

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

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

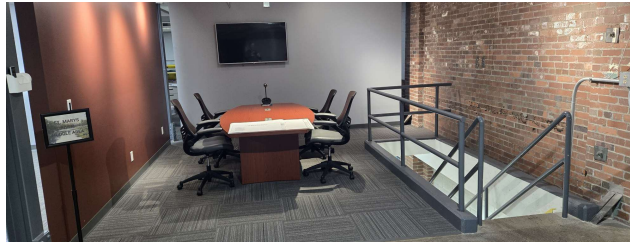
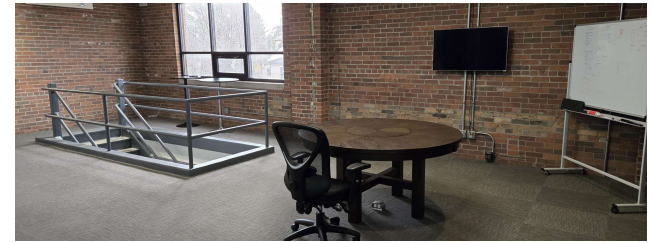
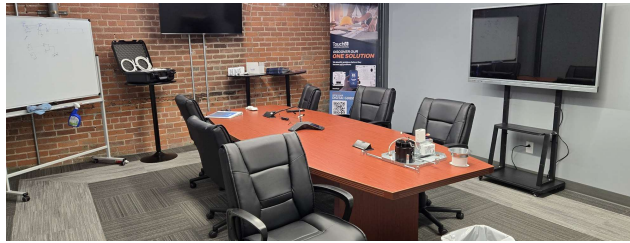
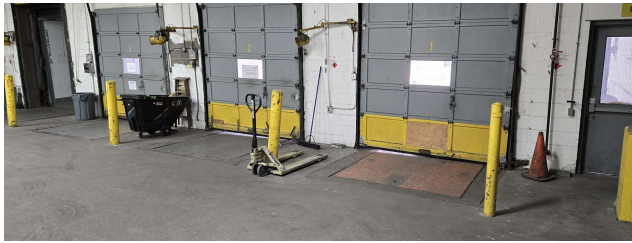
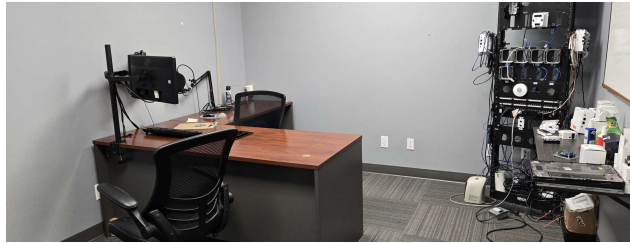
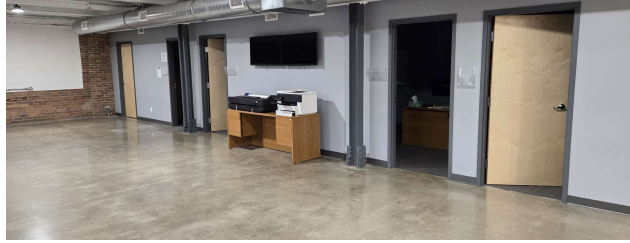
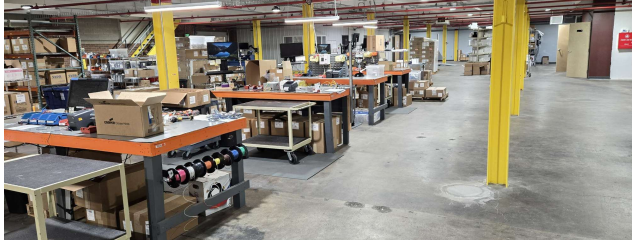
TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

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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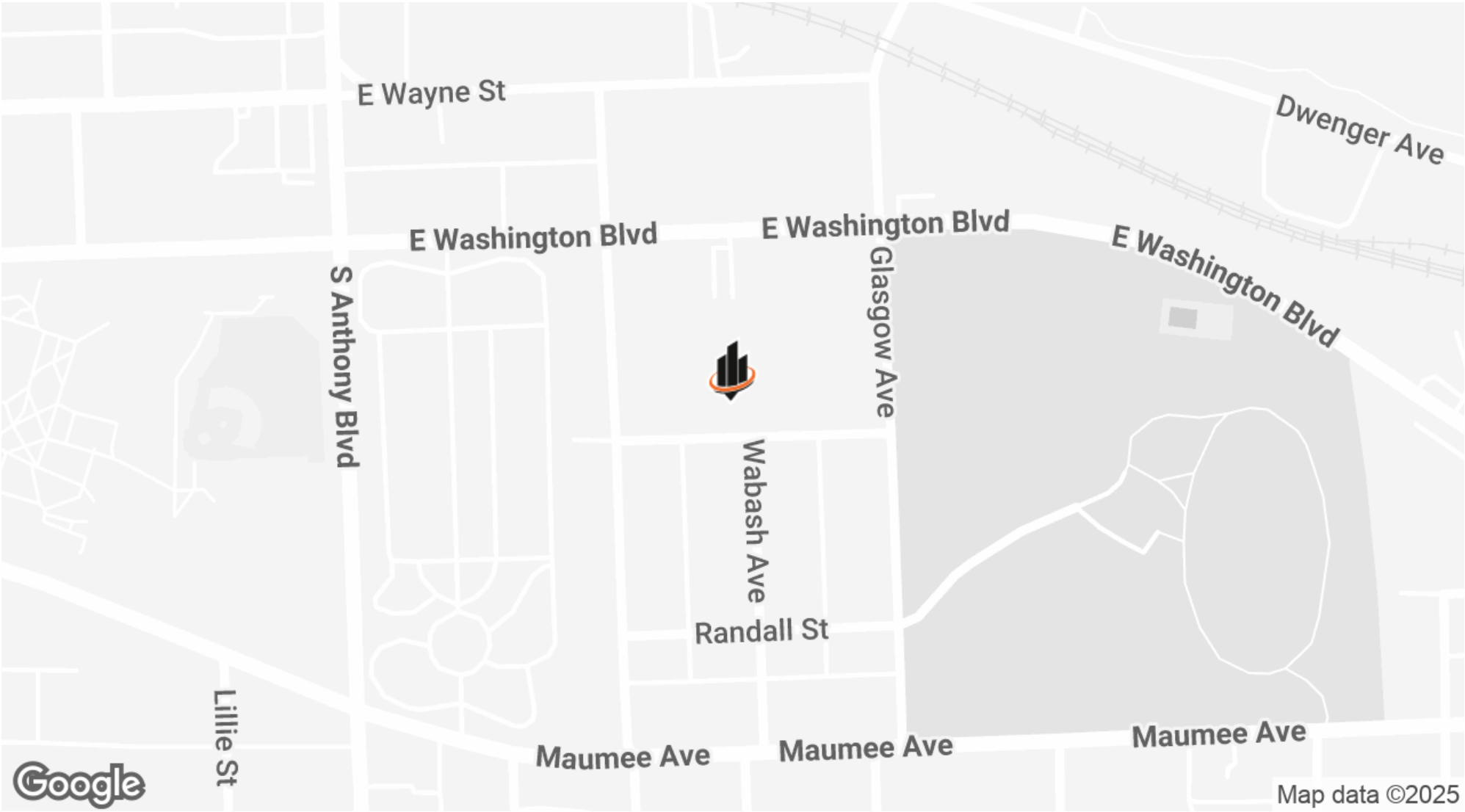
ADDITIONAL PHOTOS



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LOCATION MAP



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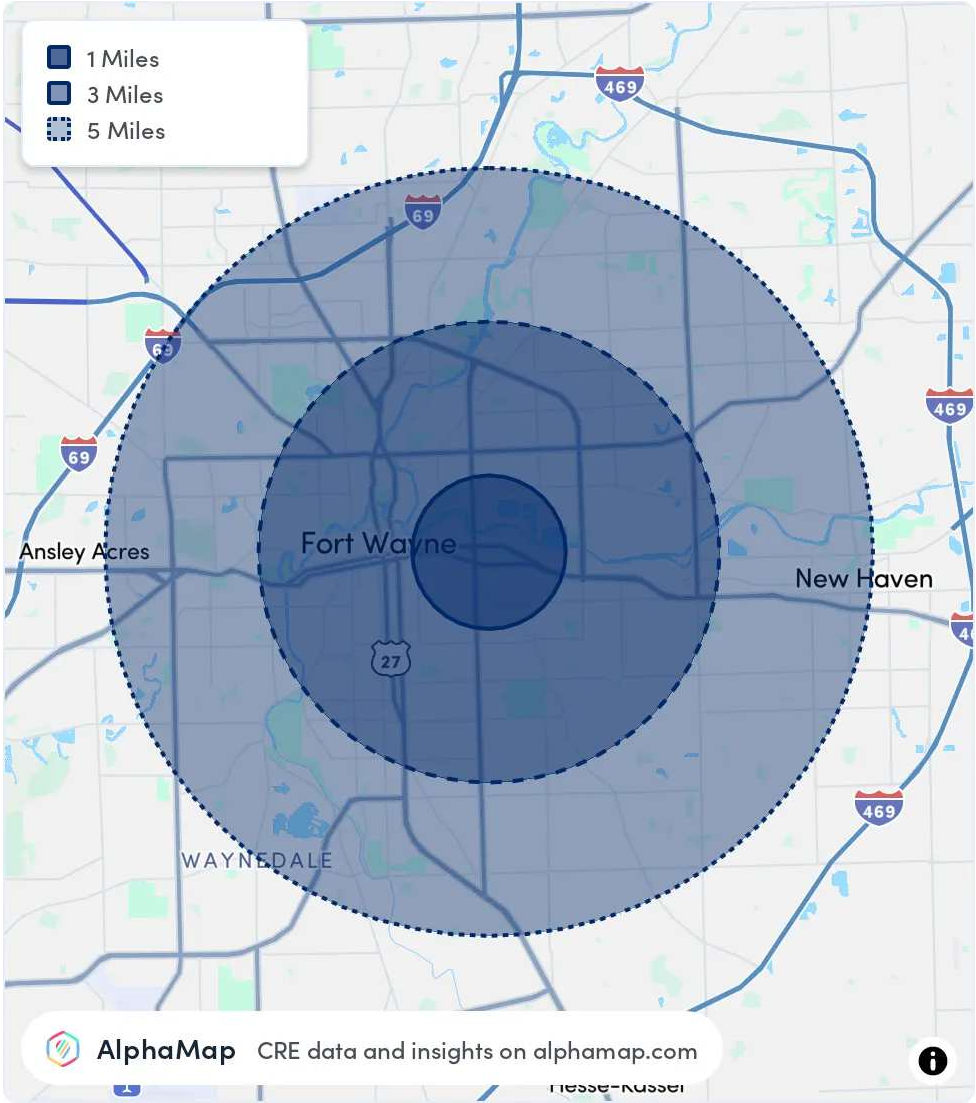
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,250	97,497	184,571
AVERAGE AGE	35	36	37
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	36	37	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,605	38,876	75,030
PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$49,262	\$61,046	\$65,646
AVERAGE HOUSE VALUE	\$157,381	\$137,132	\$153,908
PER CAPITA INCOME	\$20,525	\$24,418	\$26,258

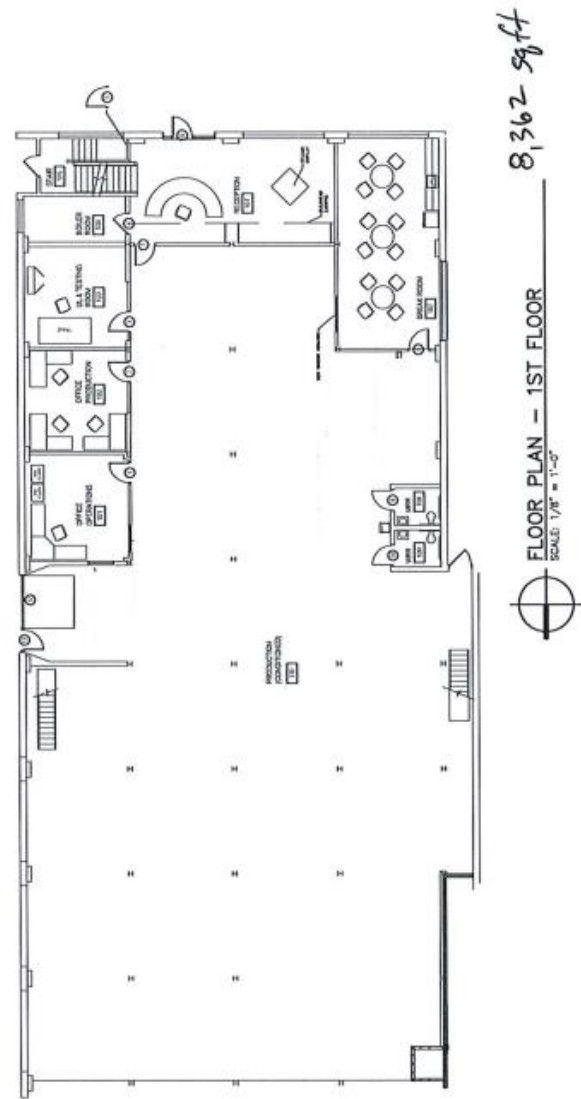
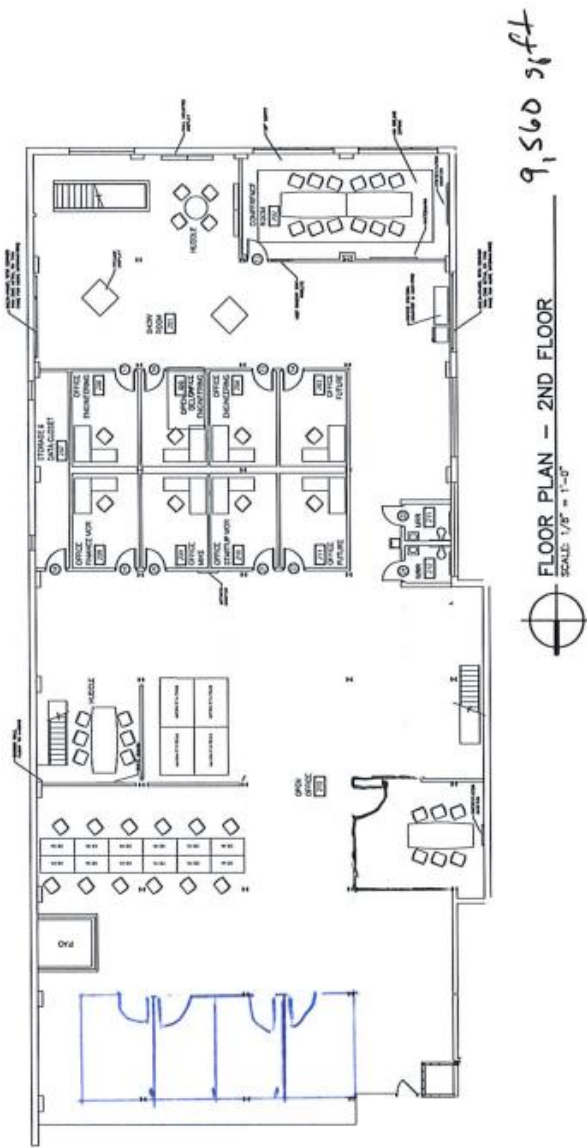
Map and demographics data derived from AlphaMap



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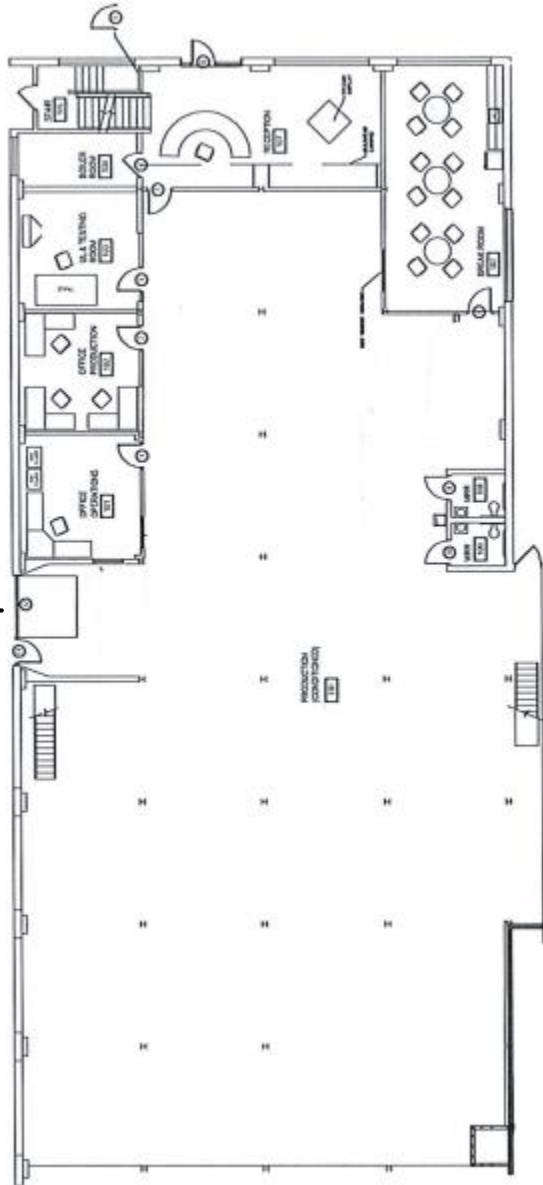
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Creative loft office with warehouse



The floor plan illustrates the layout of the 1st floor, featuring a large lecture hall (100) with tiered seating, a computer center (200) with workstations, a library (300) with extensive bookshelves, a student union (400) with a central open area, a dining hall (500) with tables and chairs, a gymnasium (600) with a basketball court, and a parking lot (700). The plan also includes a detailed view of the library's bookshelves and a section of the dining hall showing tables and chairs.

Dock ←



8,362 sq ft

FLOOR PLAN - 1ST FLOOR

$$\text{SCALE } 1/N^2 = 1-0^{\circ}$$
