

SUBLEASE



OFFICE

127 W. WAYNE ST., THIRD FLOOR



### PROPERTY HIGHLIGHTS

- 7,049 SF office space (3rd floor)
- Recently renovated space
- Modern, attractive exposed brick and concrete construction
- Upgraded mechanical systems
- Parking offered by Skyline Tower parking garage
- 14-foot, exposed ceilings
- Located in downtown Fort Wayne's central business district
- NNN = CAM - \$5.57; Ins. - \$0.61; Real Estate Taxes - \$1.96



### LEASE RATE \$14.25 SF/YR (NNN)

Available SF:	7,049 SF
Sublease Expiration:	11/3/2029
NNN Charges:	\$8.14

**BRADLEY COMPANY**  
 127 W. Wayne St., Suite 400  
 Fort Wayne, IN 46802  
 260.423.4311

**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

**BILL DRINKALL, SIOR**  
 Senior Vice President  
 260.715.3408  
 bdrinkall@bradleyco.com

**CONNER CALL**  
 Broker | Market Research Analyst  
 260.755.7823  
 ccall@bradleyco.com

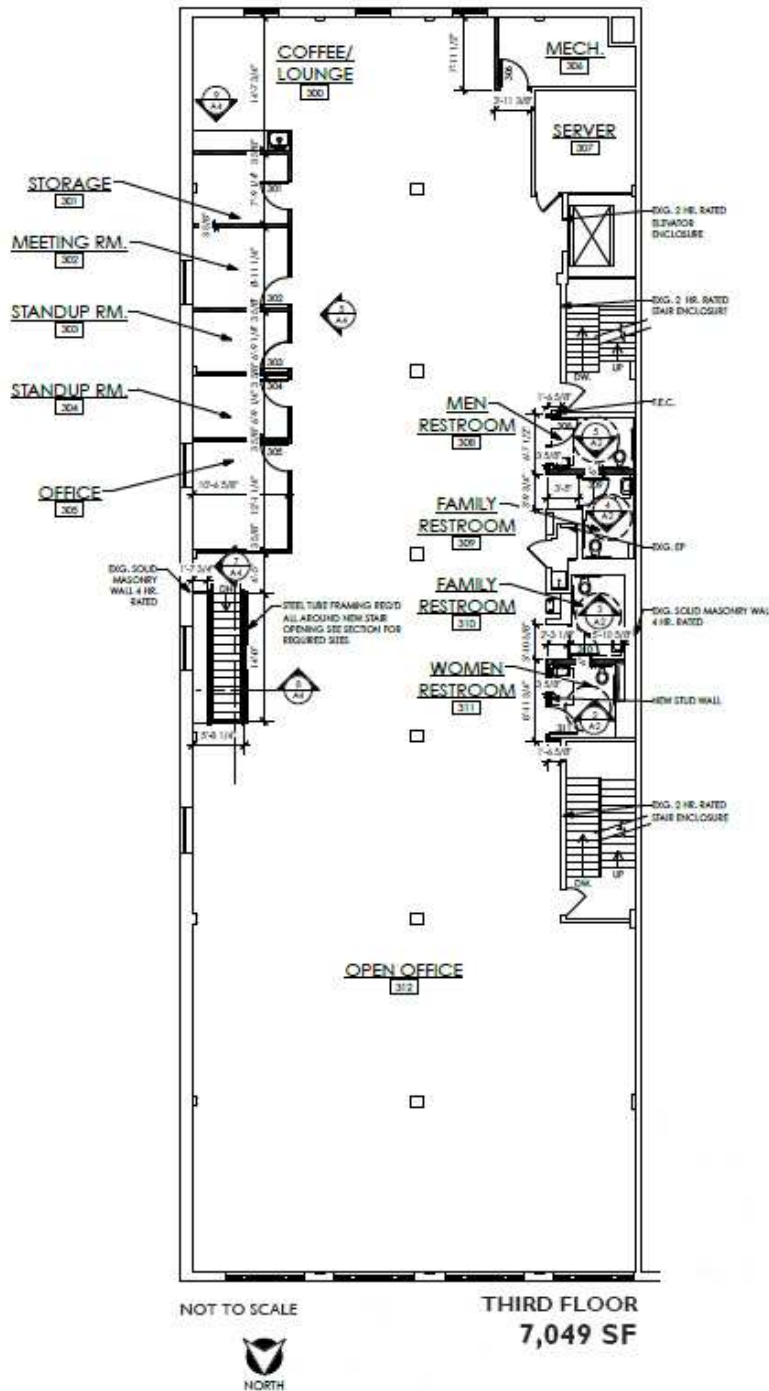


BRADLEYCO.COM

127 W. WAYNE ST., FORT WAYNE, IN 46802

SUBLEASE

OFFICE



**CHAD VOGLEWEDE**  
Broker  
260.639.3377  
cvoglewede@bradleyco.com

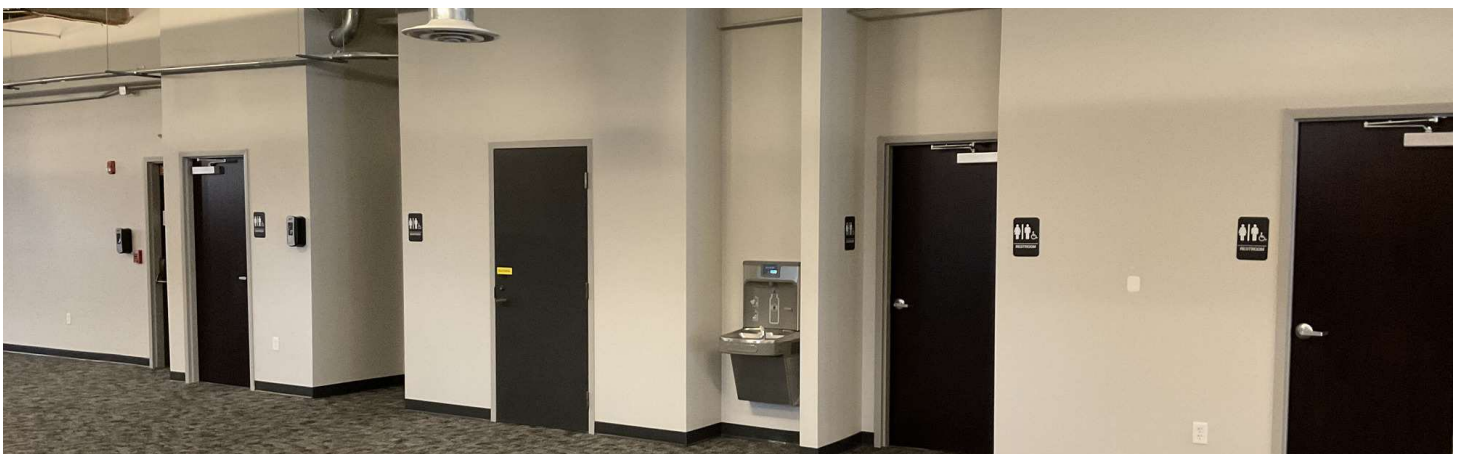
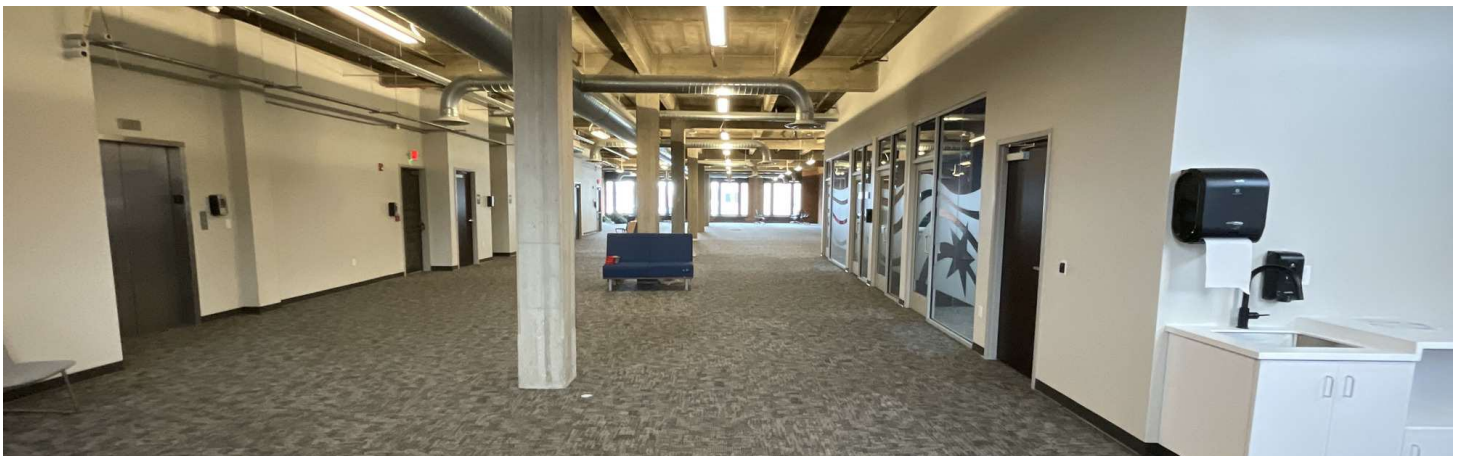
**BILL DRINKALL, SIOR**  
Senior Vice President  
260.715.3408  
bdrinkall@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.755.7823  
ccall@bradleyco.com

127 W. WAYNE ST., FORT WAYNE, IN 46802

SUBLEASE

OFFICE



**CHAD VOGLEWEDE**  
Broker  
260.639.3377  
cvoglewede@bradleyco.com

**BILL DRINKALL, SIOR**  
Senior Vice President  
260.715.3408  
bdrinkall@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.755.7823  
ccall@bradleyco.com

127 W. WAYNE ST., FORT WAYNE, IN 46802

SUBLEASE

OFFICE



Google  
 CHAD VOGLEWEDE  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

BILL DRINKALL, SIOR  
 Senior Vice President  
 260.715.3408  
 bdrinkall@bradleyco.com

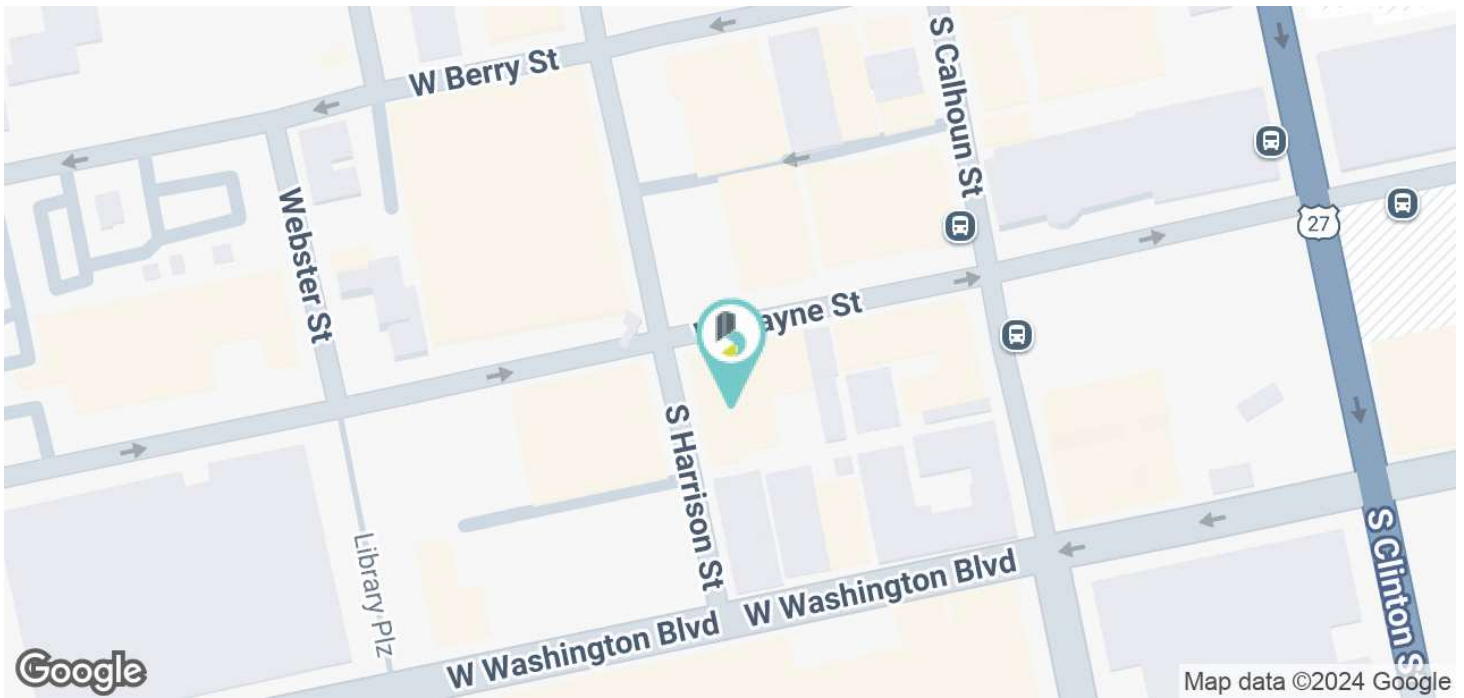
CONNER CALL  
 Broker | Market Research Analyst  
 260.755.7823  
 ccall@bradleyco.com

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

127 W. WAYNE ST., FORT WAYNE, IN 46802

SUBLEASE

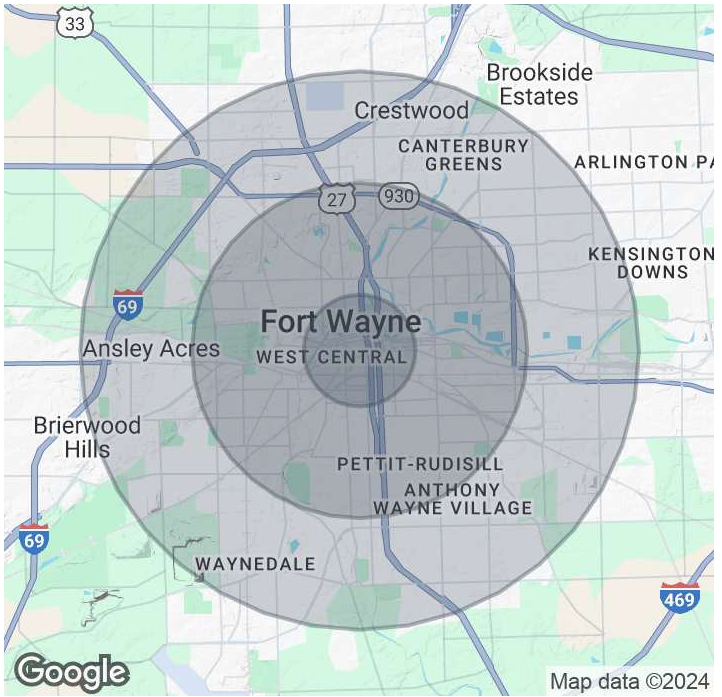
OFFICE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,929	92,434	177,737
Average Age	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,791	37,699	72,756
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$56,388	\$60,025	\$65,138



\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	VEHICLES PER DAY
W. Wayne St.	4,695
W. Washington Blvd.	23,805

**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

**BILL DRINKALL, SIOR**  
 Senior Vice President  
 260.715.3408  
 bdrinkall@bradleyco.com

**CONNER CALL**  
 Broker | Market Research Analyst  
 260.755.7823  
 ccall@bradleyco.com