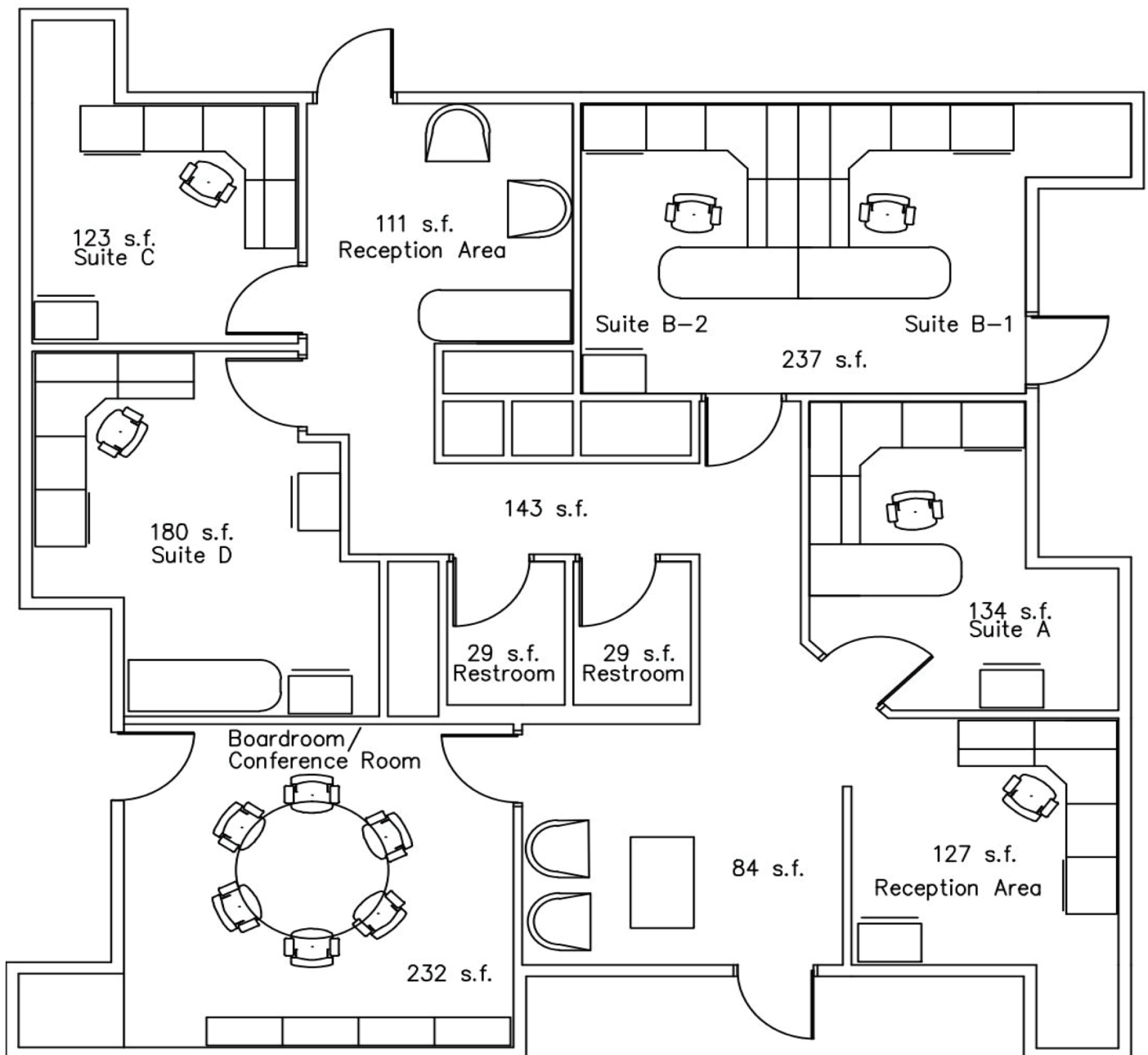


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INNOVATION VILLAGE AT COLLEGE PARK

- 4-5 “fully-furnished”, “as is” office spaces ranging from 1-4 person professional office suites.
A, B (1 & 2), C, D

Lease Terms Available:
1 year renewable lease



CONTACT



MIKE FRITSCH

**Senior Entrepreneur in Residence,
Director of Revenue Development**

email: mfritsch@niic.net

phone: 260.407.6442



RACHEL MCNEELY

Community Coordinator

email: rmcneely@niic.net

phone: 260.407.6442