

PARKE GROUP LLC

**LEASE**

# Creative Office Space and warehouse at Falstaff Office Park

**2085 HUMPHREY STREET**

Fort Wayne, IN 46803

**PRESENTED BY:**

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IN #RB14027532



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.75 SF/yr (MG)
<b>AVAILABLE SF:</b>	8,362 - 17,922 SF
<b>LOT SIZE:</b>	7.57 Acres
<b>BUILDING SIZE:</b>	17,922 SF

SPACES	LEASE RATE	SPACE SIZE
CREATIVE LOFT OFFICE WITH WAREHOUSE	\$12.75 SF/yr	17,922 SF
CREATIVE LOFT OFFICE	\$12.75 SF/yr	9,560 SF
INDUSTRIAL FLEX	\$12.75 SF/yr	8,362 SF

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### PROPERTY DESCRIPTION

Falstaff Office Park is a Class A professional office park built with the highest construction standards. This property was once home to Berghoff Brewery beginning in 1887 and the Falstaff Brewery in 1954 before being rehabilitated giving the property a large market appeal creative space look. Exposed brick, air duct, and piping gives this property excellent appeal compared to traditional office listings.

### LOCATION DESCRIPTION

Falstaff office park is located in between Washington Blvd and Maumee Ave. Bergstaff Place, Current Mechanical, Jack Laurie Group are the anchor occupants. Near Indiana Institute of Technology in the Central Business District of Fort Wayne.

### PROPERTY HIGHLIGHTS

- Very Unique offering that has the converted "old style" warehouse to modern creative office space
- 11,649 SF office space & 6,273 SF of warehouse space.
- Could be split into two units, upper-level office (9,560 SF) and lower-level office with warehouse (8,632 SF)
- Located in the central business district of Fort Wayne
- Easy access to dock area
- Price includes all expenses except janitorial

## LEASE SPACES

### LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	8,362 - 17,922 SF	LEASE RATE:	\$12.75 SF/yr

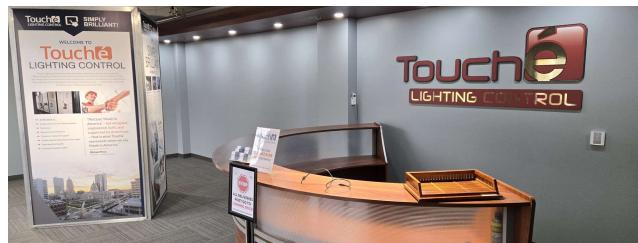
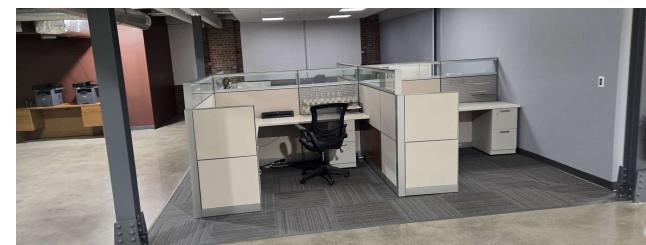
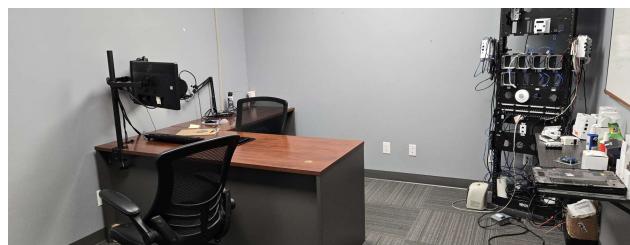
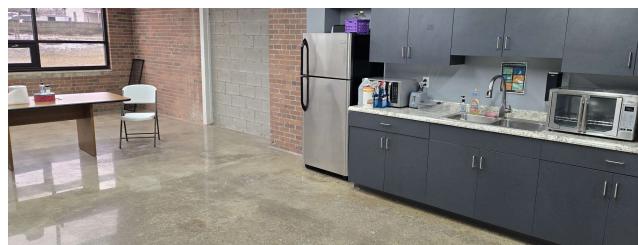
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Creative loft office with warehouse	Available	17,922 SF	Modified Gross	\$12.75 SF/yr	Upper-lever modern creative style office space with lower-level warehouse space and easy access to dock area. Modern reception area, 15 individual offices, two large breakroom, two large conference room, two sets of men's/women's RR's, and several creative style areas. 11,649 SF of office space and 6,273 SF of warehouse space.
Creative Loft Office	Available	9,560 SF	Modified Gross	\$12.75 SF/yr	Modern creative style office space. Reception space, 12 individual offices, one large breakroom, one conference room, men's/women's RR's, and several creative style areas.
Industrial Flex	Available	8,362 SF	Modified Gross	\$12.75 SF/yr	Flex space that offers modern reception area, three offices spaces, one large breakroom, men's and women's RR's, warehouse space and easy access to dock area.

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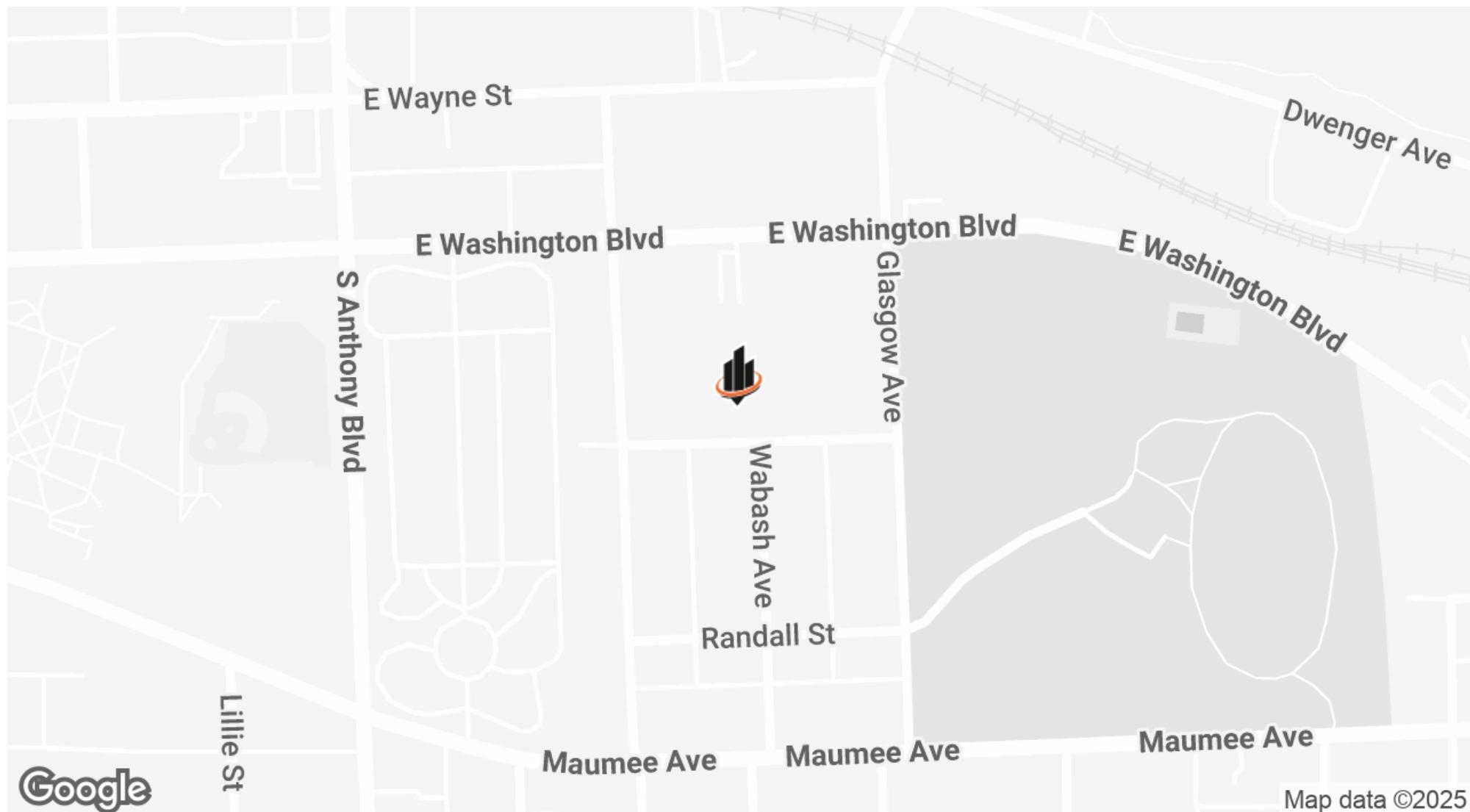
## ADDITIONAL PHOTOS



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## LOCATION MAP



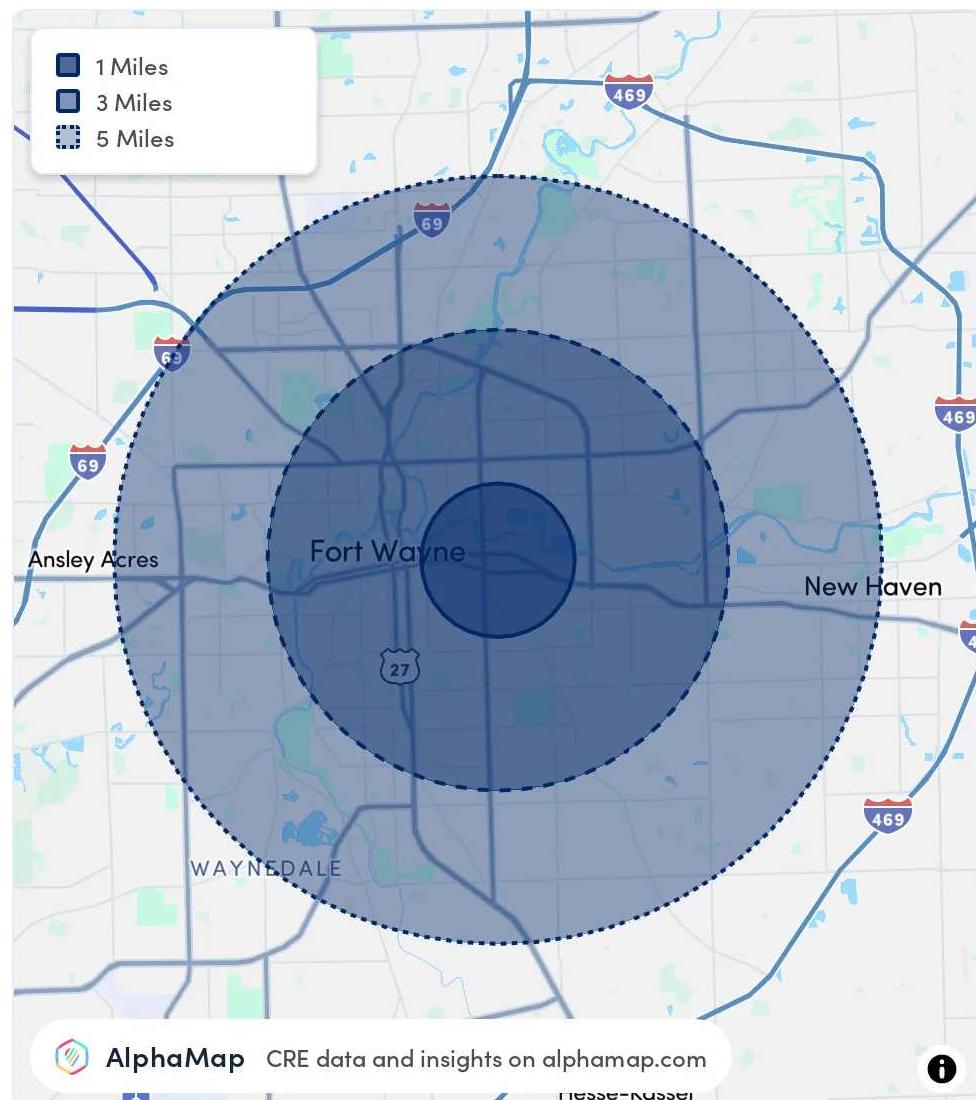
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,250	97,497	184,571
<b>AVERAGE AGE</b>	35	36	37
<b>AVERAGE AGE (MALE)</b>	34	35	36
<b>AVERAGE AGE (FEMALE)</b>	36	37	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,605	38,876	75,030
<b>PERSONS PER HH</b>	2.4	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$49,262	\$61,046	\$65,646
<b>AVERAGE HOUSE VALUE</b>	\$157,381	\$137,132	\$153,908
<b>PER CAPITA INCOME</b>	\$20,525	\$24,418	\$26,258

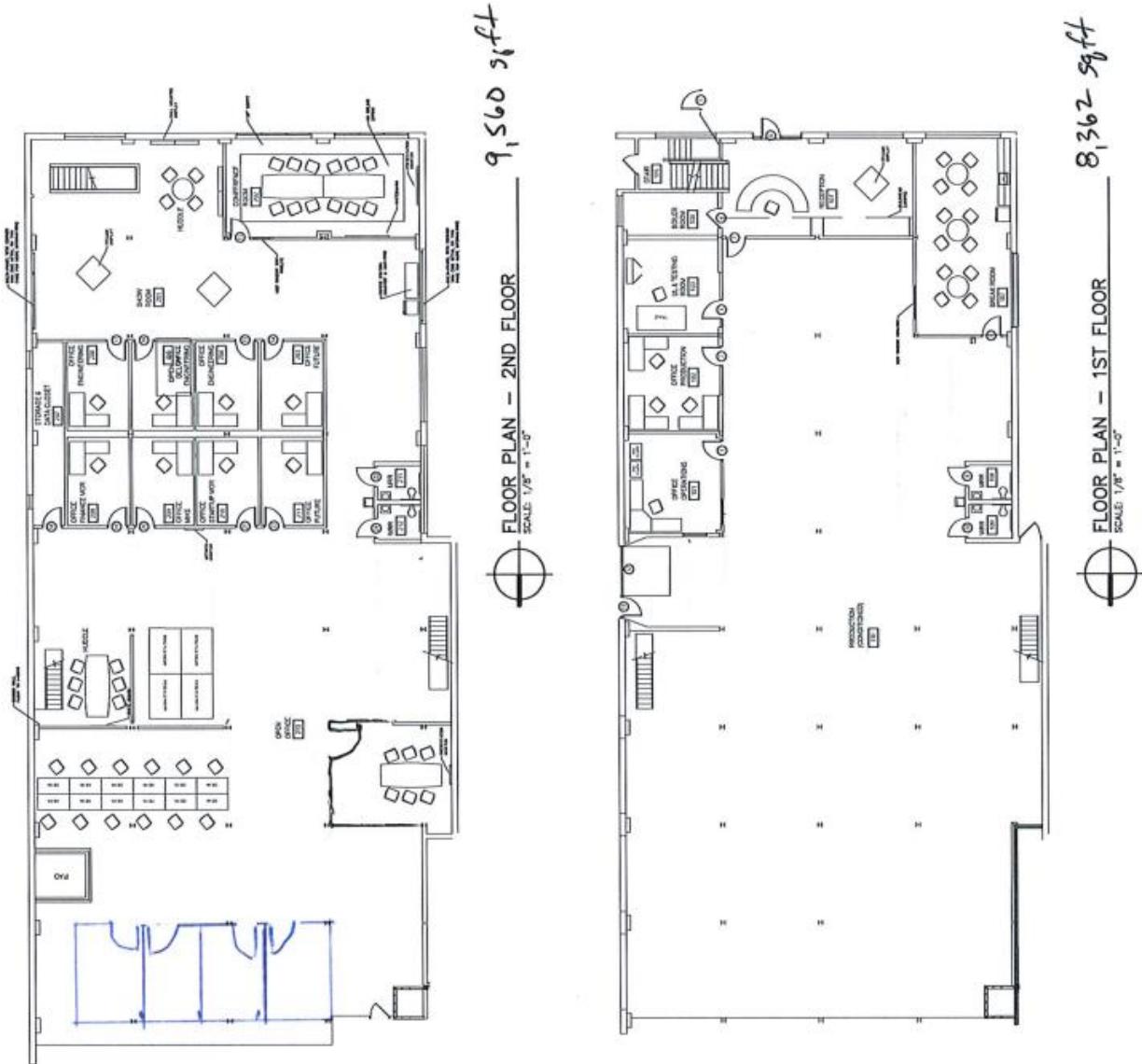
Map and demographics data derived from AlphaMap



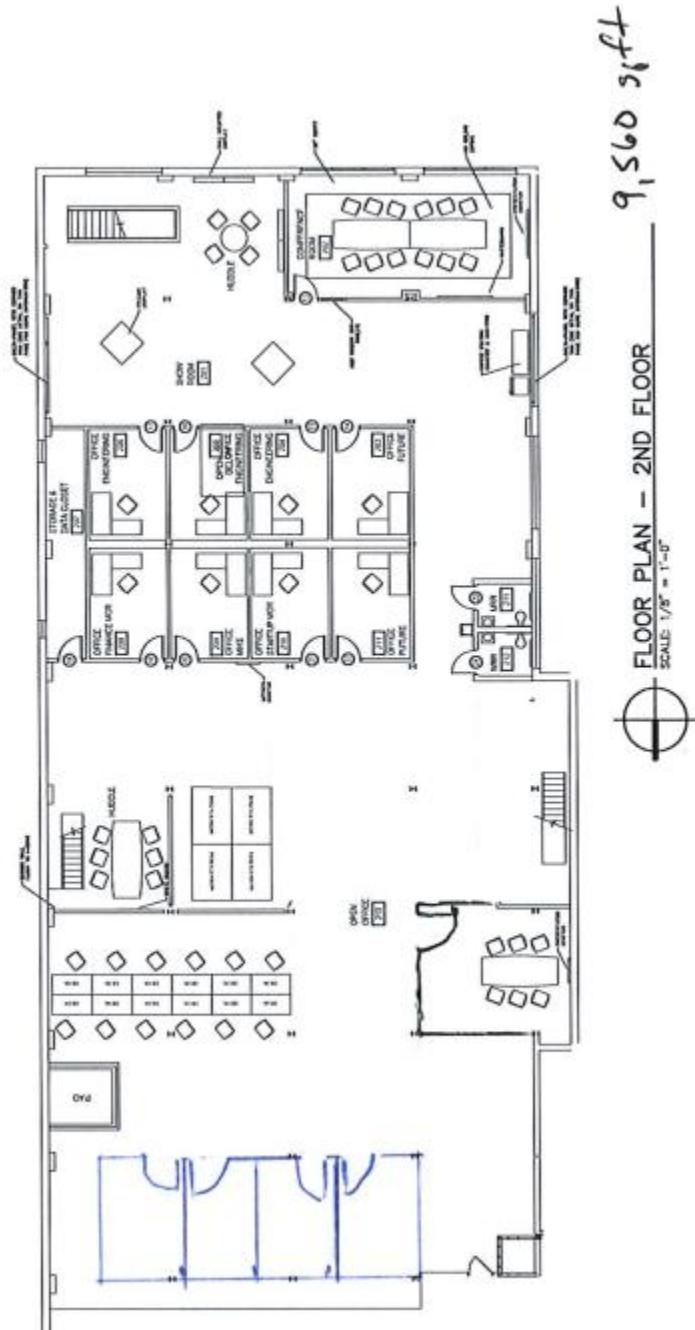
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## Creative loft office with warehouse



Creative loft office only



Flex space

