

Downtown Retail/Office Condo Calhoun City Center, Fort Wayne, Indiana

First-Year Lease Incentive For Qualifying Tenants

*In The Heart of
Downtown Fort Wayne's
Revitalization
Area!*

David W. Nugent, CCIM, SIOR

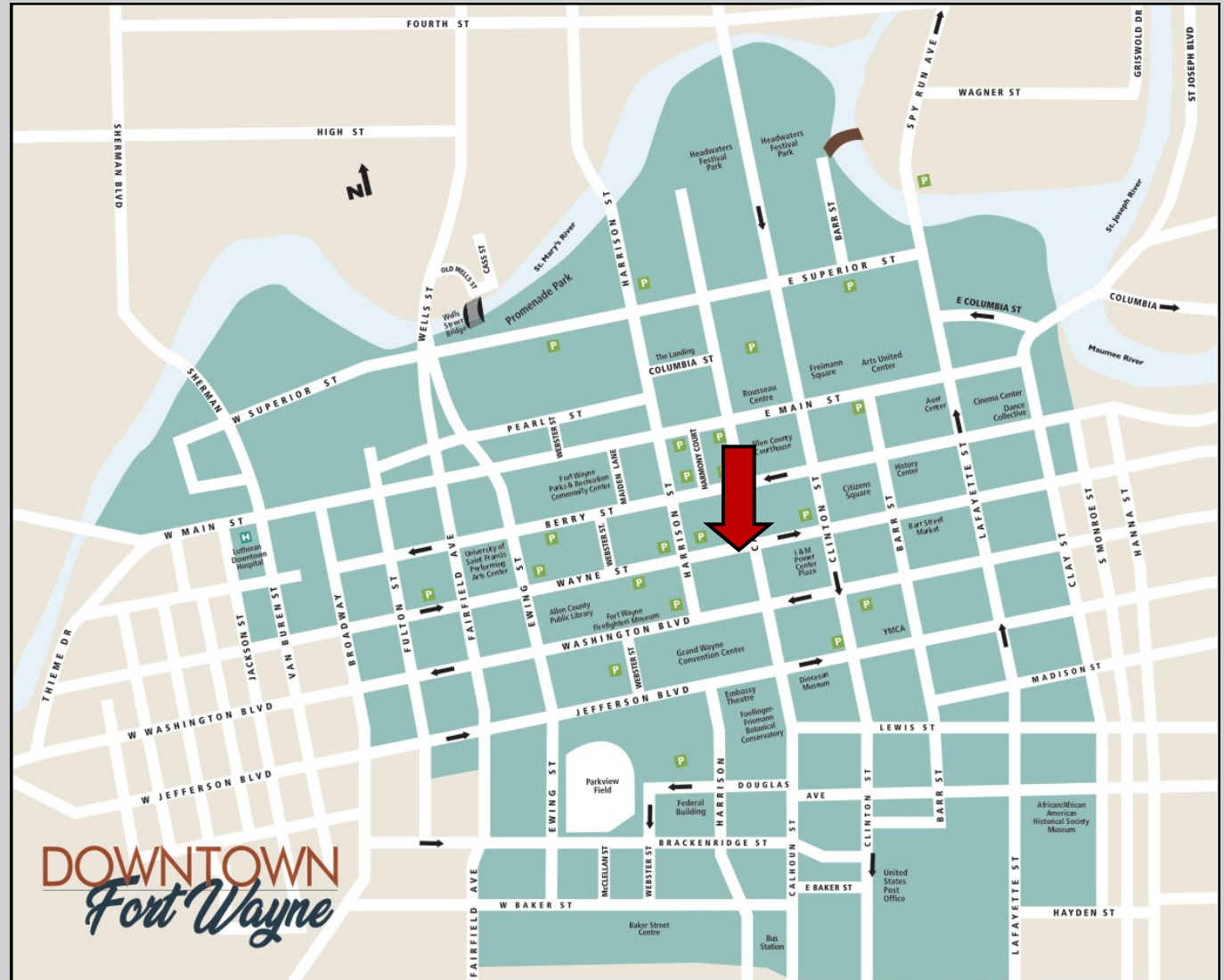
Cell: (260) 704-3283

dn@bnd.net



Property Information

Located in the heart of downtown Fort Wayne at a major intersection of Wayne and Calhoun Streets, this beautiful street-level office/retail space is within walking distance to restaurants, entertainment, financial, legal and governmental offices.



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Property Information

Property Highlights

Parcel Number	02-12-02-458-002.000-074
Address	111 W. Wayne Street
City / State / Zip	Fort Wayne / IN / 46802
Disposition	Lease
Description	Calhoun City Center Office/Retail Space
Available Space for Lease	5,605 SF - 111 W. Wayne Street 1,776 SF - 904 S. Calhoun Street
Zoning	DC - Downtown Core
Frontage	Approx. 186' on W. Wayne Approx. 158' on S. Calhoun
Parking	Nearby parking lots or street parking
Distance to Interstate	7 Miles to I-69
Distance to Airport	4.3 Miles to FW International

Building Information

Construction Type	Block
Number of Floors	One
Level	First floor retail/office space beneath 4 floors of residential condo units
Foundation	Reinforced concrete
Floor	Commercial flooring materials
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	Standard electrical service
Air Conditioning	Central Air
Sprinkler System	None



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Financials

Lease Rate:
\$10-\$20 / SF
First Year
(For Qualifying Tenants)

Lease Information

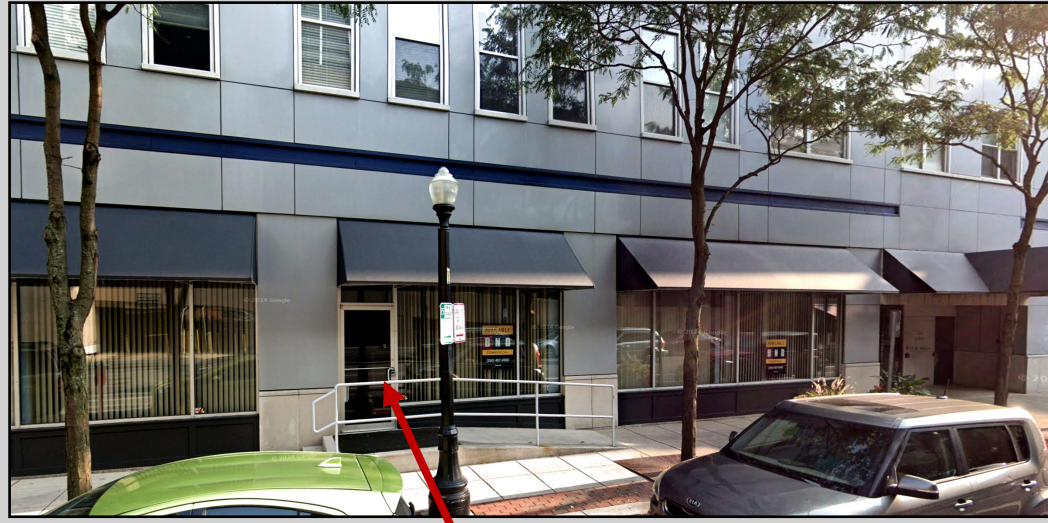
Lease Rate	\$10 - \$20 / SF / Full Service (Ask About Incentives*)
Lease Rate / Month	Based on amount of square footage leased
Term of Lease	3 to 5 Years
Type of Lease	Full Service

*Contact Broker. Rate applies to first year only for qualifying Tenants.

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Property Photo



111 W Wayne Street

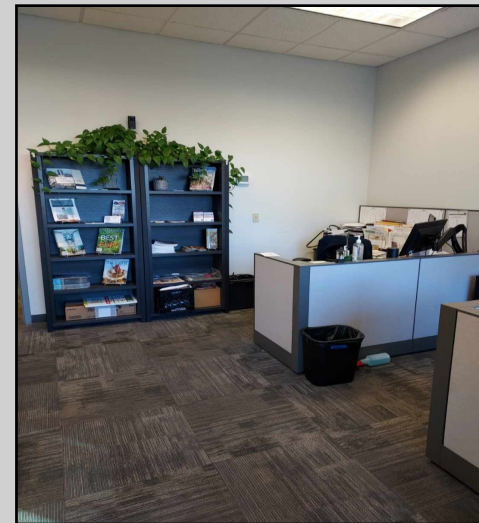


904 S Calhoun Street



Interior Photos

111 W. Wayne Street



Space Plan

Potential Leasing Options:

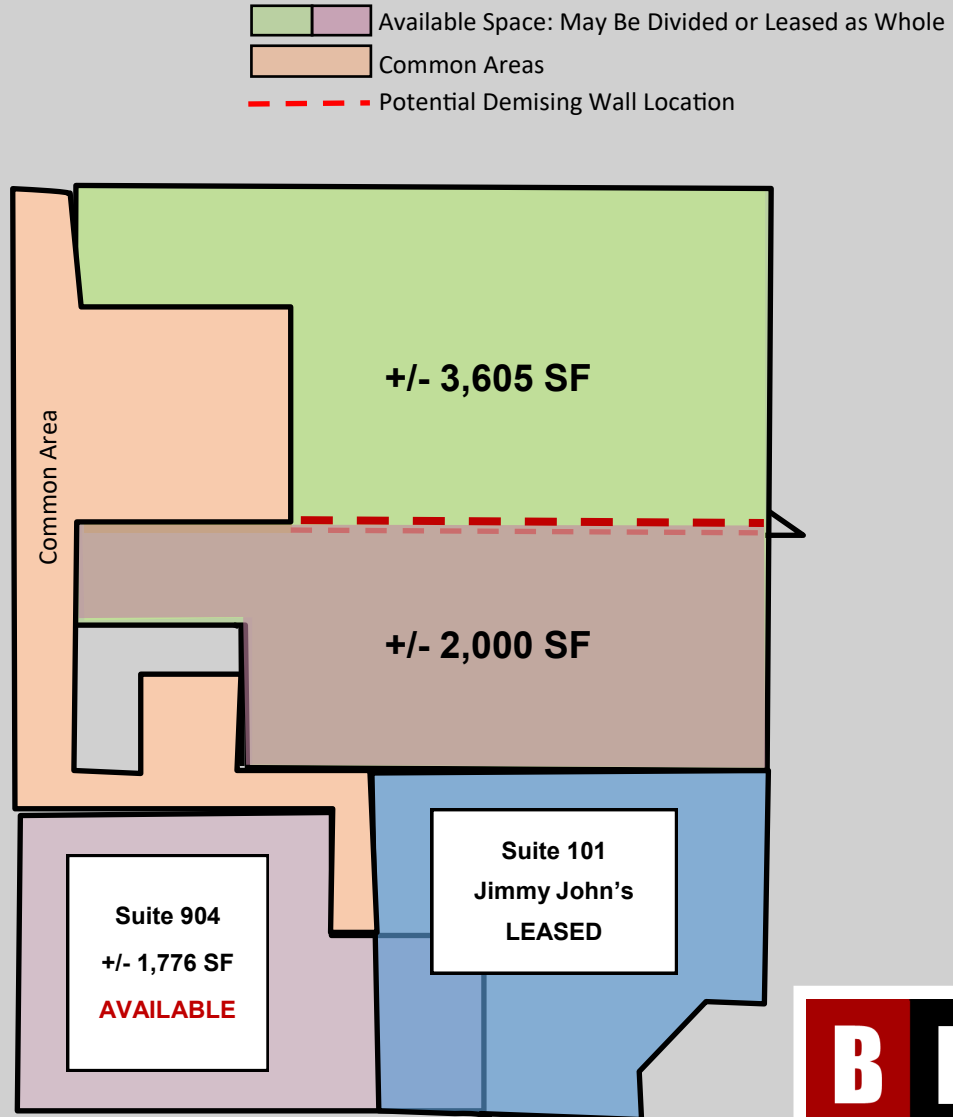
+/- 2,000 SF

+/- 3,605 SF

+/- 5,605 SF

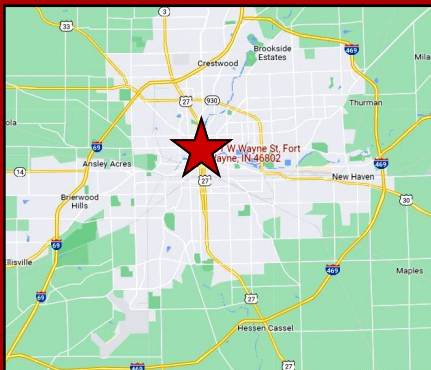
and

+/- 1,776 SF

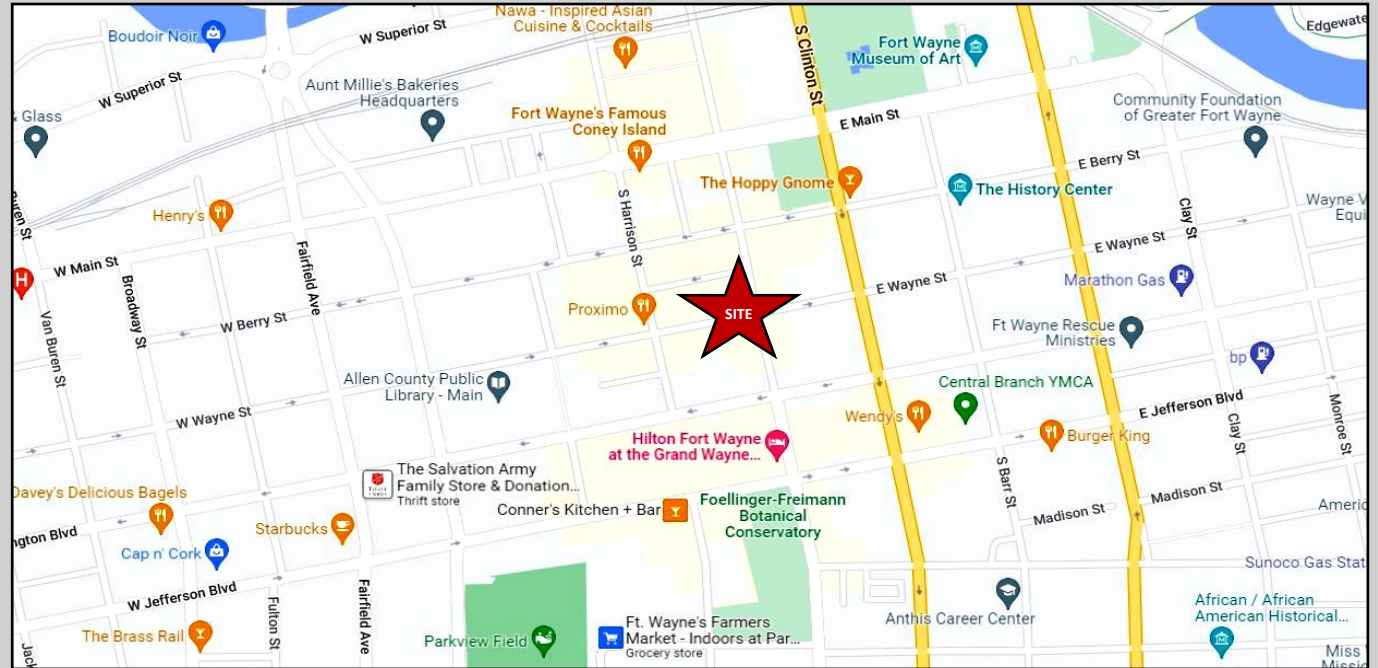


Location

**Calhoun City Center
Fort Wayne, IN 46802**



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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,766	92,616	183,181
Avg. H/H Income	\$63,568	\$65,086	\$68,755



Property Aerial

