



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.

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 5,365 SF of contiguous space available
- ▶ Located in designated "Opportunity Zone"

JOHN CAFFRAY

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ANDREW ECKERT

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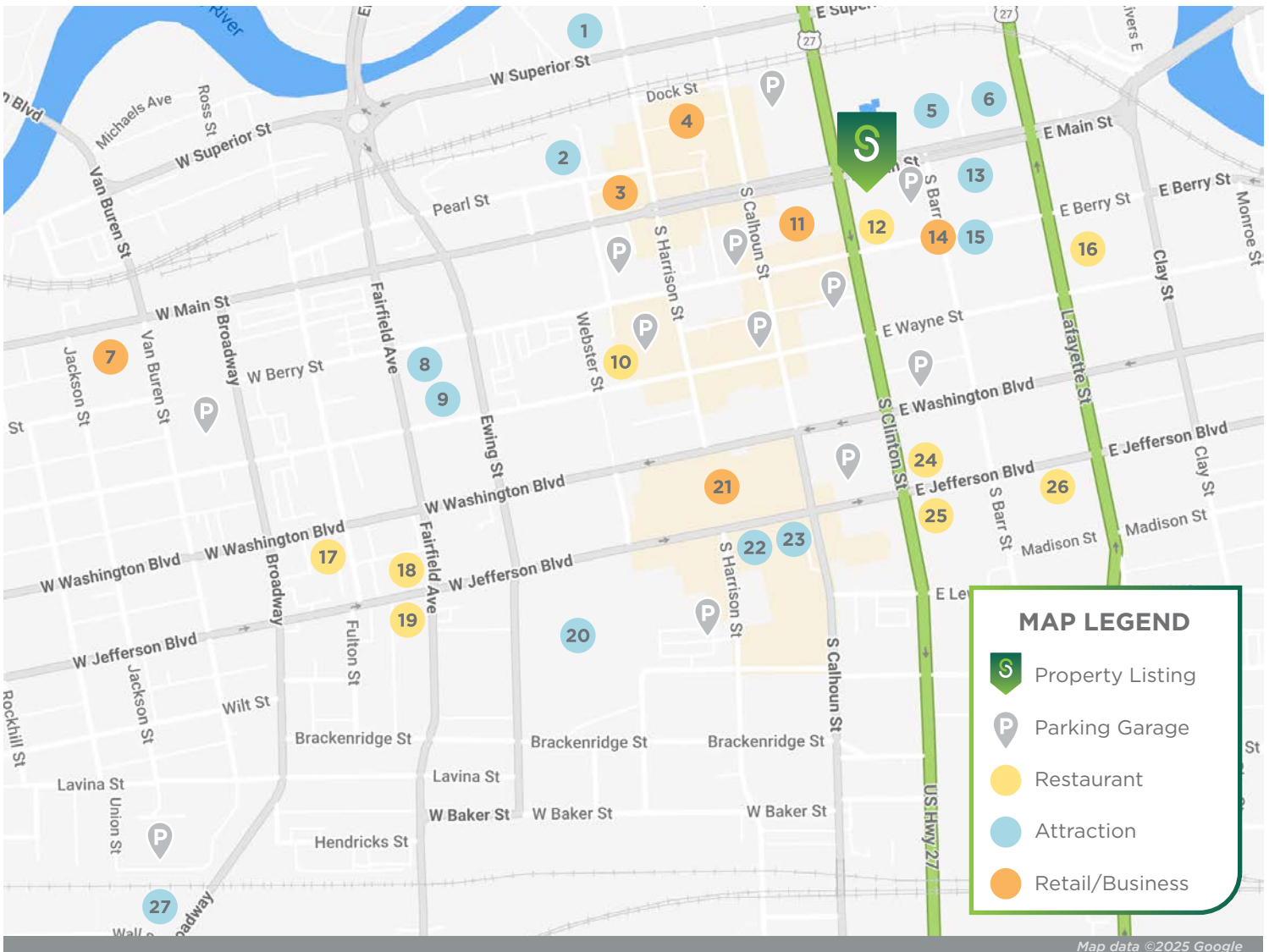
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Downtown Attractions and Businesses

- | | | |
|--------------------------------------|--|--|
| 1. Promenade Park | 10. Ruth's Chris Steakhouse | 19. McDonald's |
| 2. Pearl Street Arts Center | 11. Allen County Courthouse | 20. Parkview Field |
| 3. The Bradley Boutique Hotel | 12. Hoppy Gnome | 21. Grand Wayne Convention Center |
| 4. The Landing District | 13. Auer Center for Arts & Culture | 22. Embassy Theatre |
| 5. Arts United Center | 14. YLNI Barr Street Farmers Market | 23. Botanical Conservatory |
| 6. Fort Wayne Museum of Art | 15. The History Center | 24. Wendy's |
| 7. Lutheran Downtown Hospital | 16. Penny Drip | 25. Burger King |
| 8. USF Performing Arts Center | 17. Arby's | 26. Subway |
| 9. The Bell Mansion | 18. Starbucks | 27. Electric Works |

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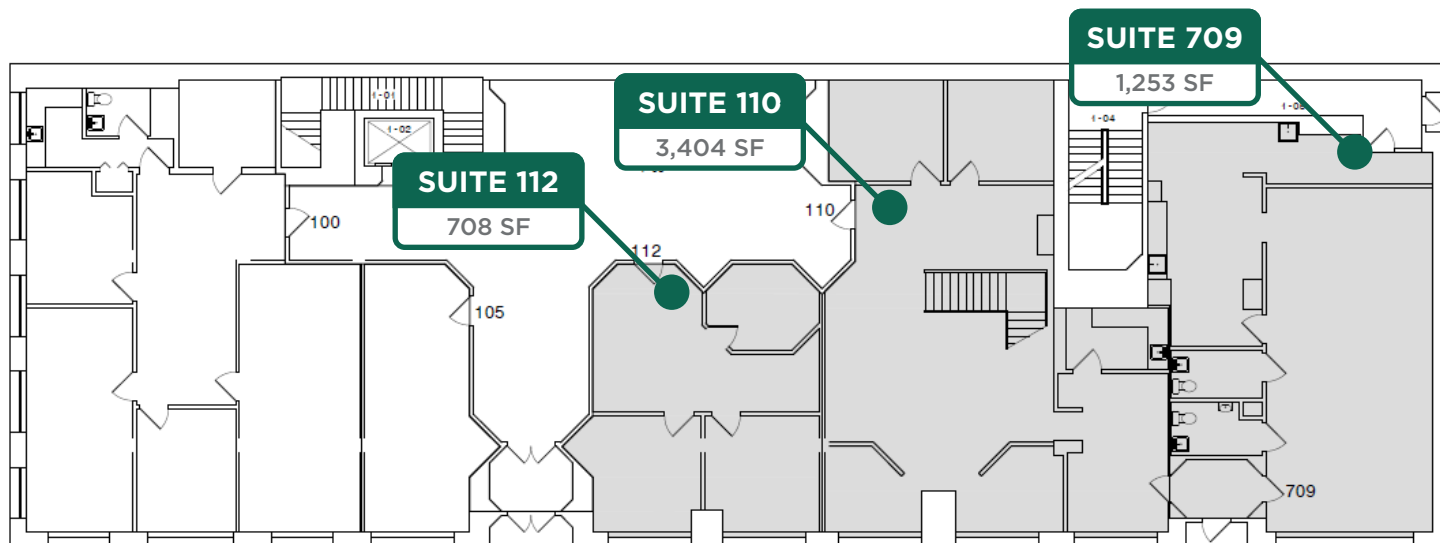
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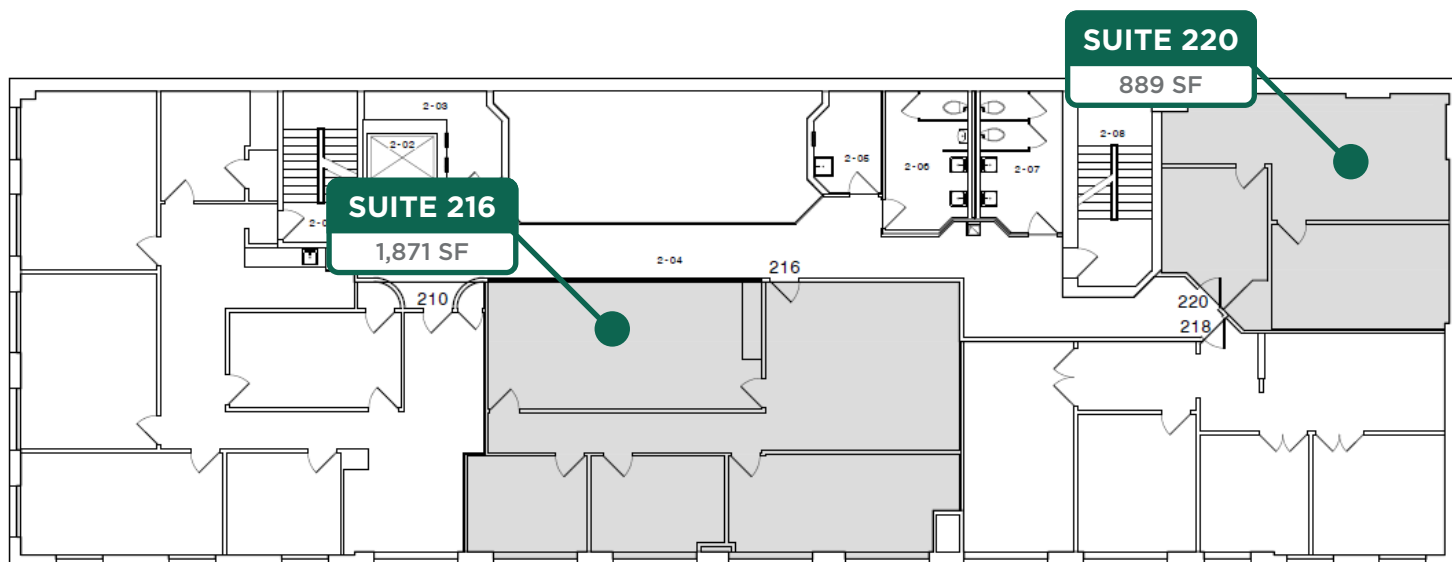
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Suites Available



1st Floor-Combine Suites 110, 112, and 709 for a contiguous 5,365 SF. Suite 110 includes mezzanine.



2nd Floor - Suites 216 and Suite 220 available.

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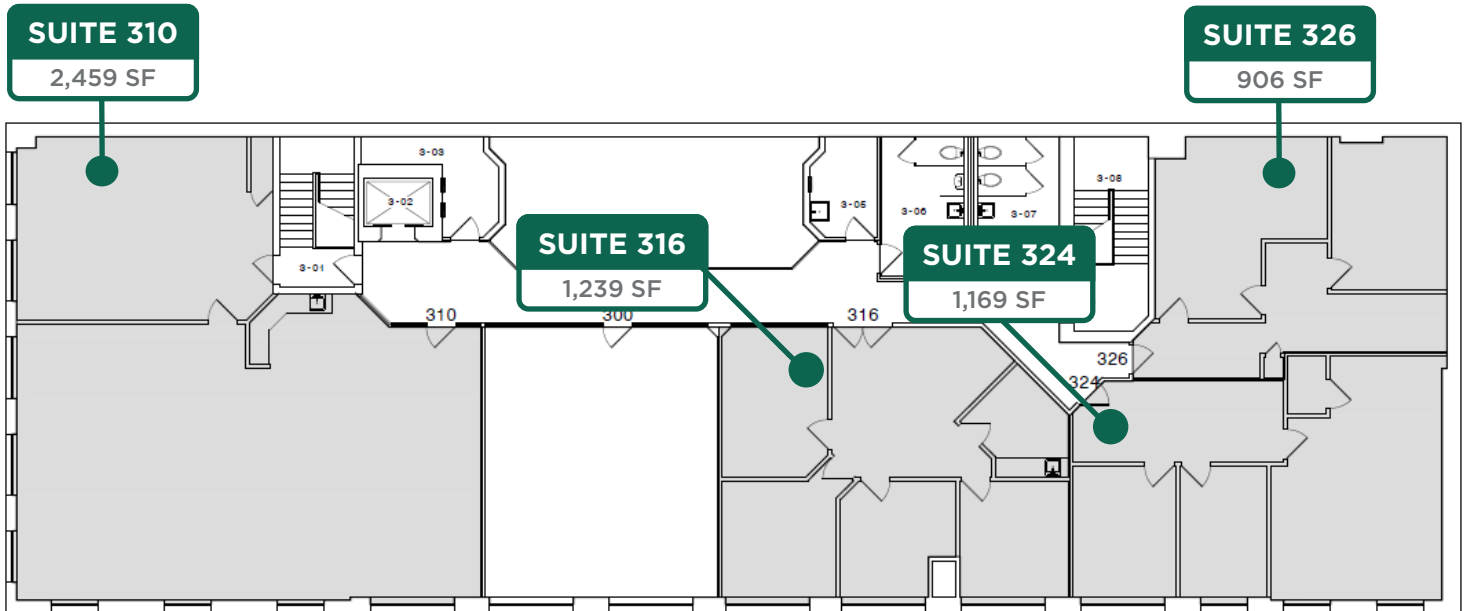
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Suites Available



3rd Floor - Combine Suites 316, 324, and 326 for a contiguous 3,314 SF.

Floor plan may not be to scale.

Contact broker for detailed floor plan.



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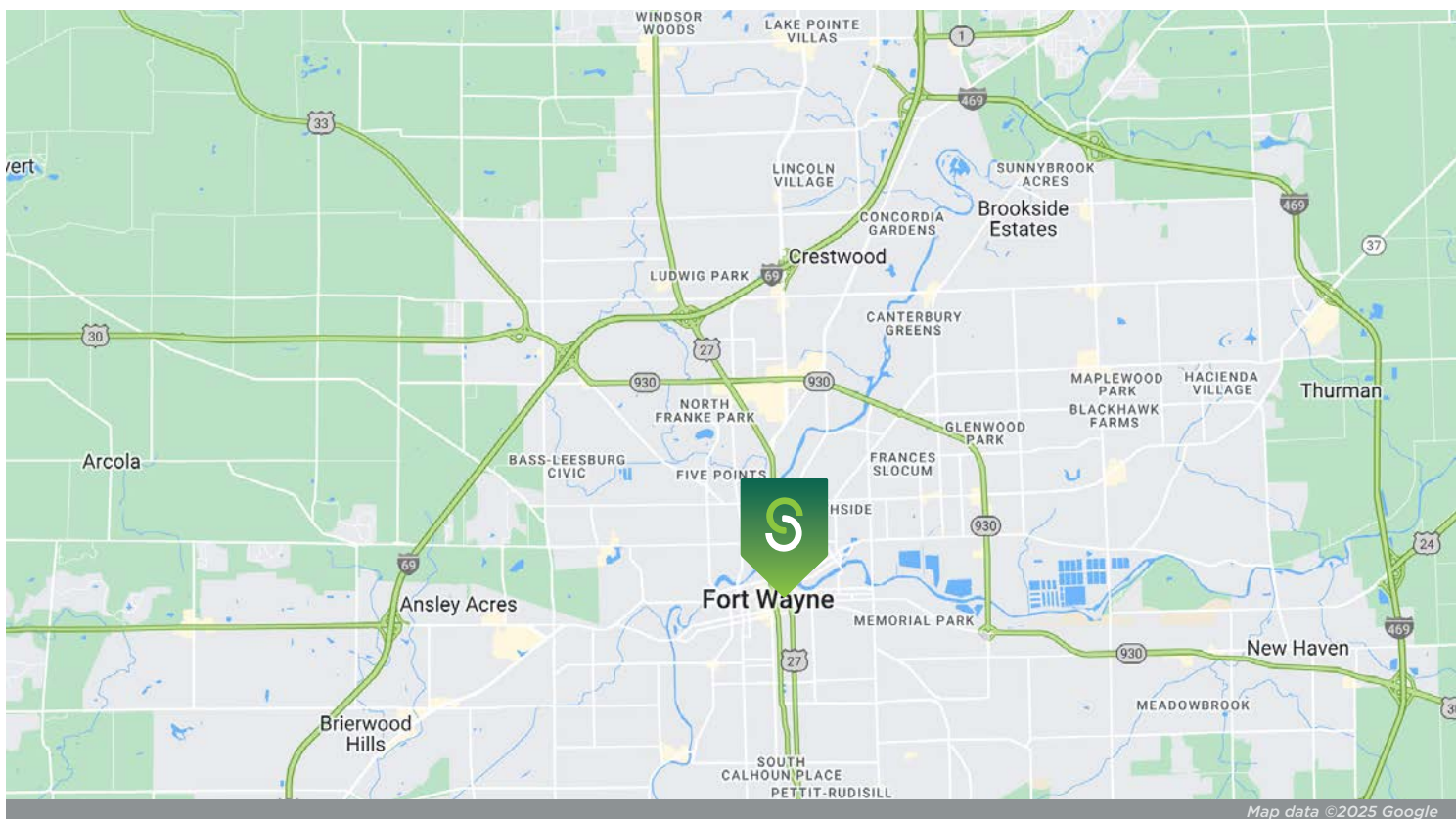
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PROPERTY INFORMATION

Address	701 S Clinton Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-428-001.000-074



LEASE INFORMATION

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

RESPONSIBLE PARTIES

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

AVAILABLE UNIT

Total Building Area	20,479 SF	
Total Available	13,844 SF	
Max Contiguous	5,365 SF	
Units Available	SF	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 SF	\$1,185.33
• Suite 310	2,459 SF	\$3,278.67
• Suite 316	1,239 SF	\$1,652.00
• Suite 324	1,169 SF	\$1,558.67
• Suite 326	906 SF	\$1,208.00
• Suite 709	1,253 SF	\$1,670.67

BUILDING INFORMATION

Property Type	Multi-story office
Year Built	1928
# of Stories	3 plus mezzanine
Construction Type	Wood frame/brick
Roof	Shingle
Heating	Gas
A/C	Electric
Sprinklered	Yes
Elevators	Yes
Signage	Tenant directory

SITE DATA

Site Acreage	0.17 AC
Zoning	DC - Downtown Core
Parking	Off site

UTILITIES

Electric Provider	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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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

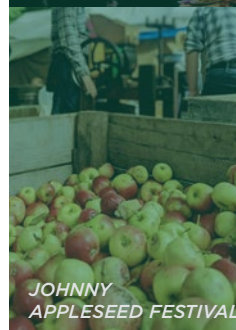
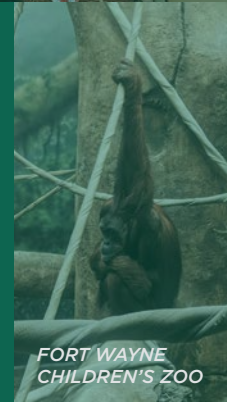
With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

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.

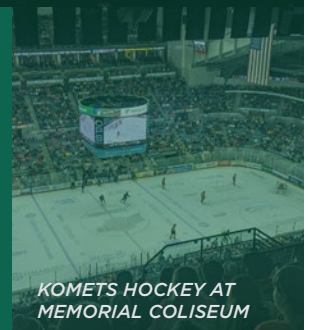


2nd
Largest City
in Indiana

#1
Best Place
to Move
(Reader's Digest,
2022)



7+
Million
Visitors
Annually





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



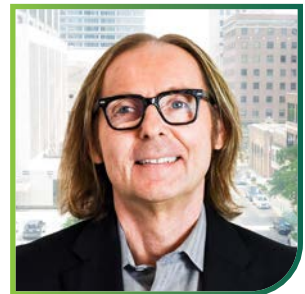
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



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NexusFW.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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