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

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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 BILL DRINKALL, SIOR CONNER CALL 260.639.3377 cvoglewede@bradleyco.com

Senior Vice President 260.715.3408 bdrinkall@bradleyco.com Broker | Market Research Analyst 260.755.7823 ccall@bradleyco.com

\$14.25 SF/YR (NNN)

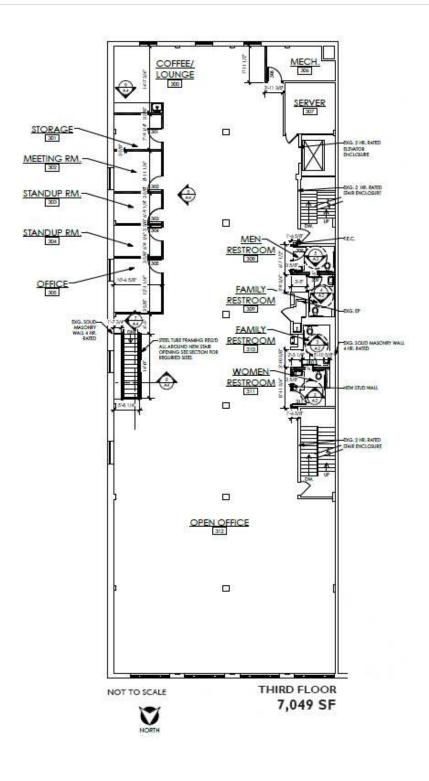


FLOOR PLAN THIRD FLOOR

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ΡΗΟΤΟΣ

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AREA MAP

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

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SUBLEASE

OFFICE



POPULATION	I MILE	3 MILES	5 MILES
Total Population	12,929	92,434	177,737
Average Age	37	36	37
HOUSEHOLDS & INCOME	I MILE	3 MILES	5 MILES
Total Households	5,791	37,699	72,756

2.2

\$56,388

2.5

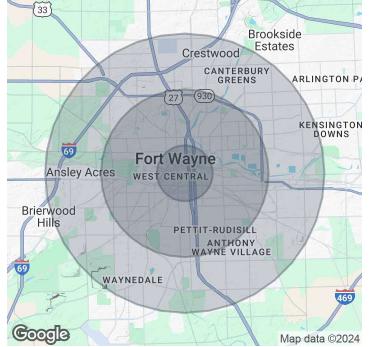
\$60,025

2.4

\$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

of Persons per HH

Average HH Income

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