

## Indiana Office Center

111 E Wayne Street  
Fort Wayne, IN 46802



OFFICE

FOR LEASE

## Luxurious Downtown Retail/Office Space

Discover a prime opportunity in the heart of downtown with 6,615 SF of available retail space on the ground level, and 5,937 SF of available office space on the 4th floor. This attractive location offers a perfect setting for businesses seeking maximum visibility, foot traffic, and proximity to a vibrant commercial hub making it an ideal investment for retail ventures.

## Property Highlights

- ▶ Class A office space available
- ▶ Professionally managed
- ▶ Stunning 2-story lobby entrance
- ▶ Located in the heart of Downtown Fort Wayne's central business district
- ▶ Attached parking garage accessible via sky bridge

### BRAD STURGES

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### SHELBY WILSON

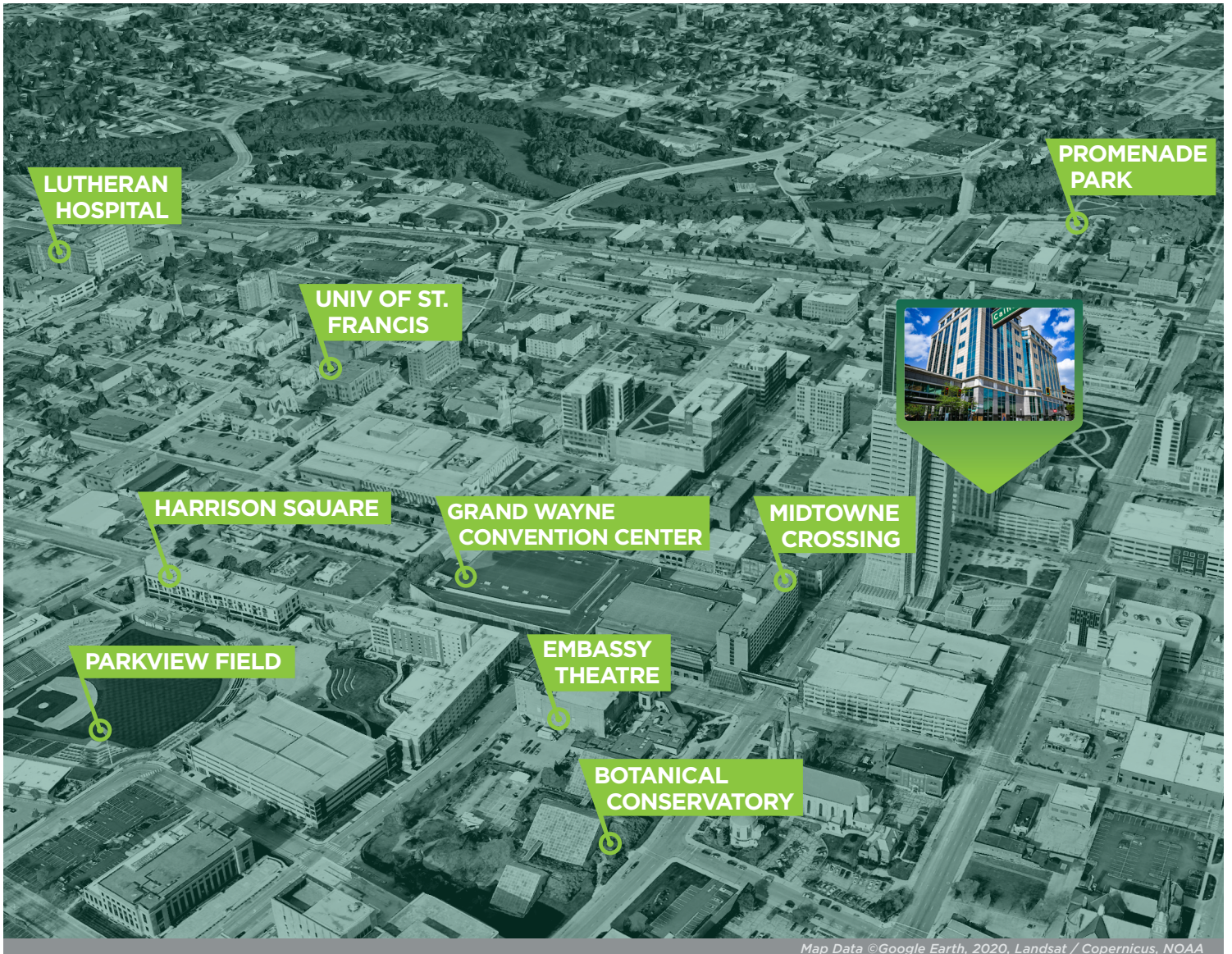
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Map Data ©Google Earth, 2020, Landsat / Copernicus, NOAA

## Unbeatable Downtown Location

Indiana Office Center is located at the bustling intersection of E Wayne and S Calhoun Streets, within easy walking distance of downtown businesses and amenities. Nearby are government buildings, restaurants, hotels, retail, and local landmarks such as the Grand Wayne Convention Center, Parkview Field, and the Allen County Courthouse. This location also features its own 6-story parking garage accessible via skybridge making it a remarkable location for your business.

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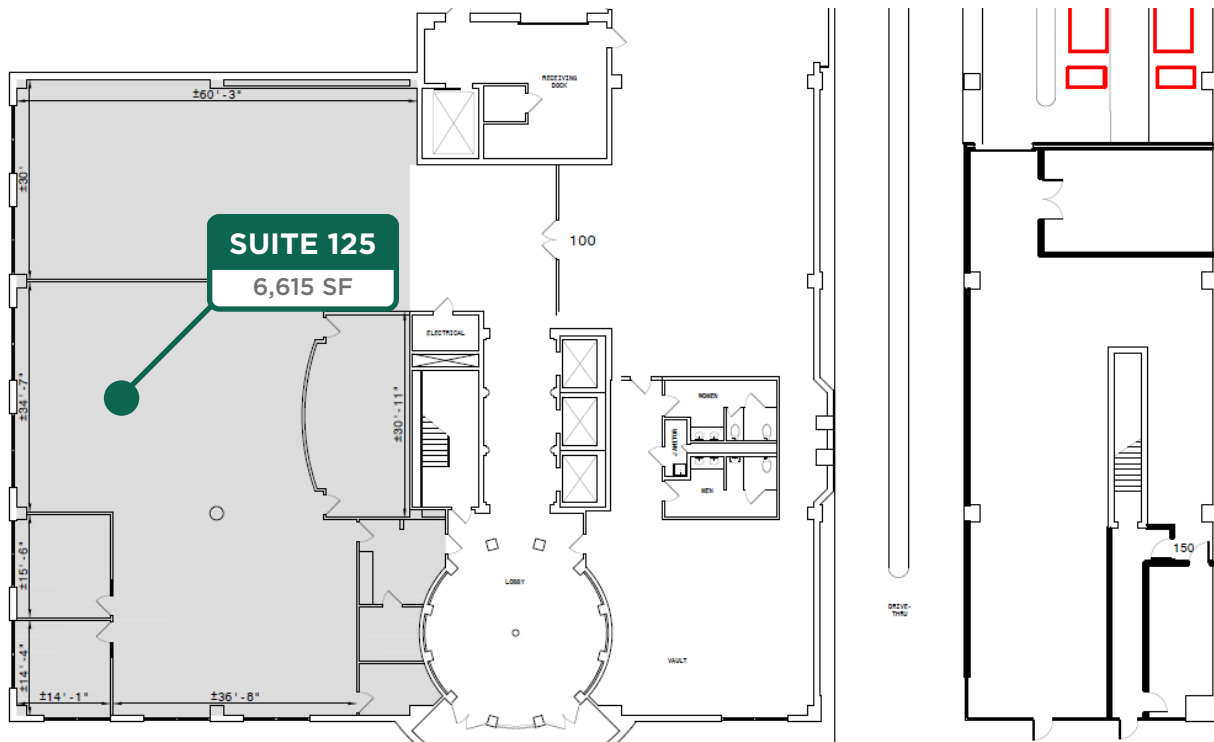
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## Retail



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



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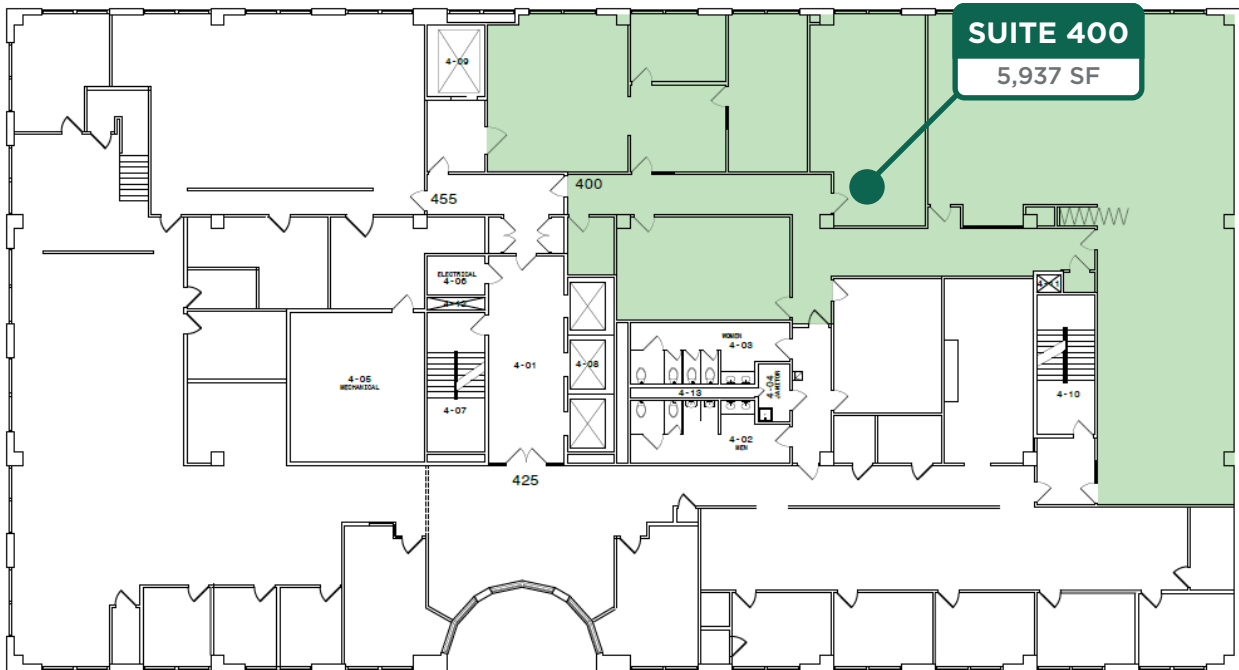
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### Office



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Skybridge to parking garage



Main lobby entrance

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## Indiana Office Center

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### PROPERTY INFORMATION

Address	111 E Wayne Street
City, State, Zip	Fort Wayne, IN, 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-454-002.000-074



### LEASE INFORMATION

Lease Rate	\$19.00 - \$24.00 PSF
Lease Type	Retail - NNN, Office - Full Service
Terms	5-10 Years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	136,009 SF	
Total Available	12,552 RSF	
Max Contiguous	6,615 RSF	
Units Available	RSF	Monthly Rate
• Suite 105	6,615	\$24.00 PSF
• Suite 400	5,937	\$19.00 PSF

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
Internet Provider	Level 3 Fiber/ Frontier (non-fios)

### SITE DATA

Site Acreage	0.57 AC
Zoning	DC - Downtown Core
Parking	Covered garage - parking space rental not included in base rent

### RESPONSIBLE PARTIES

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

### BUILDING INFORMATION

Property Type	Office
Year Built	1994
# of Stories	8
Construction Type	Reinforced Concrete
Roof	Asphalt
Heating	Boiler
A/C	Central
Sprinkler	Yes
Elevators	3
Signage	Available

### ADDITIONAL INFORMATION

- 2-story entryway
- Skybridge connected to covered parking garage
- Professionally managed

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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**  
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**Andrew Eckert**  
Broker



**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://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](http://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

260 424 8448

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.