

## Journal-Gazette Building

701 S. Clinton Street  
Fort Wayne, IN 46802



OFFICE

FOR LEASE

## Historic Office in the Heart of Downtown

The Fort Wayne Journal Gazette Building is on the National Register of Historic Places and is located at the bustling intersection of Main Street and Clinton Street. There are currently multiple suites available which can be combined to make a larger office space. The building is zoned DC -Downtown Core and could be a great location to take your business to the next level.

## Featured Property Highlights

- Aggressive rental rate
- Unique 3-story atrium
- Spectacular views of Allen County Courthouse
- Variety of available suite sizes starting at 708 SF
  - › Up to 4,112 SF of contiguous space available
- Located in designated “Opportunity Zone”

### JOHN CAFFRAY

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### ANDREW ECKERT

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### Unbeatable Location

The Fort Wayne Journal Gazette Building is on the National Register of Historic Places and is located at the bustling intersection of Main Street and Clinton Street, within easy walking distance of all downtown businesses and amenities. Nearby are government buildings, restaurants, retail, and local landmarks.

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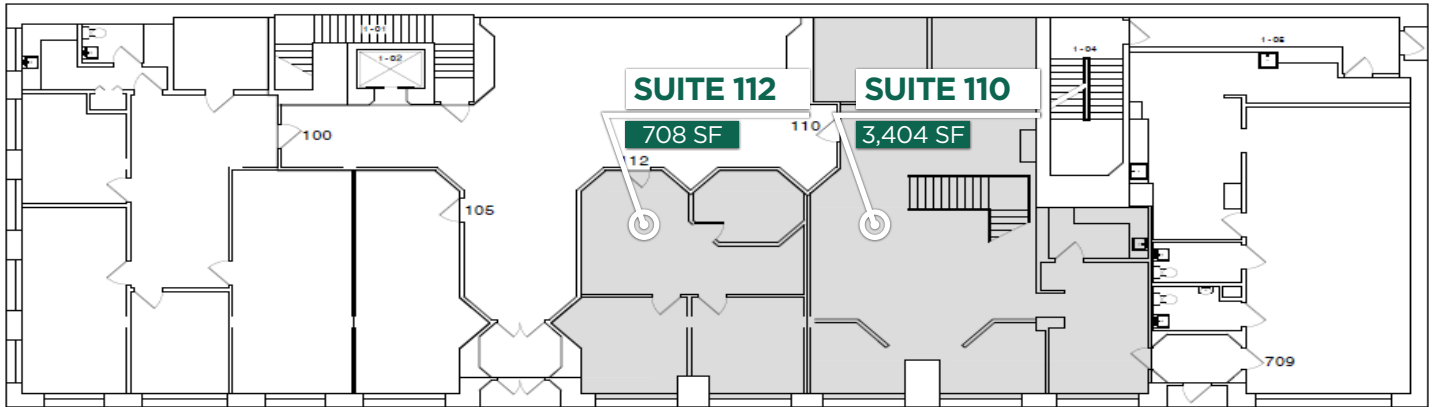
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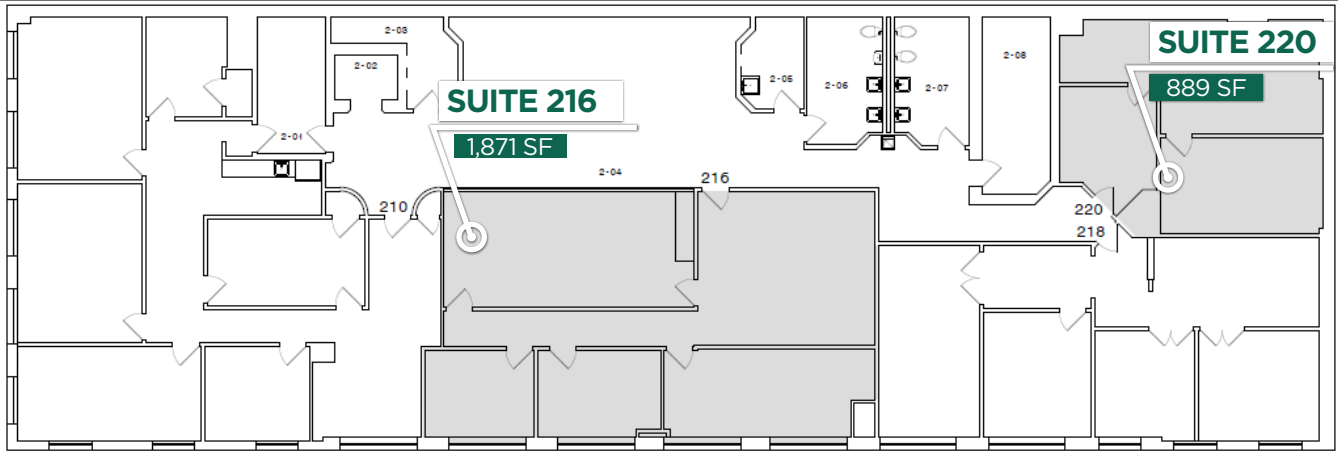
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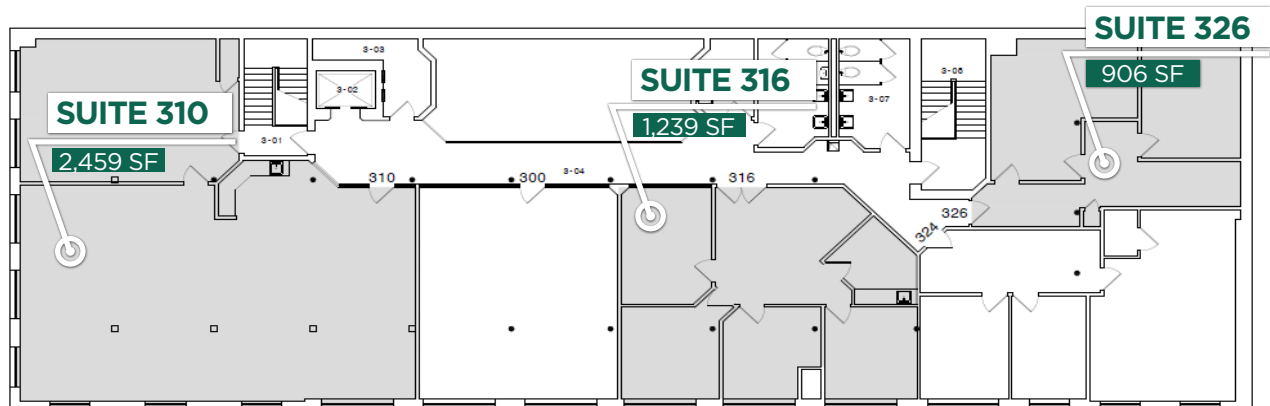
## Units Available - Contact Broker for Detailed Floor Plans



1st Floor - Suites 112 & 110 - Contiguous 4,112 SF. Suite 110 includes mezzanine area.



2nd Floor - Suites 216, 218, & 220-Contiguous 4,181 SF



3rd Floor - Suites 310, 316, & 326 Available

Floor Plans: Not To Scale

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### OFFICE SPACE FOR LEASE

Property Name	Journal-Gazette Building
Address	701 S. Clinton Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel No.	02-12-02-428-001.000-074



### LEASE INFORMATION

Lease Rate	\$16.00/RSF/Yr
Lease Type	Full Service
Terms	3 Year Minimum
Availability	Immediate

### AVAILABLE SUITES

Total Building Area	20,479 SF	
Total Available	11,422	
Max. Contiguous Available	4,112 RSF	
Suites Available	RSF	Monthly Rate
- Suite 110(includes mezzanine)	3,404 SF	\$4,538.67
- Suite 112	708 SF	\$944.00
- Suite 216	1,817 SF	\$2,422.67
- Suite 220	889	\$1,185.33
- Suite 310	2,459	\$3,278.67
- Suite 316	1,239	\$1,652.00
- Suite 326	906	\$1,208.00

### SITE DATA

Site Acreage	.17 AC
Zoning & Description	DC-Downtown Core
Parking Description	Off Site
Traffic Count	22,100 VPD

### RESPONSIBLE PARTIES

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

### BUILDING INFORMATION

Property Type	Multi-Story Office
Year Built	1928
No. of Stories	3 plus Mezzanine
Construction Type	Wood Frame/Brick
Roof	Shingle
Heating	Gas
A/C	Electric
Sprinklered	Yes
Elevators	Yes
Signage	Tenant Directory

### UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### ADDITIONAL INFORMATION

- Gorgeous Chicago style architecture
- Suite 110 includes mezzanine

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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 local 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 the rich Fort Wayne history.



Million Visitors  
Annually



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



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.



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



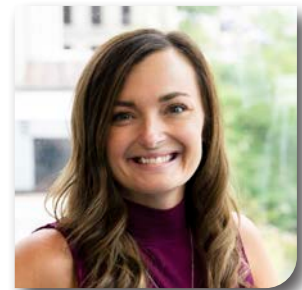
**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

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

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

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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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