STURGES PROPERTY GROUP

Indiana Office Center

111 E Wayne Street
Fort Wayne, IN 46802



OFFICE **FOR LEASE**

Perfect Bank Lobby and Office Space in the Heart of Downtown

Discover a prime opportunity in the heart of downtown with 12,979 SF of available banking/retail space on the ground level and 2,667 SF of office space on the fourth floor. This attractive location offers a perfect setting for a bank or office seeking maximum visibility, foot traffic, and proximity to a vibrant commercial hub making it an ideal location.

Property Highlights

- Attached parking garage accessible via sky bridge
- Located in the heart of Downtown Fort Wayne's central business district
- Bank space has an ATM, vault, and two drive through lanes
- **FOR LEASE: $22.00 - $24.00/SF/Yr**

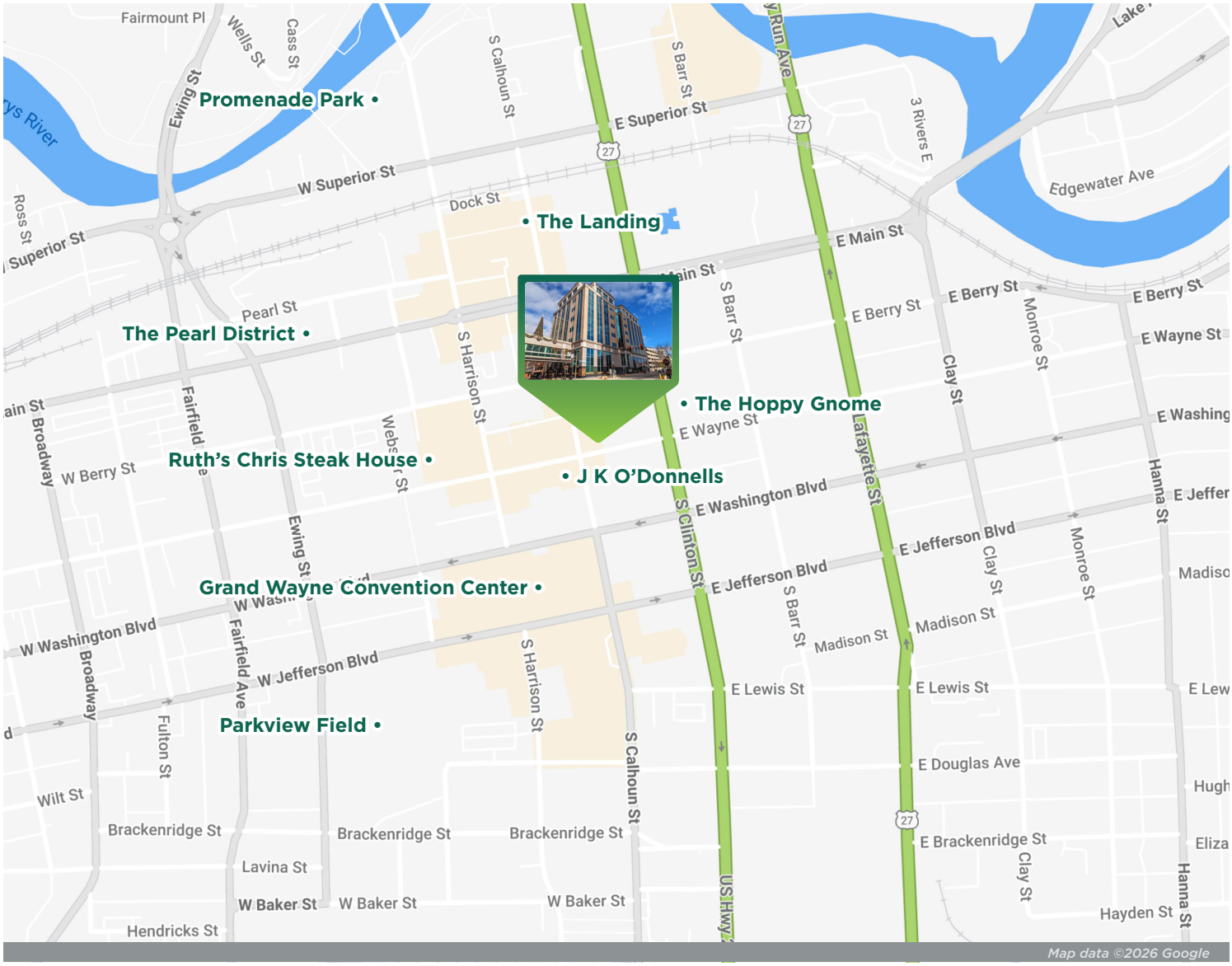
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Unbeatable Downtown Location

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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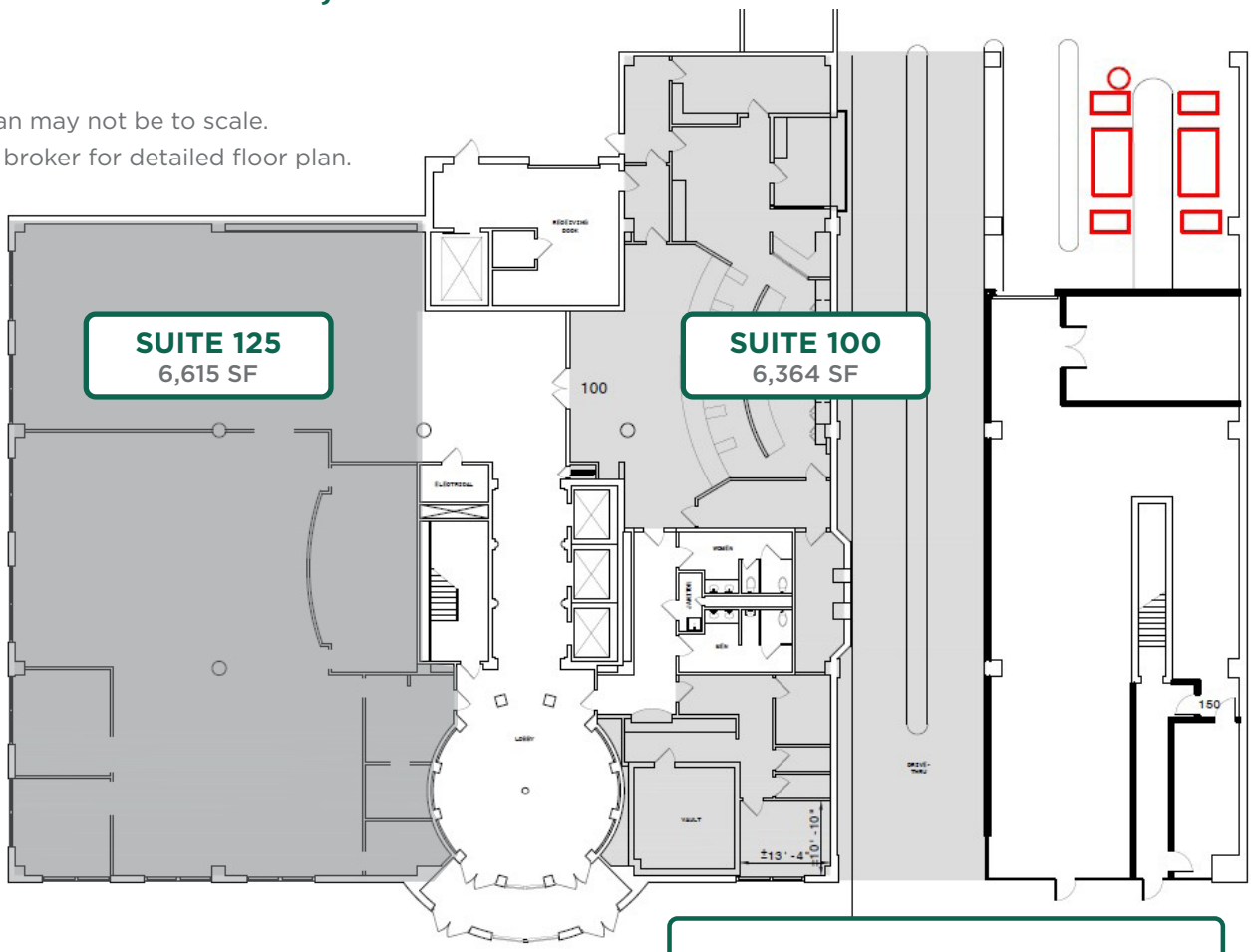
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Suites 100 & 125 - 12,979 SF Retail

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







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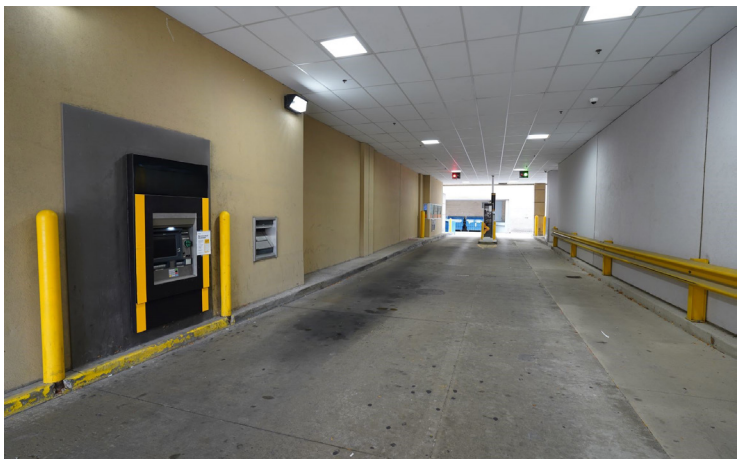
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Suites 100 & 125 - 12,979 SF Retail Photos













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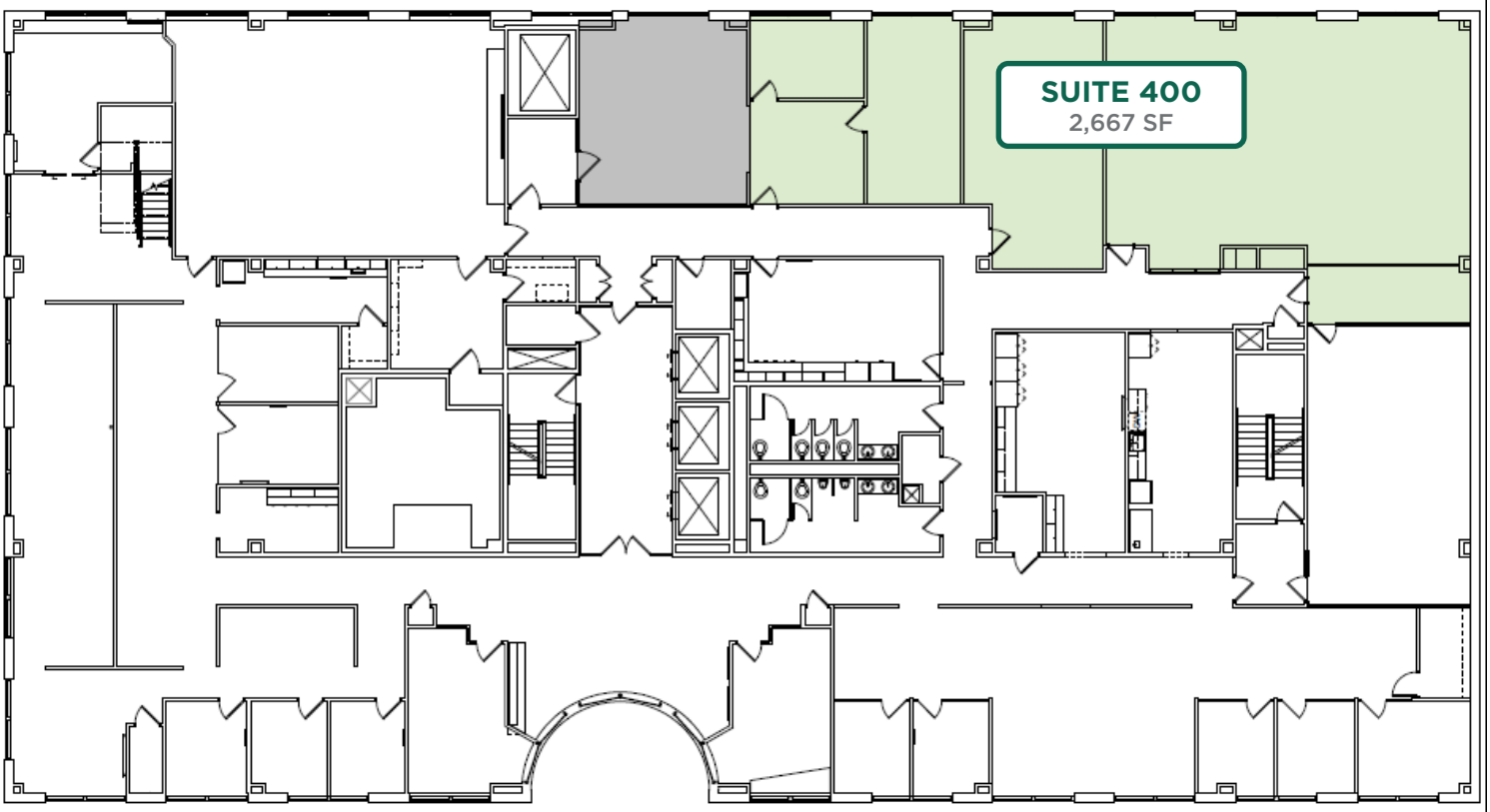
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Suite 400 - 2,667 SF Office



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

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Indiana Office Center

111 E Wayne Street
Fort Wayne, IN 46802

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	$22.00 - $24.00 PSF
Lease Type	Retail - NNN Office - MG
Terms	5-10 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	136,009 SF	
Total Available	15,646 RSF	
Max Contiguous	12,979 RSF	
Units Available	RSF	Monthly Rate
• Suite 100	6,364	$24.00 PSF
• Suite 125	6,615	$24.00 PSF
• Suite 400	2,667	$22.00 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 & 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

- First floor retail has ATM, vault, two drive through lanes
- Skybridge connected to covered parking garage

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