

Harrison Place

919 S Harrison Street
Fort Wayne, IN 46802



OFFICE

FOR LEASE

Downtown Office Space Available

Harrison Place is located at the corner of Harrison Street and Wayne Street, within blocks of everything downtown Fort Wayne has to offer. Major recent redevelopment projects in the area include the Ash Building, The Landing, Promenade Park, Riverfront at Promenade Park, The Bradley Hotel, and The Pearl. This building has two spaces available for lease. A tenant improvement allowance is negotiable for market rate leases. Parking is available for tenants in the adjacent privately owned parking garage.

Property Highlights

- ▶ Main level office or retail space available
 - ▶ Suite 100: 2,078 SF
- ▶ Private parking garage adjacent to building
- ▶ **FOR LEASE: \$20.00-\$22.00/SF/Yr Modified Gross**

BRAD STURGES

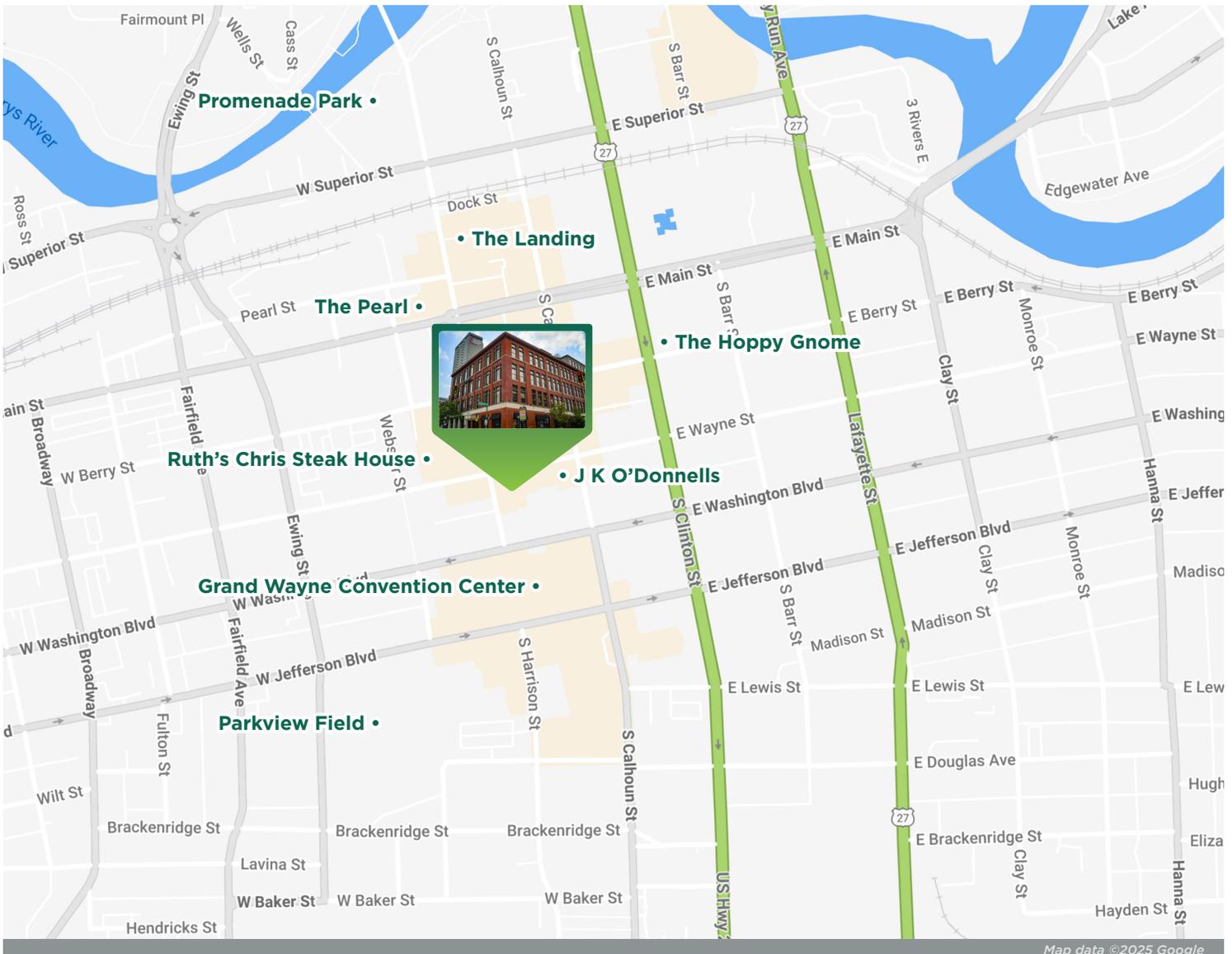
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Excellent Location

Harrison Place is located within easy walking distance of downtown Fort Wayne's celebrated Ash Skyline Plaza, the Grand Wayne Convention Center, Allen County Courthouse, Citizens Square, popular restaurants, office buildings, and the Fort Wayne Visitors Center. Daytime employees during the week total over 30,000, and the nearby Grand Wayne Convention Center hosts over 315 events per year. The building is also located in the heart of the Harrison Street Corridor, which is a flourishing retail and residential hotbed, from Parkview Field all the way north to the Riverfront. The recently completed projects include The Bradley, the remodeled Randall Lofts, a redevelopment of The Landing district, and Promenade Park at the Riverfront.

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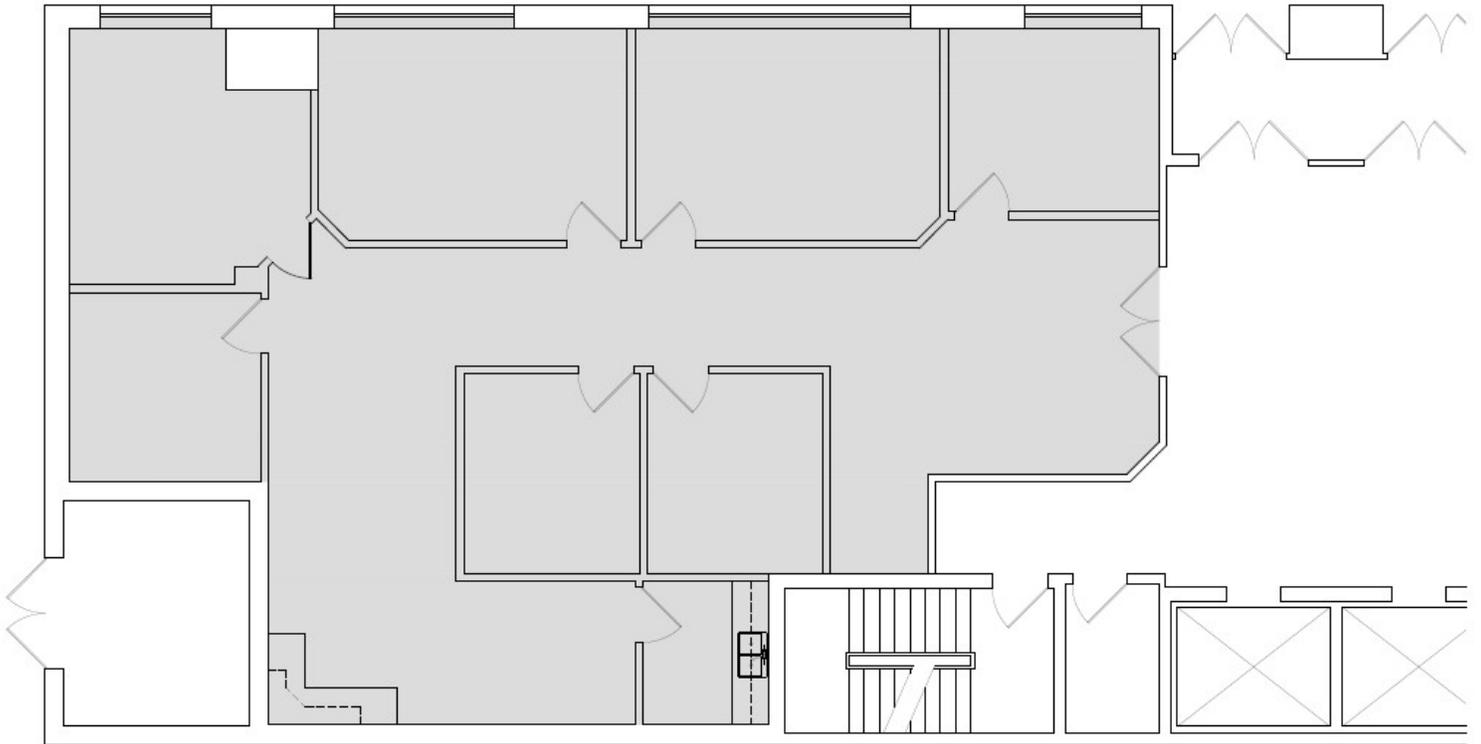
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Suite 100 Available - 2,078 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.

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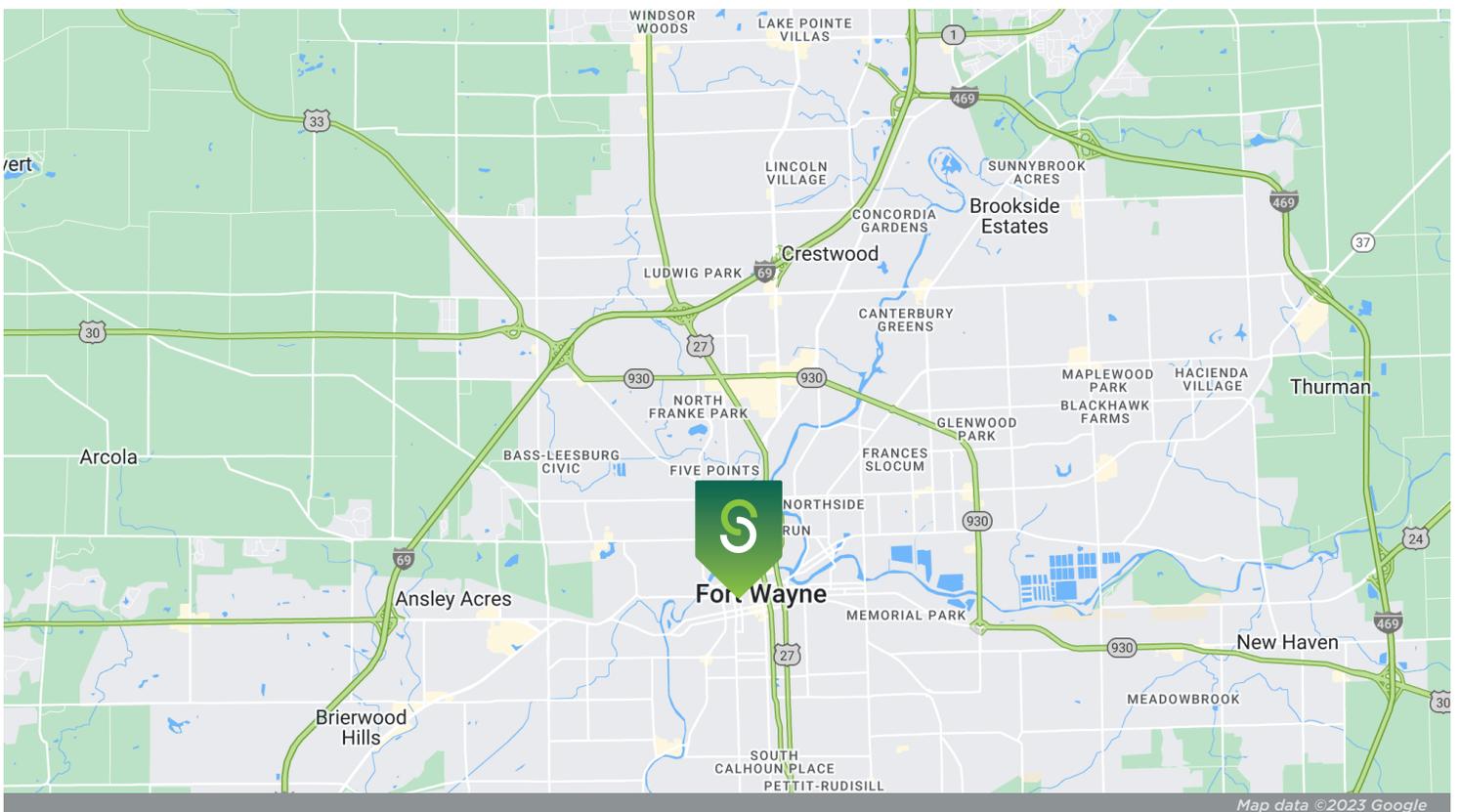
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PROPERTY INFORMATION

Address	919 S Harrison Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-457-001.000-074, 02-12-02-457-010.000-074



LEASE INFORMATION

Lease Rate & Type	\$20.00 - \$22.00/SF/Yr Modified Gross
Terms	5 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Office-Landlord, Retail- Tenant
Lawn & Snow	Office-Landlord, Retail- Tenant
Property Taxes	Office-Landlord, Retail- Tenant
Property Insurance	Office-Landlord, Retail- Tenant
Maintenance & Repairs	Office-Landlord, Retail- Tenant
Common Area	Office-Landlord, Retail- Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building Area	28,762 SF	
Total Available	2,078 RSF	
Max Contiguous	2,078 RSF	
Units Available	RSF	Monthly Rate
• Suite 100	2,078	\$3,809.66

BUILDING INFORMATION

Property Type	Office
Year Built	1912
# of Stories	5
Construction Type	Concrete/Masonry
Roof	Membrane
Heating	Boiler
A/C	Cooling tower
Sprinkler	Yes
Elevators	2
Signage	Interior directory signage

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	2 carrier dual approach fiber (Zayo/Comcast) & Comcast/ Frontier Copper

SITE DATA

Site Acreage	0.14 AC
Zoning	DC - Downtown core
Parking	Parking garage on site

ADDITIONAL INFORMATION

- One suite remaining - office or retail
- Private parking garage adjacent to building

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