



I & M Building

110 E. Wayne Street | Fort Wayne, IN 46802

Property Features

The I&M Building has been completely remodeled from top to bottom. With 27 floors of premiere class A office space standing 442 Feet, it is the tallest building in Fort Wayne and offers the best views of the ever-growing downtown landscape.

- Located in the heart of downtown within walking distance to Parkview Field, The Embassy, Grand Wayne Center, the Landing and the Riverfront Development
- Boardroom and auditorium available with newly designed fitness center on 2nd floor
- T.I. allowance negotiable

| | |
|------------|---|
| BUILDING | 291,178 SF |
| AVAILABLE | 2,652 SF - 43,200 SF |
| ZONING | DC - DOWNTOWN CORE |
| LEASE RATE | \$15.50 PSF FS (Office) \$19.50 PSF NNN (Retail) |

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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| General Property Information | | | |
|------------------------------|--|--|--------------------------|
| Name | I & M Building | Parcel Number | 02-12-02-459-004.000-074 |
| Address | 110 E. Wayne Street | Total Building SF | 291,178 SF |
| City, State, Zip | Fort Wayne, IN 46802 | Acreage | 1.08 |
| County | Allen | Year Built | 1981 |
| Township | Wayne | Zoning | DC—Downtown Core |
| Parking | Parking garage connected via skybridge | | |
| Property Features | | | |
| Construction Type | Concrete with 27 floors | Electric | I & M |
| Loading | 3 docks, freight elevator | Gas | NIPSCO |
| Elevators | 8 + one service | Water/Sewer | City of Fort Wayne |
| Sprinklers | Yes | Internet | Comcast, Frontier |
| Security | 24-Hour, on site | | |
| Lease Information | | | |
| Space | Available (Rentable) | Lease Rate | Lease Type |
| Retail (ground lvl) | 2,500 SF | \$19.50/SF/YR | MG |
| Floor 1 | 11,495 SF | \$15.50/SF/YR | Full Service |
| Floor 3 | 11,495 SF | \$15.50/SF/YR | Full Service |
| Floor 4 | 3,800 SF | \$15.50/SF/YR | Full Service |
| Floor 13 | 11,495 SF | \$15.50/SF/YR | Full Service |
| Floor 14 | 3,500 SF | \$15.50/SF/YR | Full Service |
| Floor 15 | 3,232 SF + 2,652 SF | \$15.50/SF/YR | Full Service |
| Floor 16 | 11,495 SF | \$15.50/SF/YR | Full Service |
| Expenses | | | |
| Type | Price per SF (estimate) | Responsible Party (Landlord/Tenant) | |
| Taxes | Included | Landlord | |
| CAM Fee | Included | Landlord | |
| Insurance | Included | Landlord | |
| Maint./Repairs | Included | Landlord | |
| Roof /Structure | Included | Landlord | |
| Utilities | Included | Landlord | |

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Space Available



Our available suites can be redesigned to fit your company's exact needs. The landlord will offer a generous tenant improvement allowance to create a first class work environment. Spaces are ready for immediate improvements based on the lease term and allowances

16 - 11,495 SF
15 - 2,652 SF & 3,232 SF
14 - 3,500 SF
13 - 11,495 SF

4 - 3,800 SF
3 - 11,495 SF

1 - 11,495 SF

Ground Floor
2,500 SF Retail

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Ground Floor

Retail Unit - 2,500 Rentable SF

[Click here for virtual tour](#)



2,418 sq. ft.

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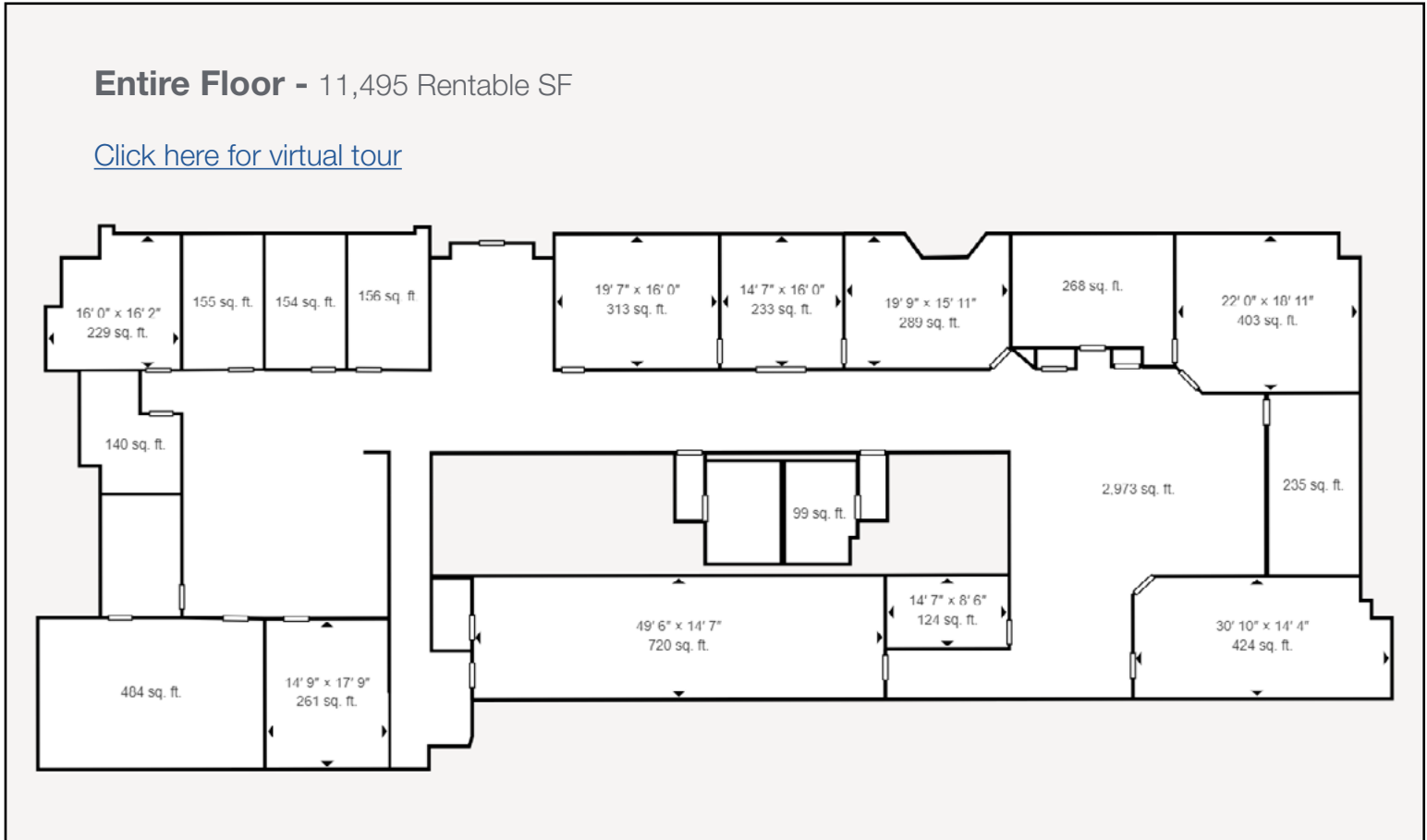
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First Floor

Entire Floor - 11,495 Rentable SF

[Click here for virtual tour](#)



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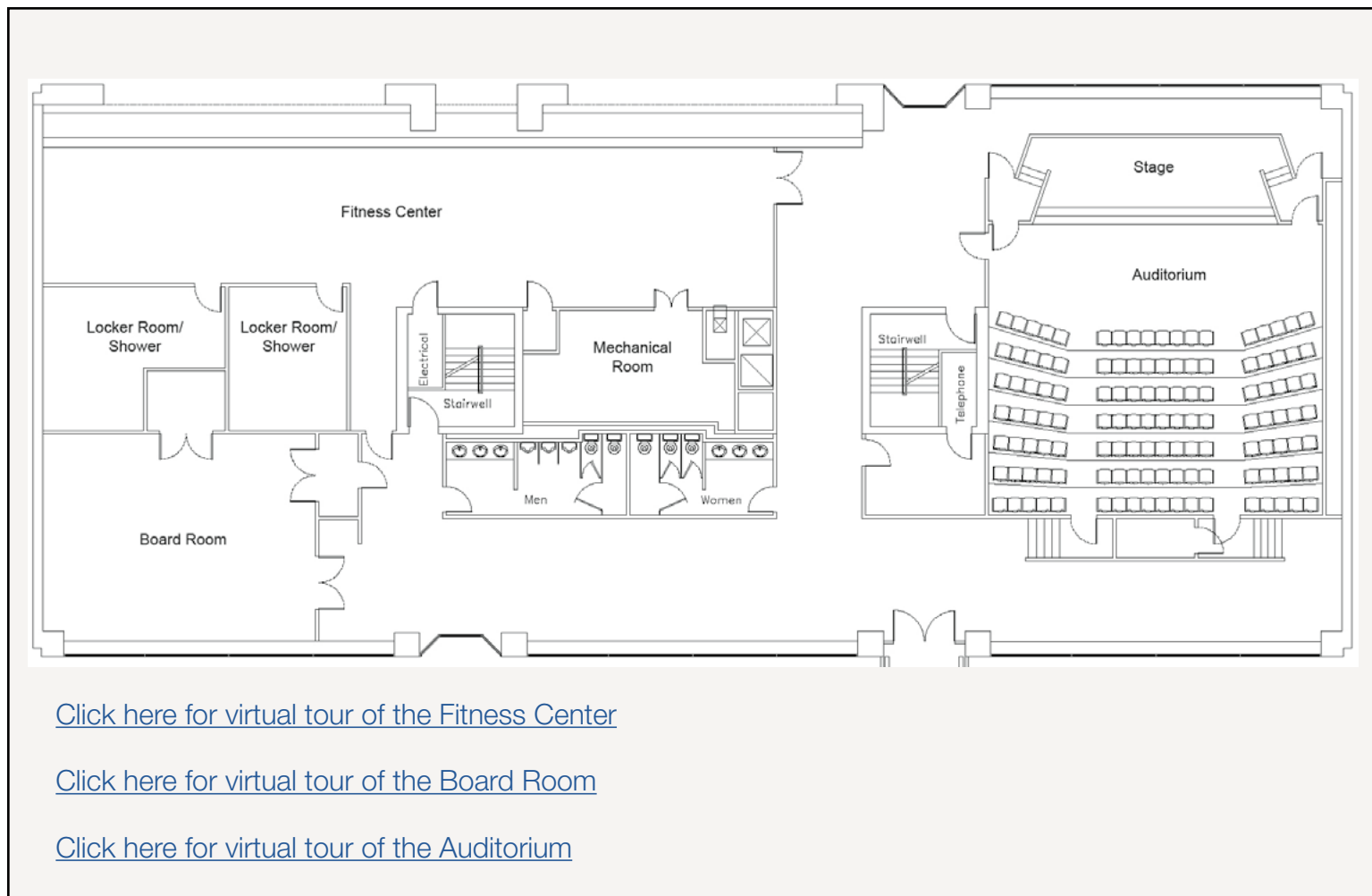
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Second Floor - Free amenities available to tenants

Board room, auditorium and fitness center for use by tenants.



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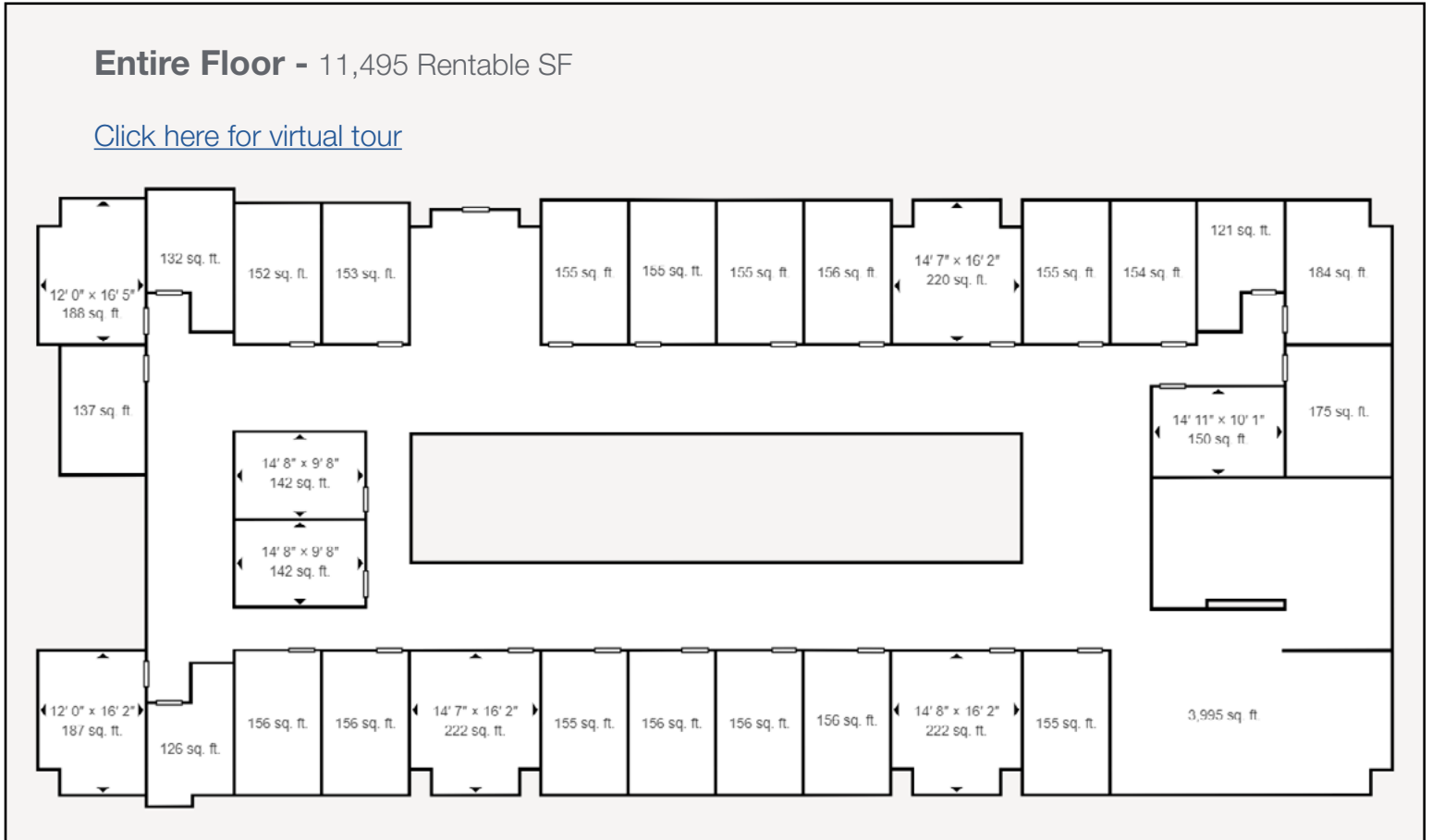
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Third Floor

Entire Floor - 11,495 Rentable SF

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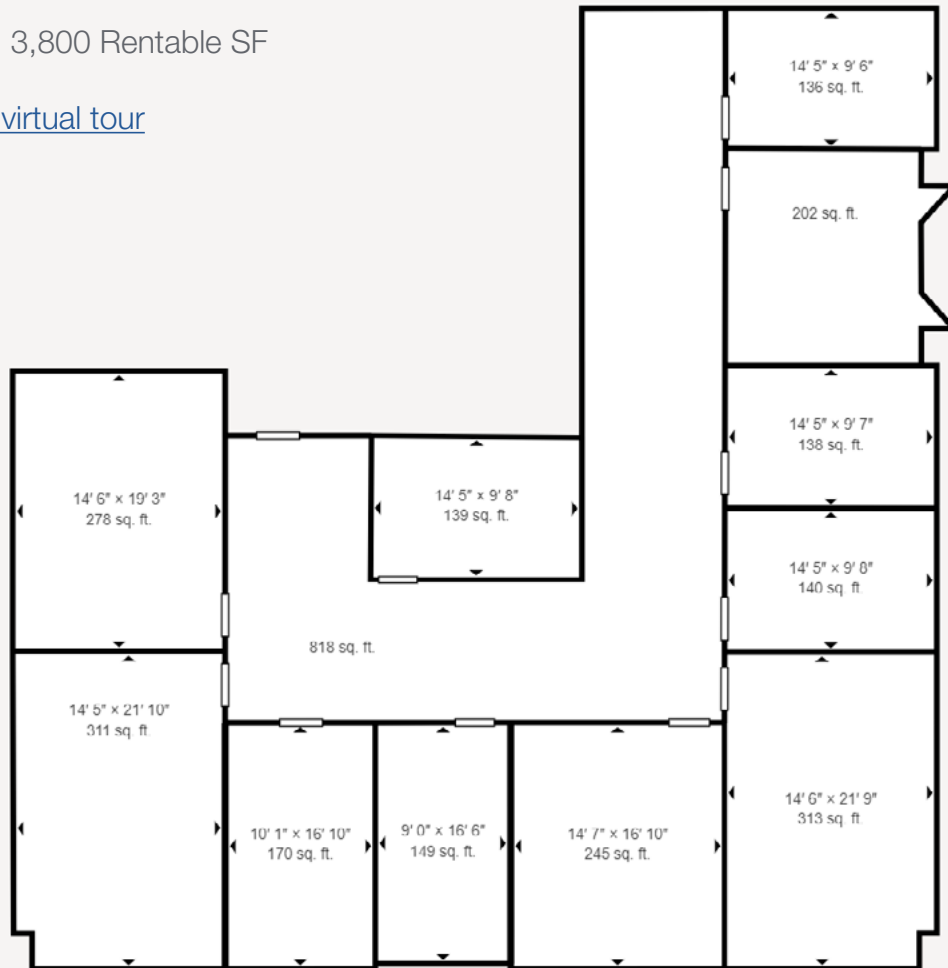
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Fourth Floor

Suite 402 - 3,800 Rentable SF

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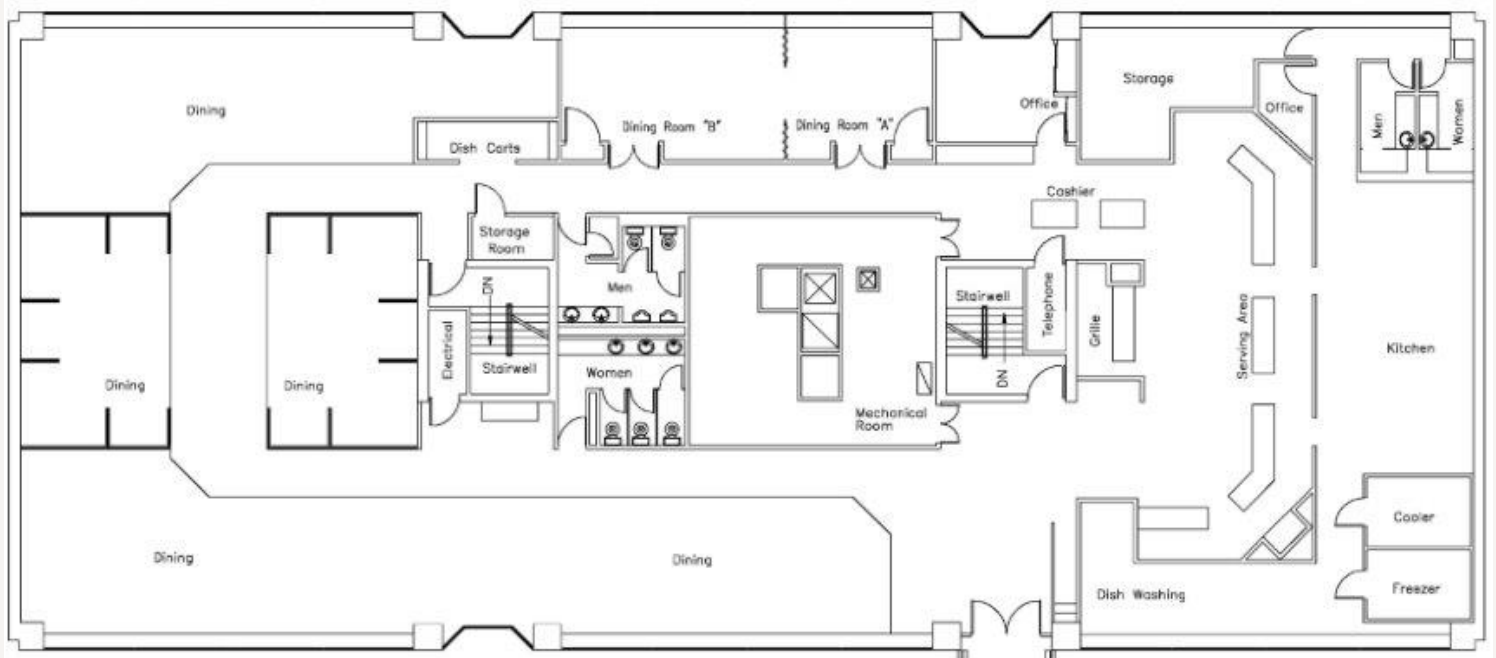
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Thirteenth Floor

Entire Floor - 11,495 Rentable SF

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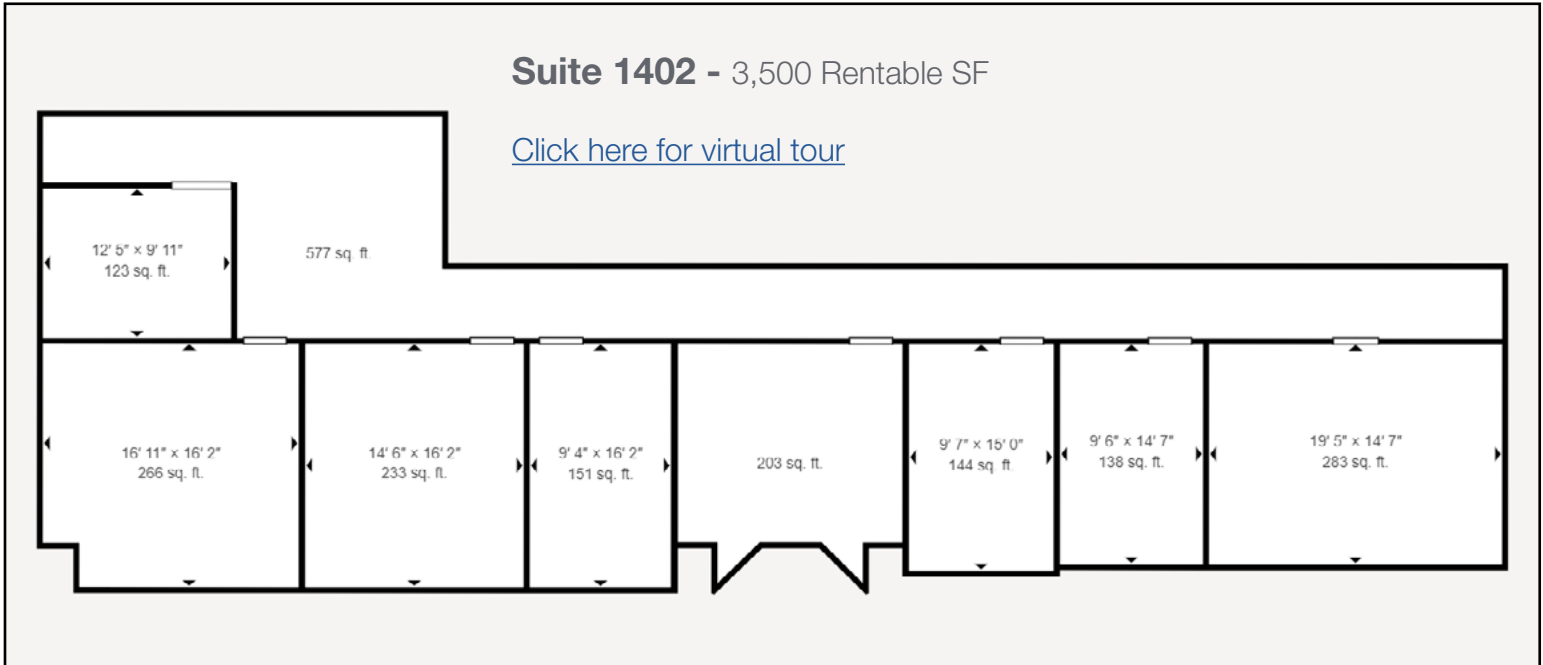
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Fourteenth Floor

Suite 1402 - 3,500 Rentable SF

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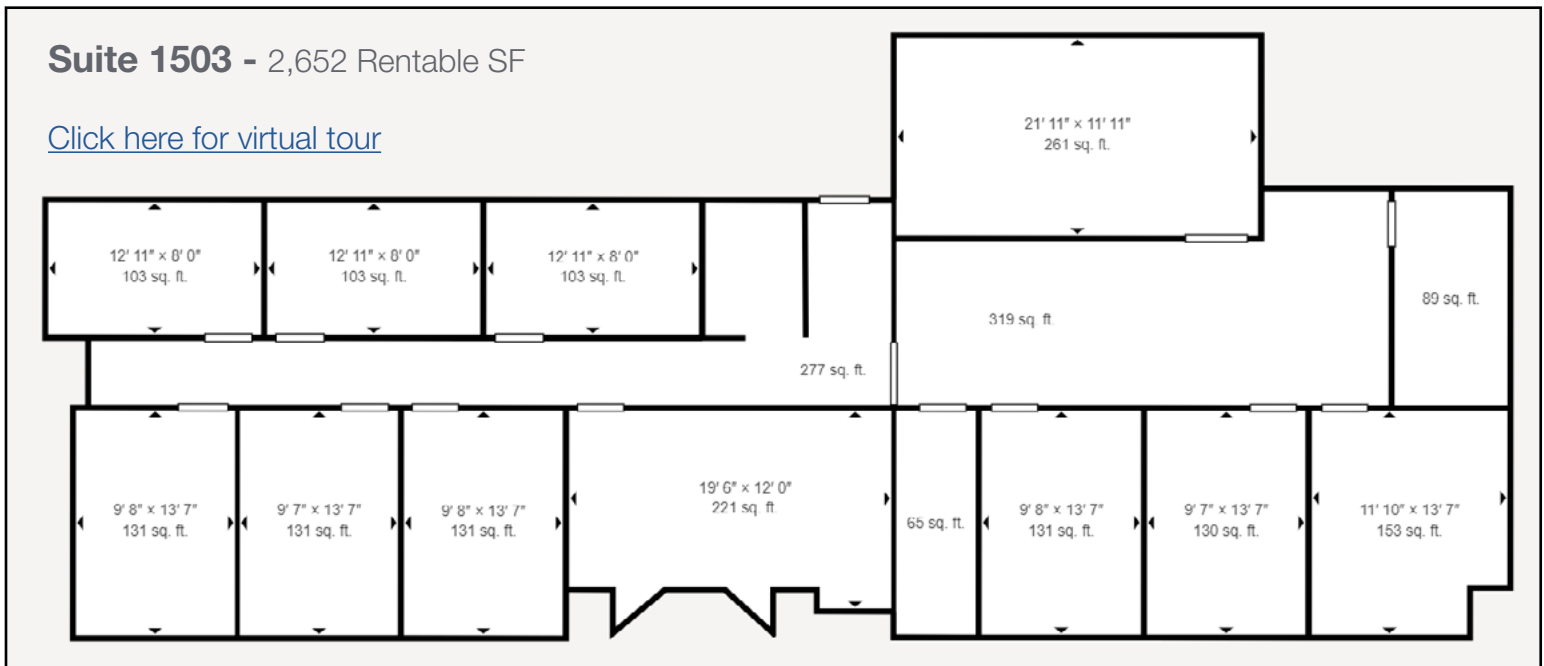
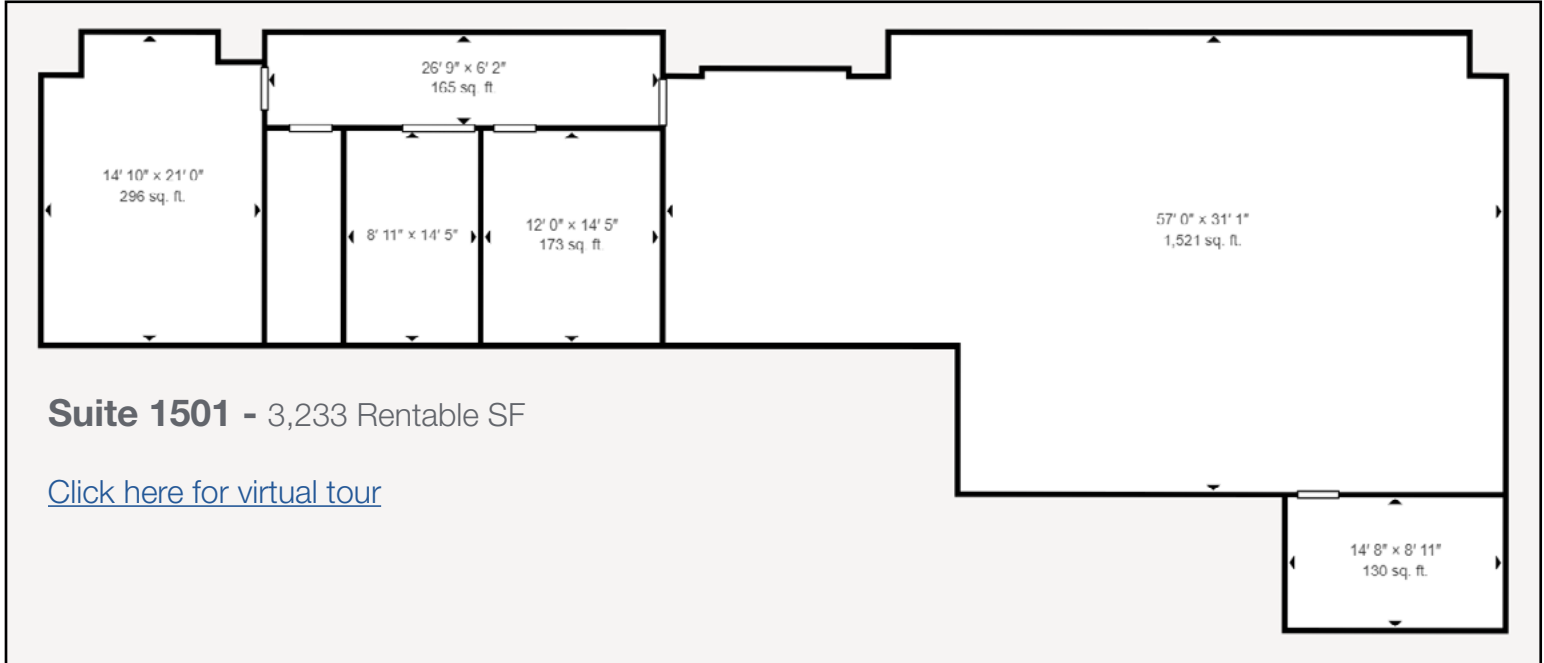
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Fifteenth Floor



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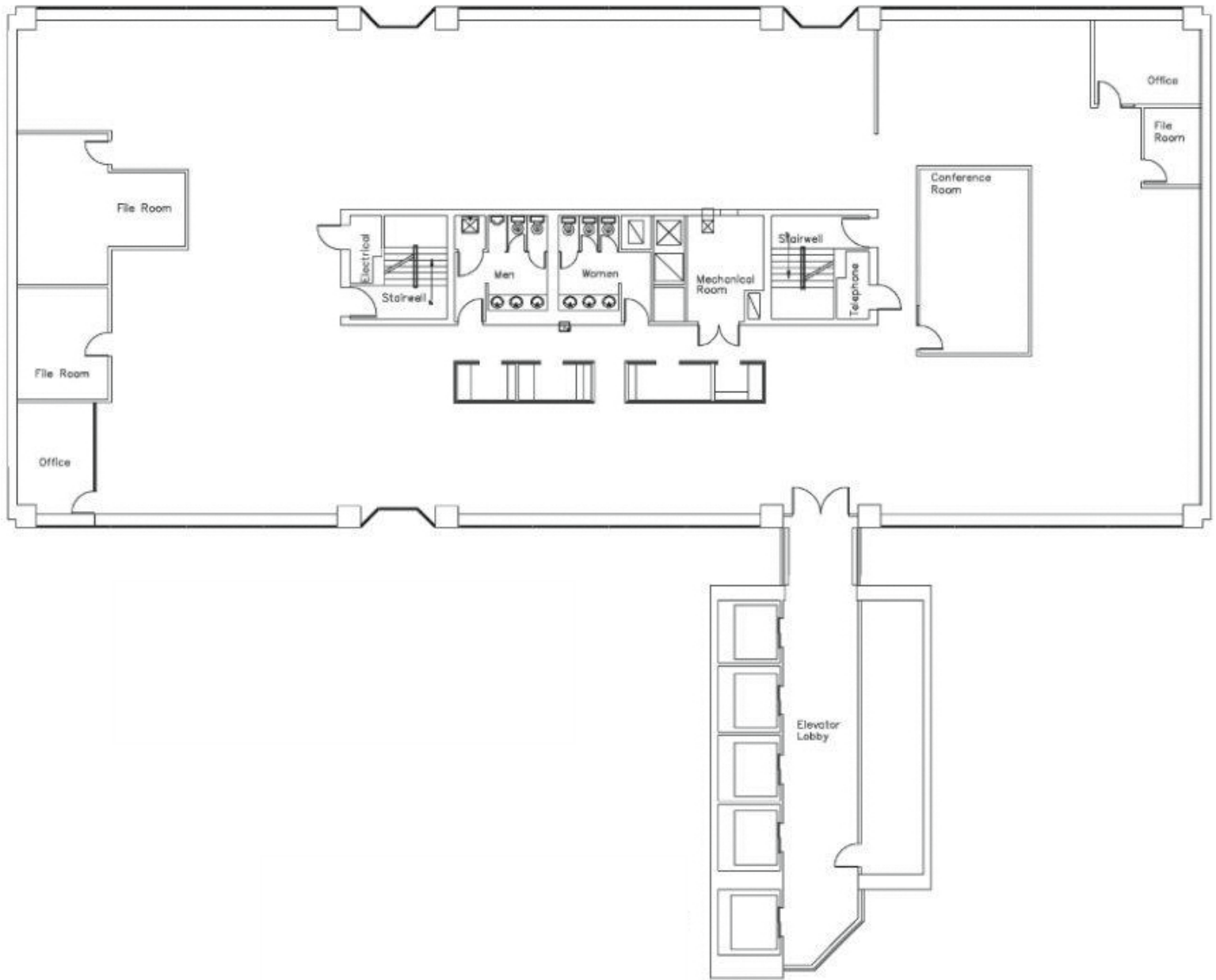
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Sixteenth Floor

11,495 SF available.



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Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

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Auditorium



Auditorium



Fitness Center



Fitness Center



Fitness Center

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#1

Fastest Growing
Market in the Region
(US Census Bureau, 2020)

#5

Most Affordable Place to Live
(niche.com, 2020)

\$3.2B

Private Capital Investments Made
in Allen County
Since 2014 - More Than 1/2
Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne



PROMENADE PARK



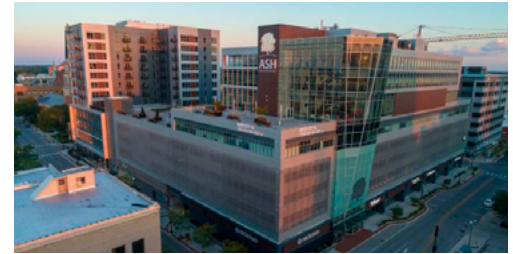
Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS

BROADWAY | DISTRICT



Reinventing the former General Electric campus, a historic hub of innovation and entrepreneurship.



Building a live-work-play gem in the heart of downtown Fort Wayne.



THE ASHBERRY



A local business investing in the local community.



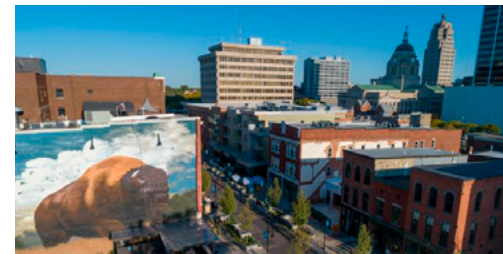
THE BRADLEY
PROVENANCE



Building a world class boutique hotel experience for visitors and locals.



THE LANDING



Bringing boutique shopping and fine dining to Columbia Street - Fort Wayne's original business district.

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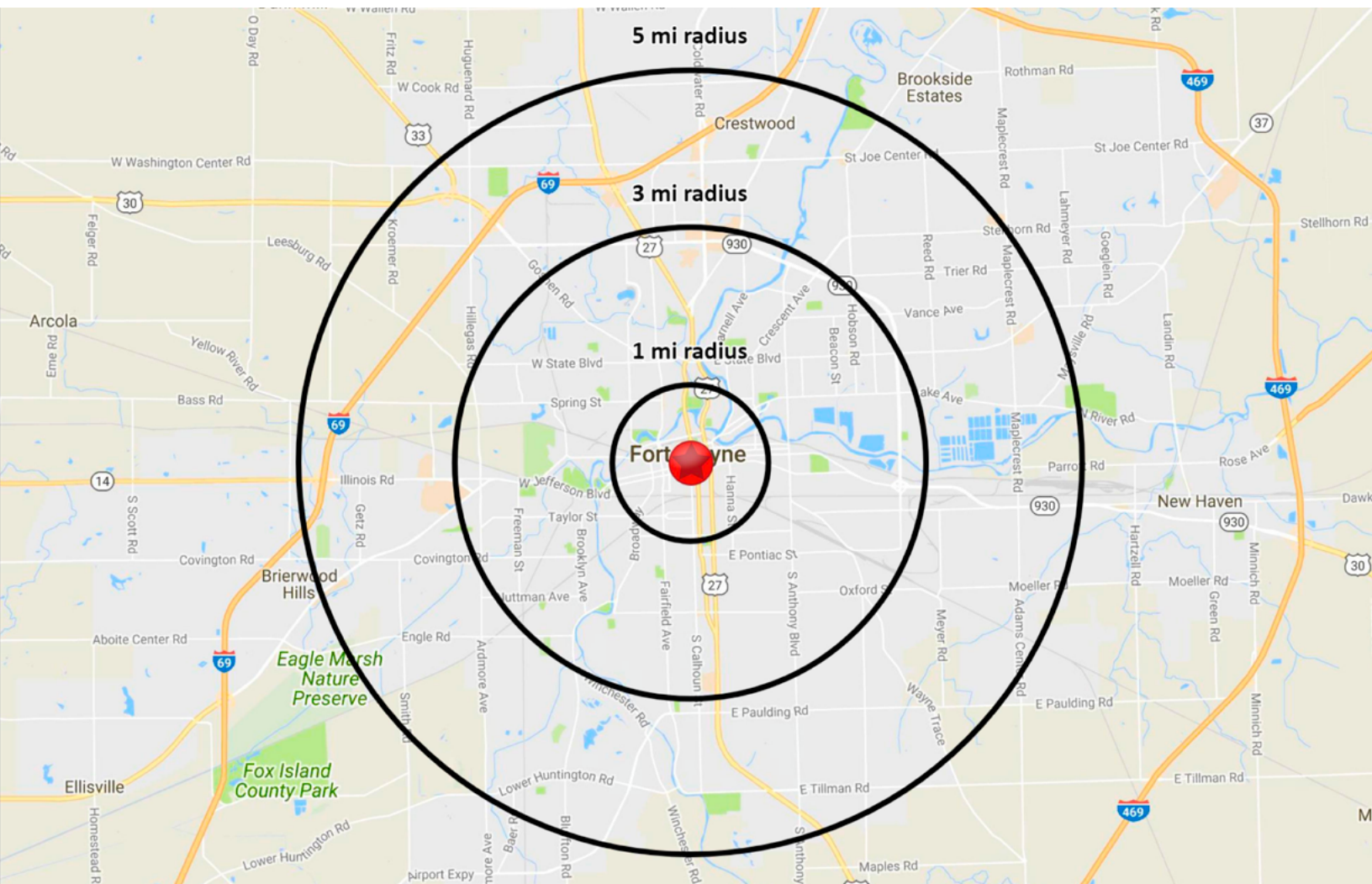
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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------------|-----------|------------|
| POPULATION | 14,474 | 95,428 | 183,121 |
| NUMBER OF HOUSEHOLDS | 6,070 | 37,352 | 74,021 |
| AVERAGE HOUSEHOLD INCOME | \$46,132 | \$51,347 | \$55,340 |
| AVERAGE HOME VALUE | \$126,070 | \$131,137 | \$138,895 |
| TRAFFIC COUNT | S. Clinton St. | | 28,559 VPD |

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