

Harrison Place

919 S Harrison Street
Fort Wayne, IN 46802



OFFICE

FOR LEASE

Downtown Office Space Available

Harrison Place is located at the corner of Harrison Street and Wayne Street, within blocks of everything downtown Fort Wayne has to offer. Major recent redevelopment projects in the area include the Ash Building, The Landing, Promenade Park, Riverfront at Promenade Park, The Bradley Hotel, and The Pearl. This building has one full floor for lease in the heart of downtown Fort Wayne. A tenant improvement allowance is negotiable for market rate leases. Parking is available for tenants in the adjacent privately owned parking garage.

Property Highlights

- ▶ One floor of office space available
- ▶ Suite 500: 2,669 SF
- ▶ FF&E available for tenant
- ▶ **\$20.00 PSF/Yr Full Service**
- ▶ Private parking garage adjacent to building

BRAD STURGES

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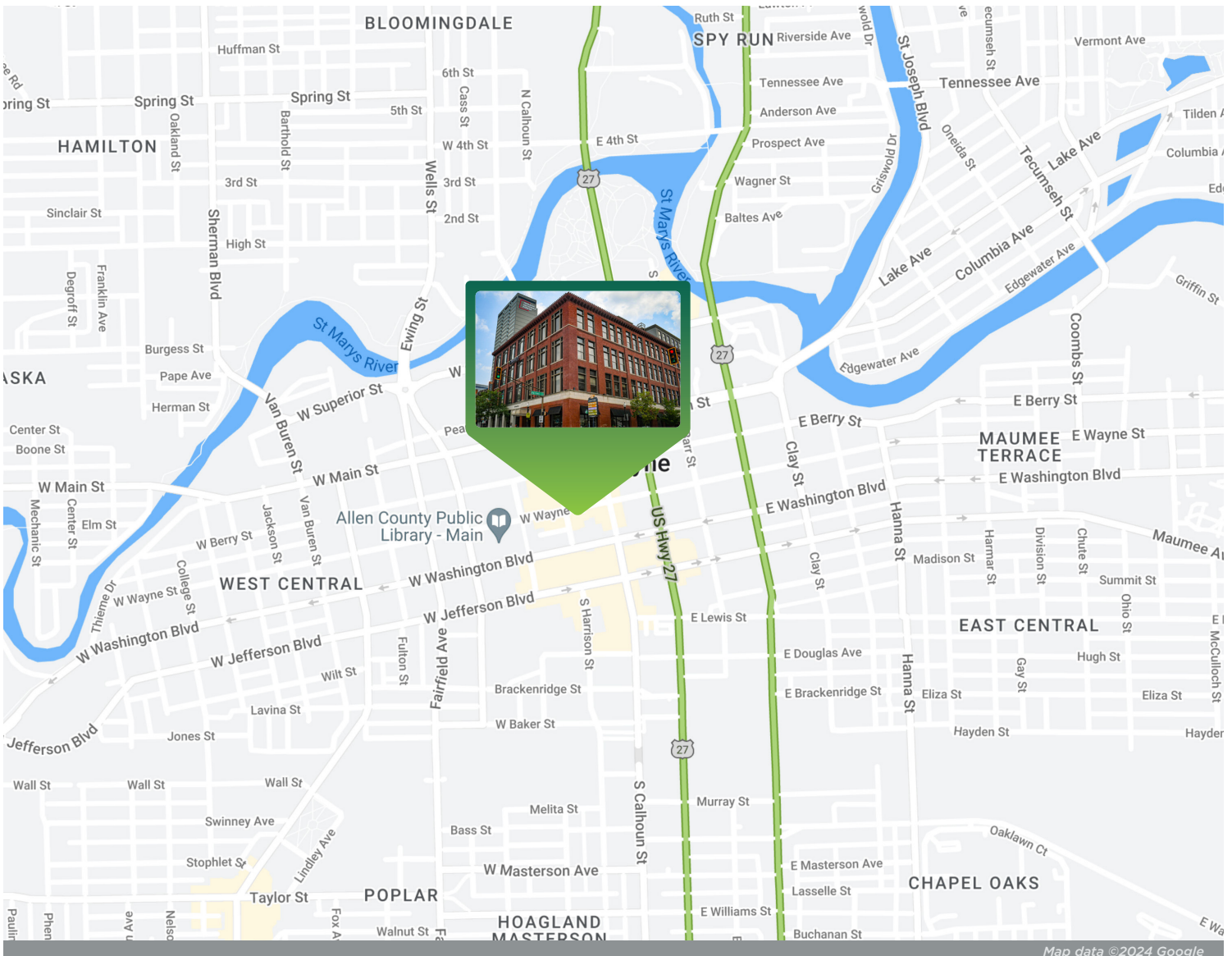
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Excellent Location

Harrison Place is located within easy walking distance of downtown Fort Wayne's celebrated Ash Skyline Plaza, the Grand Wayne Convention Center, Allen County Courthouse, Citizens Square, popular restaurants, office buildings, and the Fort Wayne Visitors Center. Daytime employees during the week total over 30,000, and the nearby Grand Wayne Convention Center hosts over 315 events per year. The building is also located in the heart of the Harrison Street Corridor, which is a flourishing retail and residential hotbed, from Parkview Field all the way north to the Riverfront. The recently completed projects include The Bradley, the remodeled Randall Lofts, a redevelopment of The Landing district, and Promenade Park at the Riverfront.

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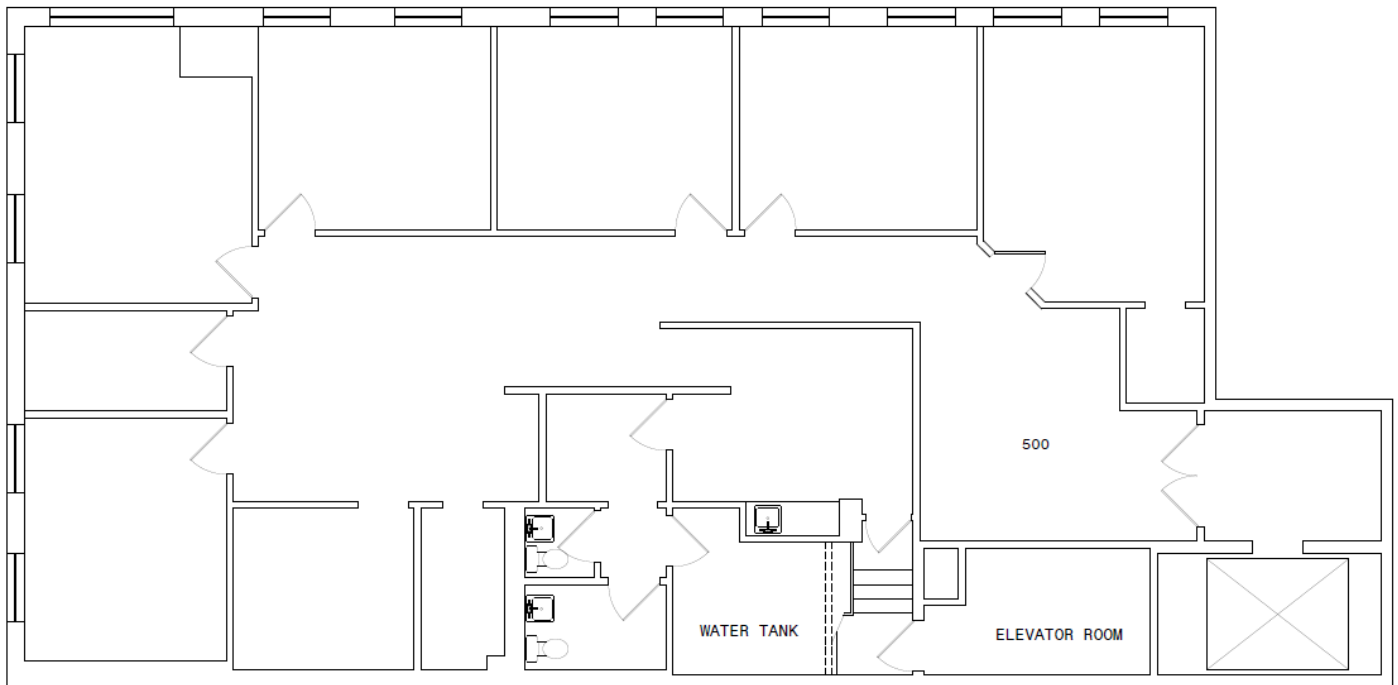
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Suite 500 Available - 2,669 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



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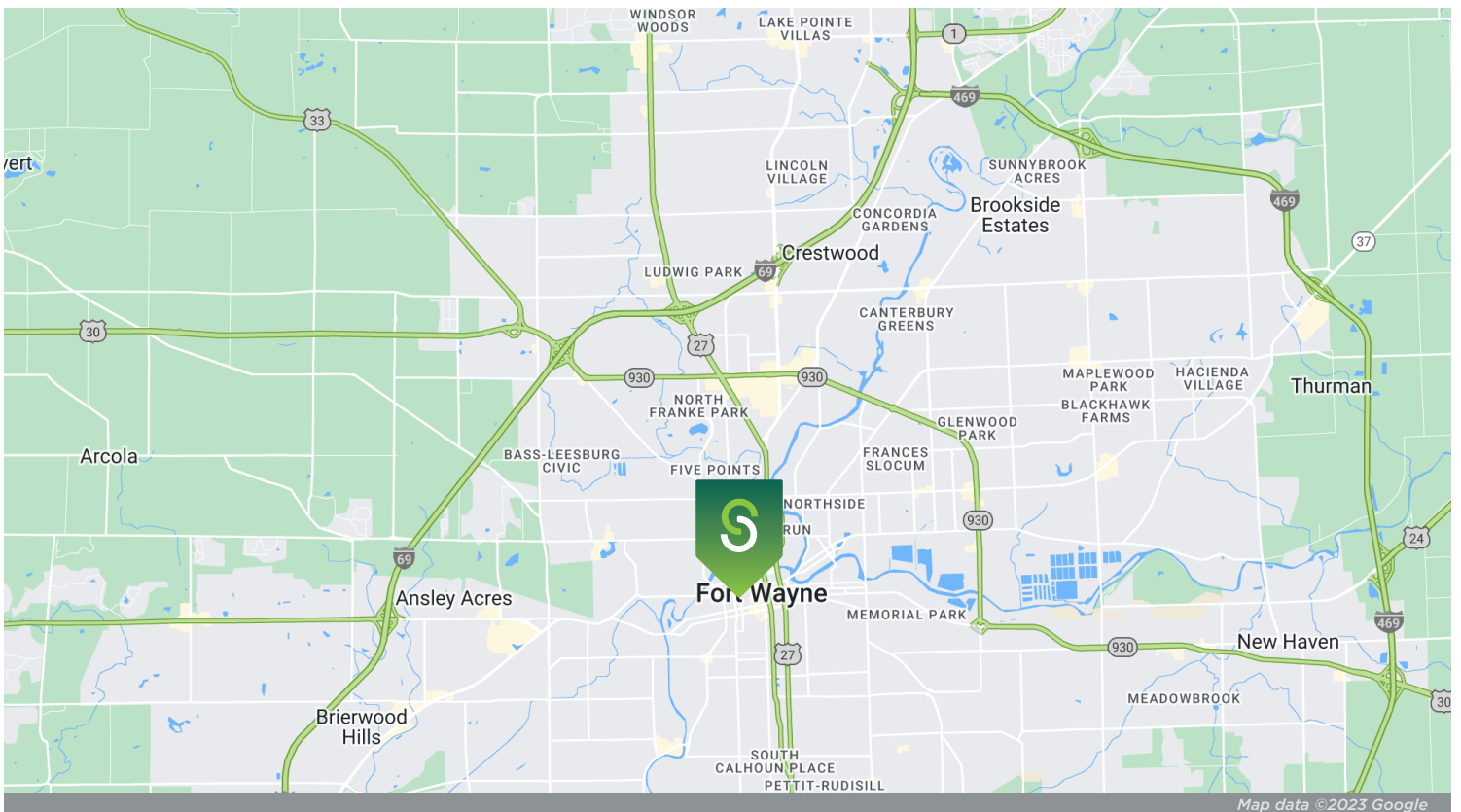


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PROPERTY INFORMATION

Address	919 S Harrison Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-457-001.000-074, 02-12-02-457-010.000-074



LEASE INFORMATION

Lease Rate & Type	\$20.00/SF/Yr Full Service
Terms	5 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building Area	28,762 SF	
Total Available	2,669 RSF	
Max Contiguous	2,669 RSF	
Units Available	RSF	Monthly Rate
• Suite 500	2,669	\$4,448.33

BUILDING INFORMATION

Property Type	Office
Year Built	1912
# of Stories	5
Construction Type	Concrete/Masonry
Roof	Membrane
Heating	Boiler
A/C	Cooling tower
Sprinkler	Yes
Elevators	2
Signage	Interior directory signage

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	2 carrier dual approach fiber (Zayo/Comcast) & Comcast/ Frontier Copper

SITE DATA

Site Acreage	0.14 AC
Zoning	DC - Downtown core
Parking	Parking garage on site

ADDITIONAL INFORMATION

- One floor of office space available
- FF&E available for tenant
- Private parking garage adjacent to building

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
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Project Coordinator

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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