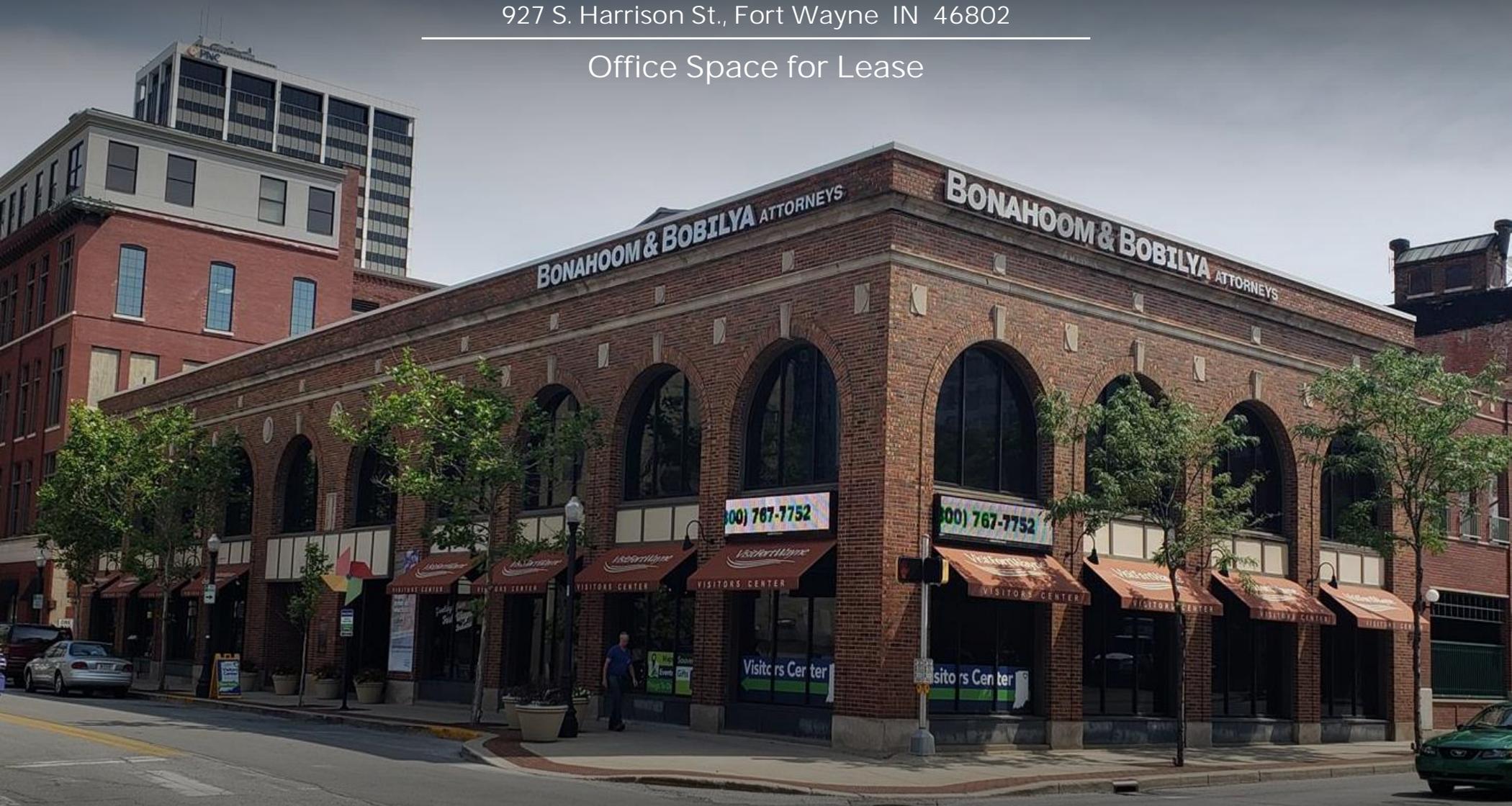


The HW

927 S. Harrison St., Fort Wayne IN 46802

Office Space for Lease



Whitney Peterson

Broker

(260) 423-0300

wpeterson@avicommercialfw.com



HIGHLIGHTS

- Newly Remodeled, Modern Space
- Full Service Leases
- Excellent Location
- Across the Street from The Grand Wayne and Library



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
300	3	1740	\$18.50	Full Service	Newly remodeled, open concept office with copy/file area, two office/conference rooms, and two phone booth rooms. The property offers a full service lease.
Basement	Basement	6878	\$20	Full Service	The basement of the HW is vacant and has private access from the alley and main lobby. The space has no windows and needs to be built-out, but would be a perfect spot for a tech company, restaurant or other retail use.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,989	95,458	181,808



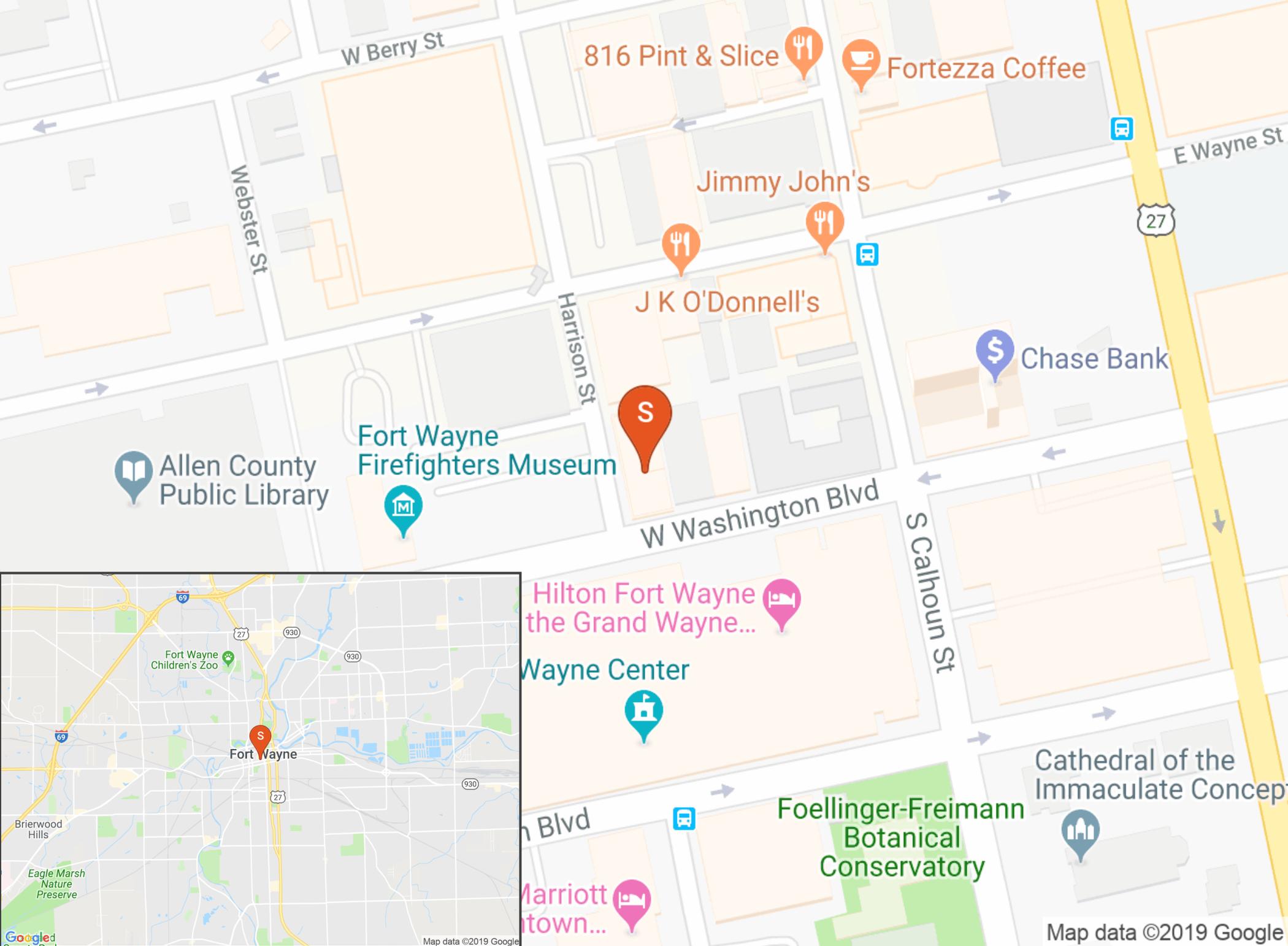
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$45,547	\$51,441	\$55,142

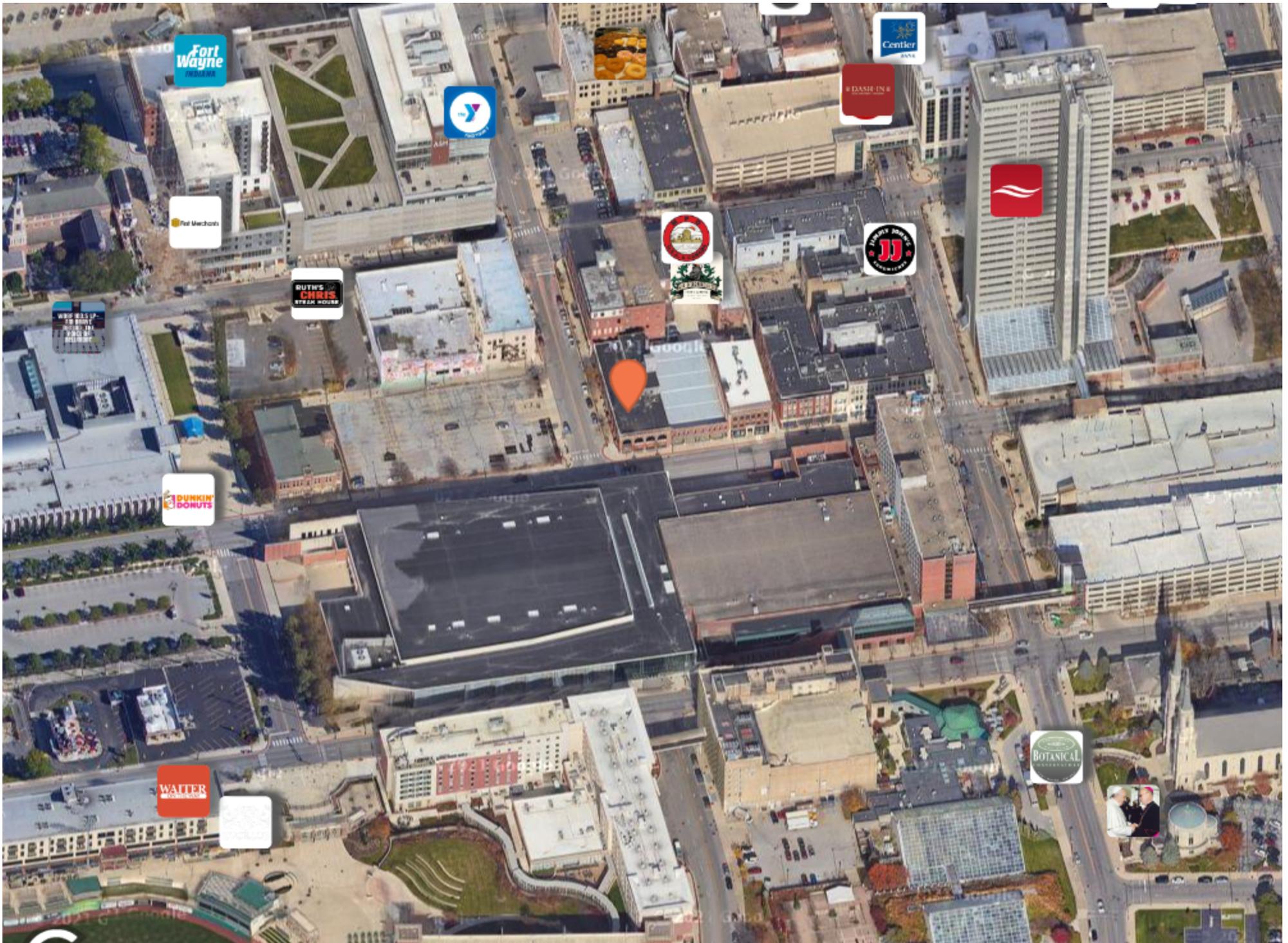


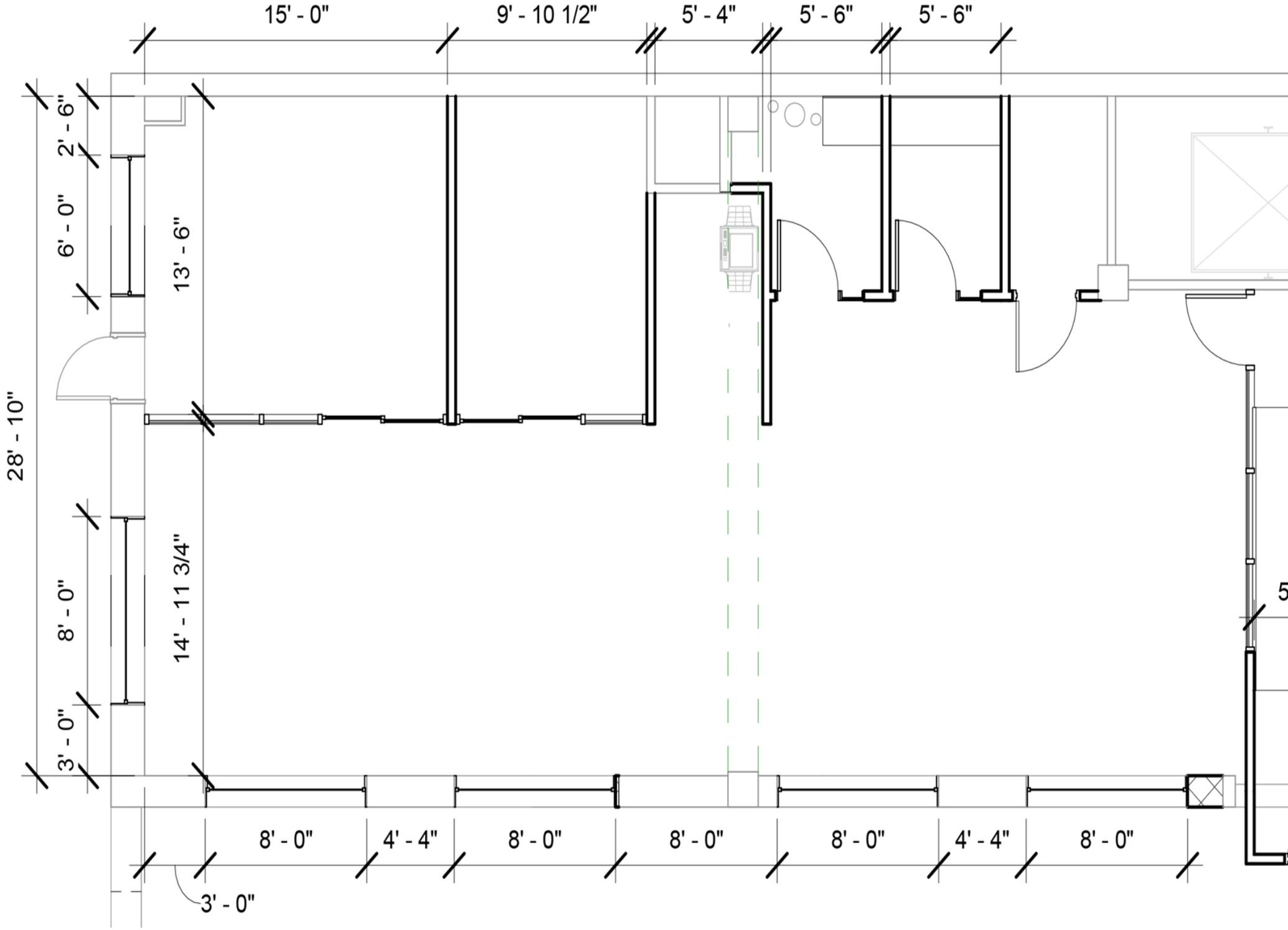
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,220	37,382	73,528



Map data ©2019 Google



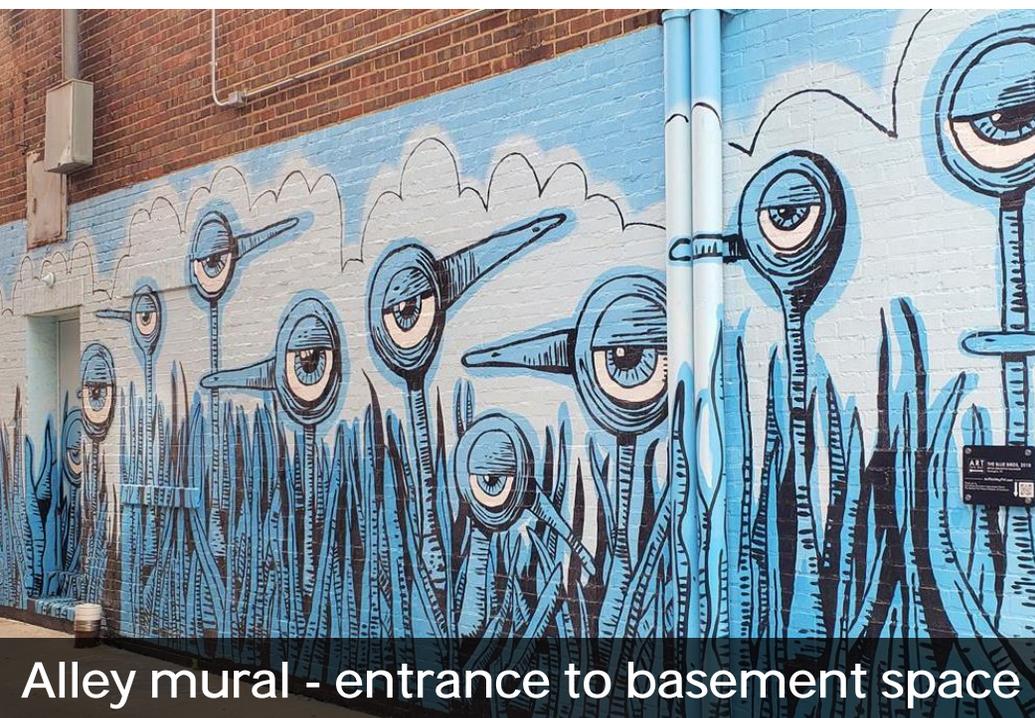




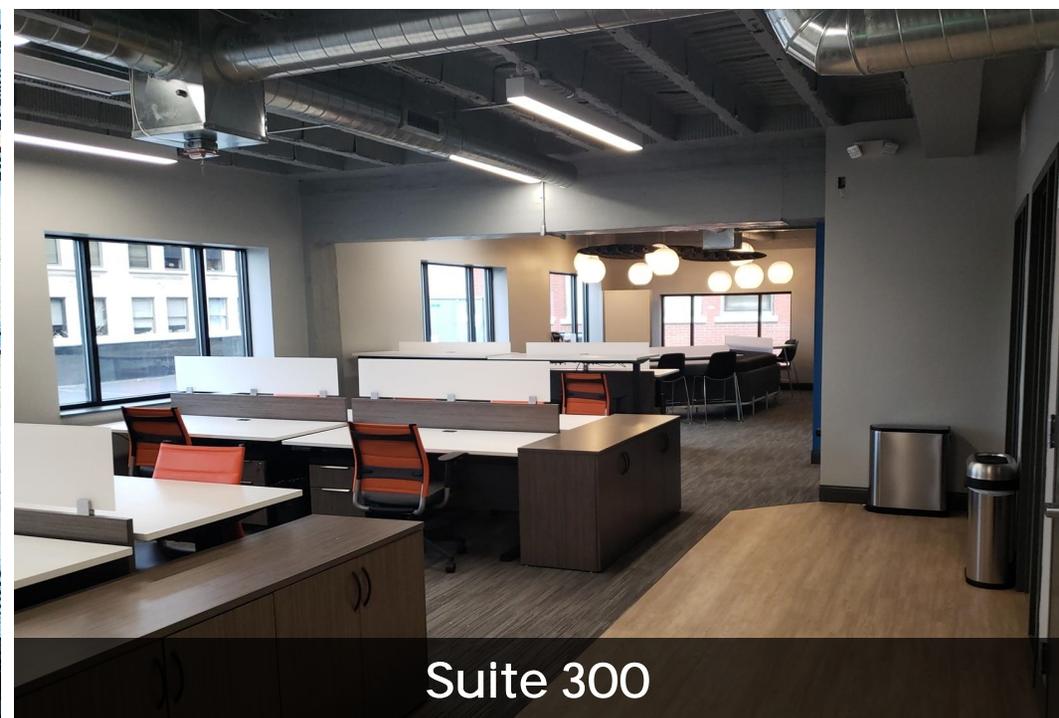
The HW



Main Lobby

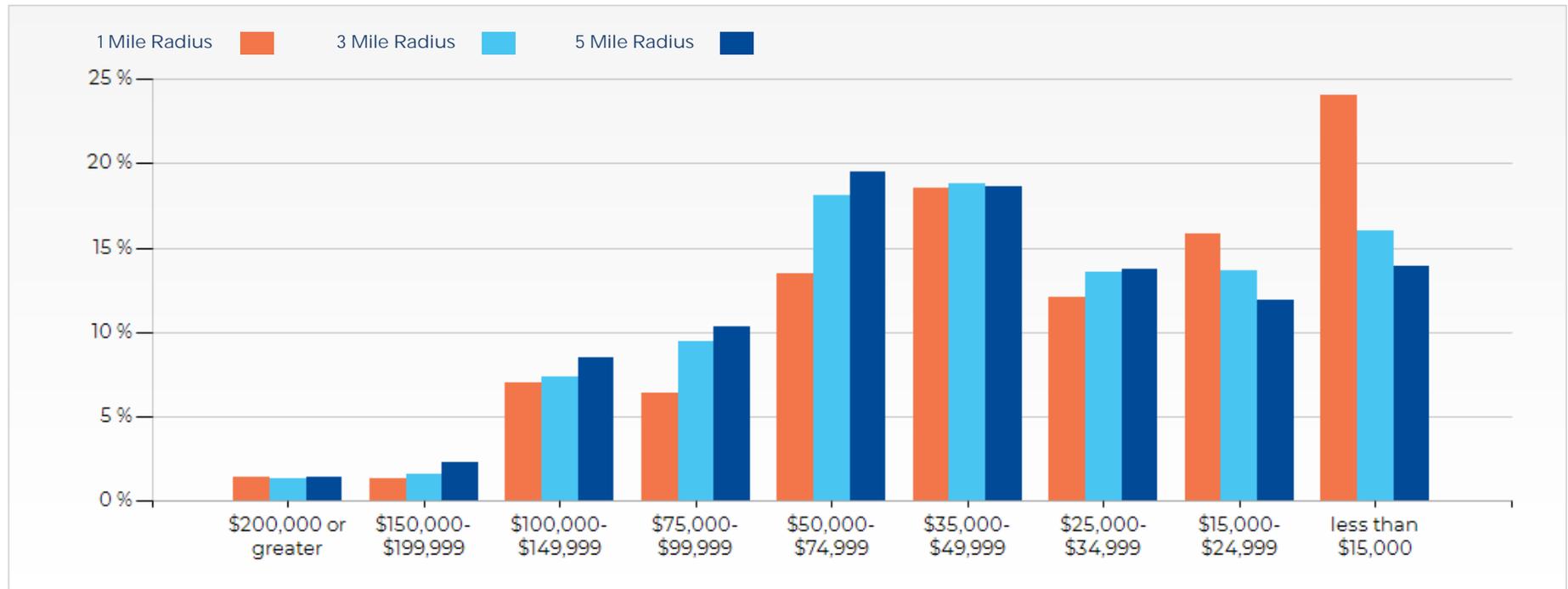


Alley mural - entrance to basement space

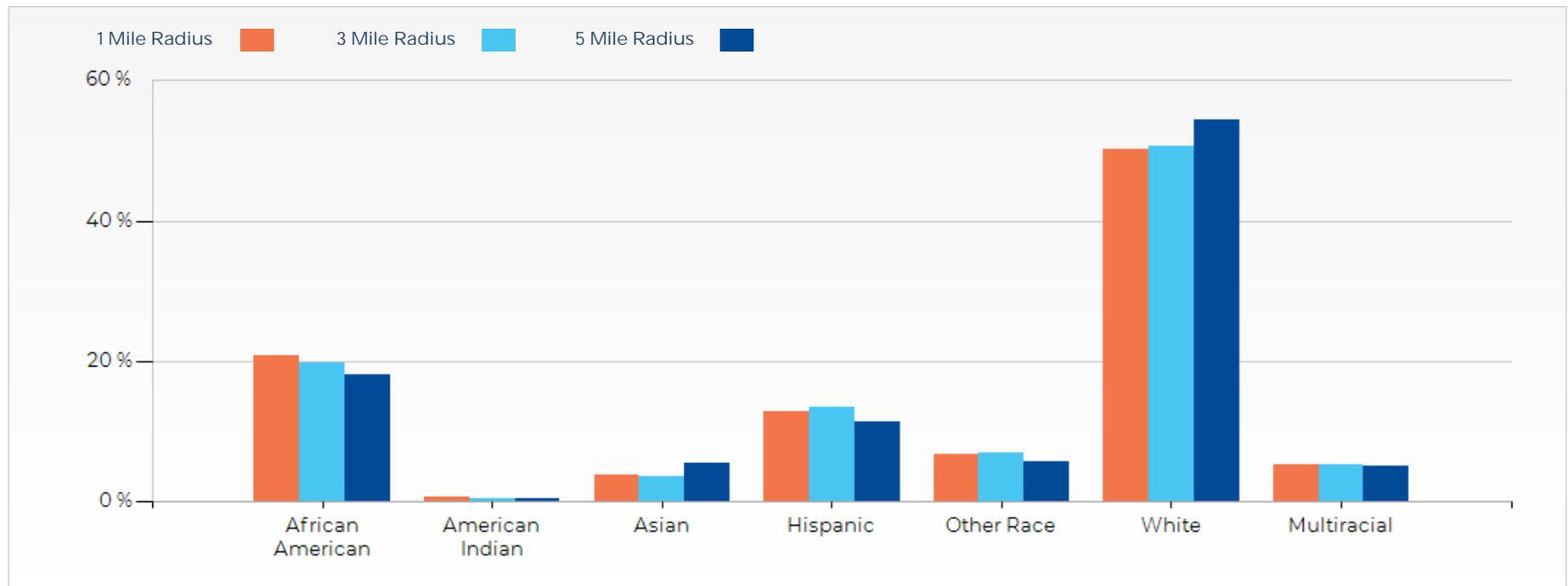


Suite 300

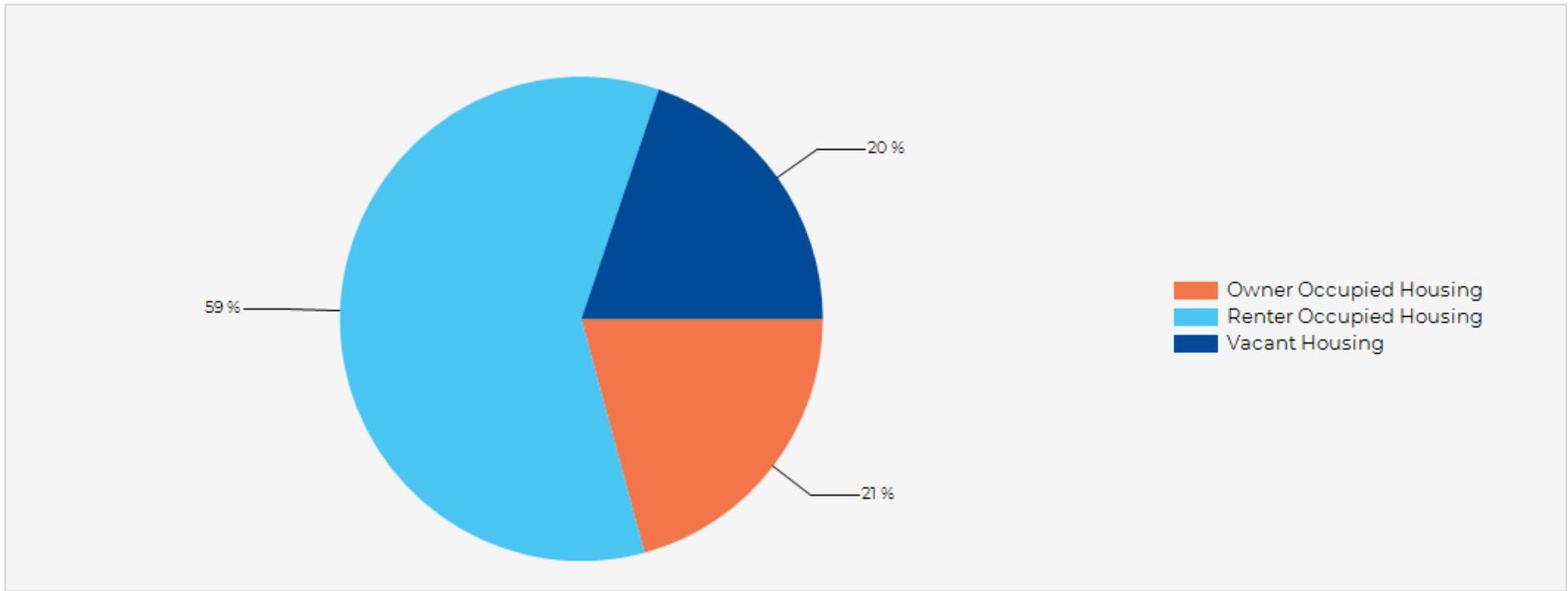
2021 Household Income



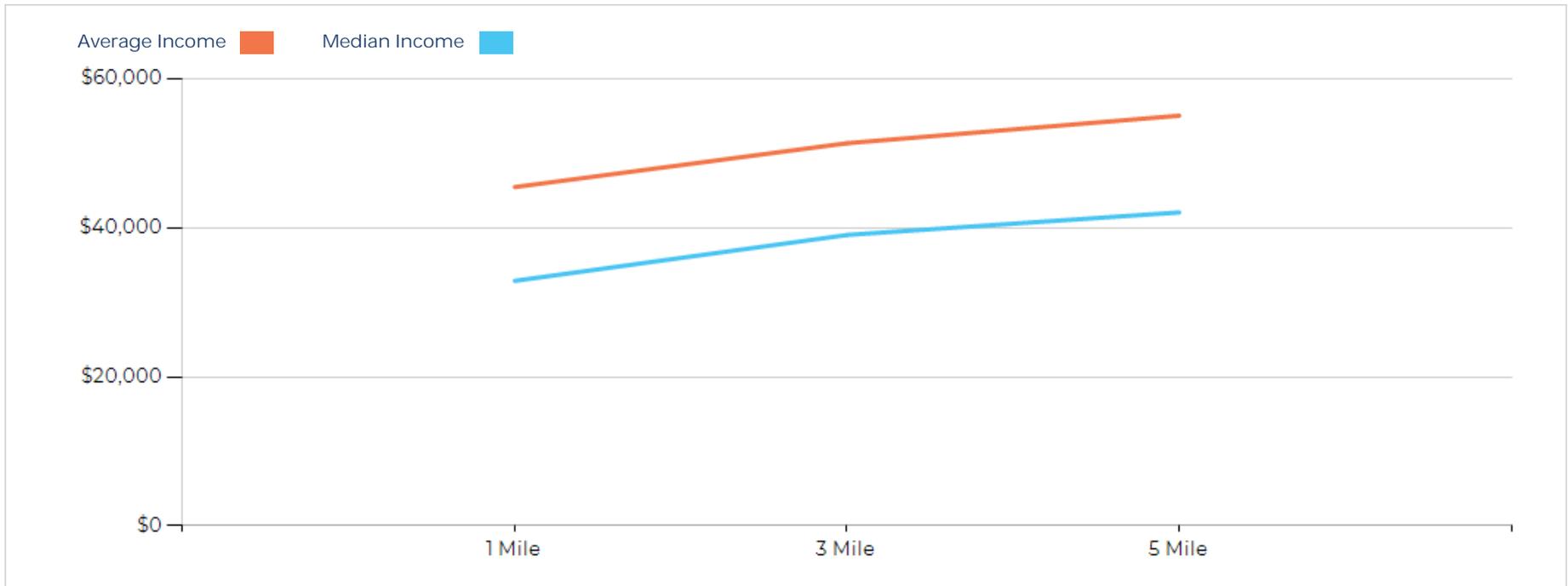
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





Whitney Peterson
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Via Developments and it should not be made available to any other person or entity without the written consent of Via Developments.

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The information contained herein is not a substitute for a thorough due diligence investigation. Via Developments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Via Developments has not verified, and will not verify, any of the information contained herein, nor has Via Developments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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