

200 E. Main Street, Suite 580 Fort Wayne, IN 46802 USA 260.422.2150 (o) 260.422.2169 (f)

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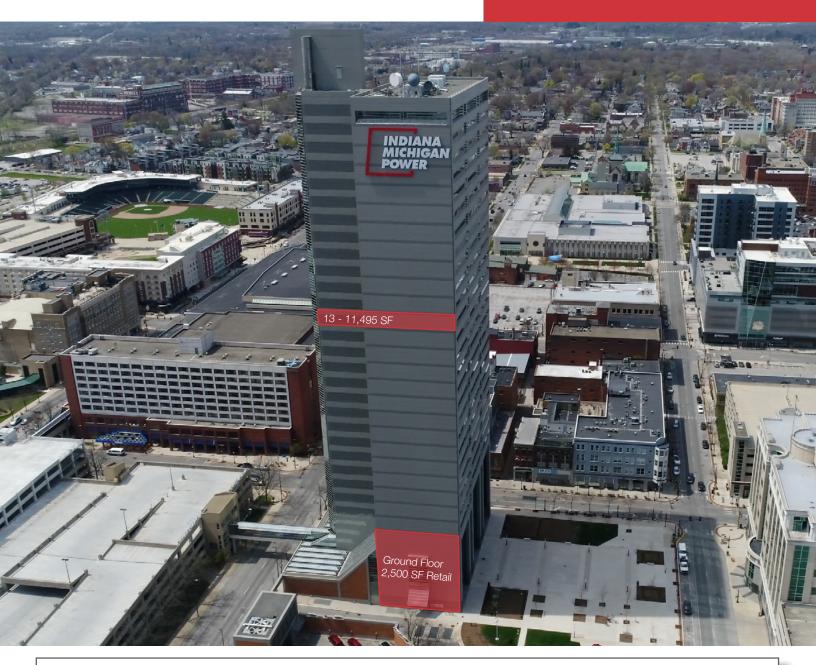


| General Property In | nformation | | |
|---------------------|--|-------------------------------------|--------------------------|
| Name | I & M Retail | Parcel Number | 02-12-02-459-004.000-074 |
| Address | 110 E. Wayne Street | Total Building SF | 291,178 SF |
| City, State, Zip | Fort Wayne, IN 46802 | Acreage | 1.08 |
| County | Allen | Year Built | 1981 |
| Township | Wayne | Zoning | DC—Downtown Core |
| Parking | Parking garage connected via skybridge | | |
| Property Features | | | |
| Construction Type | Concrete with 27 floors | Electric | I & M |
| Loading | 3 docks, freight elevator | Gas | NIPSCO |
| Elevators | 8 + service | Water/Sewer | City of Fort Wayne |
| Sprinklers | Yes | Internet | Comcast, Frontier |
| Security | 24-Hour, on site | | |
| Lease Information | | | |
| Space | Available (Rentable) | Lease Rate | Lease Type |
| Ground Level | 2,500 SF | \$19.50/SF/YR | NNN |
| Floor 13 | 11,495 SF | \$15.50/SF/YR | NNN |
| Expenses | | | |
| Туре | Price per SF (estimate) | Responsible Party (Landlord/Tenant) | |
| Taxes | TBD | Tenant | |
| CAM Fee | TBD | Tenant | |
| Insurance | TBD | Tenant | |
| Maint./Repairs | | Tenant | |
| Roof /Structure | | Landlord | |
| | | | |

Utilities

Tenant



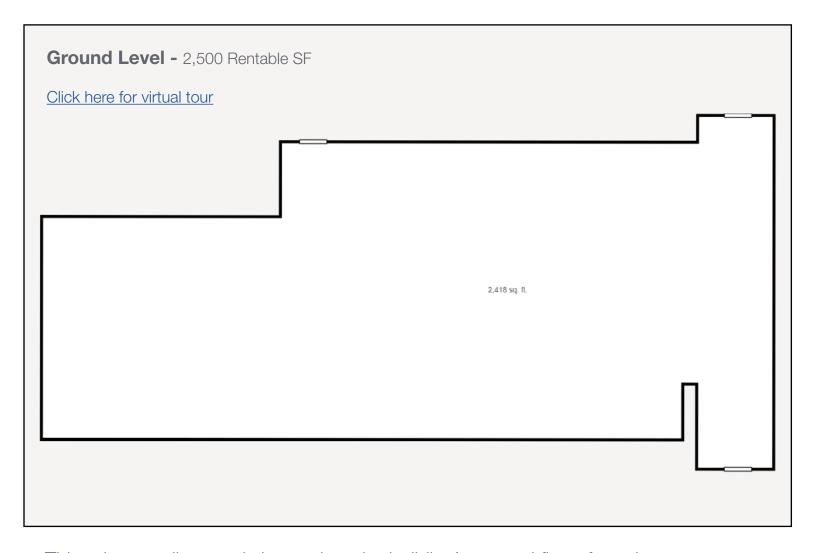


- Within a 15 minute walking distance from 1,086 businesses with over 22,000 employees
- A daytime population of over 113,000 people within a three mile radius
- Within a one mile radius: 34 local hospitals/healthcare facilities; 20 schools/places for education; 108 civic engagement/neighborhood hubs; 11 parks/gardens; 45 spiritual centers; and 33 performance/amusement destinations

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Ground Floor



This prime retail space is located on the building's ground floor, featuring entrances from the east side of the building as well as two direct entrances from the main lobby. With a two-story ceiling height and an abundance of windows, this unit is bathed in natural light, creating a welcoming and open atmosphere. Ideal for retail or restaurant use, this space offers significant visibility and high foot traffic, making it a perfect location for a thriving business.

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Ground Floor Photos













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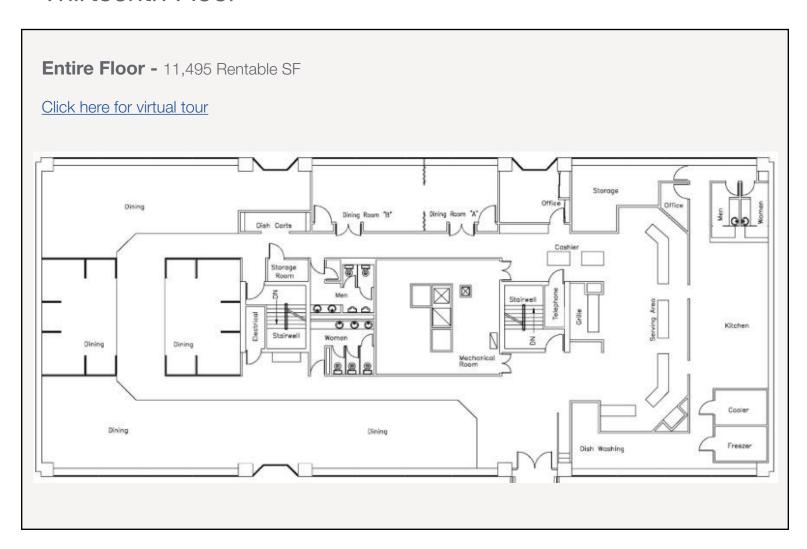
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Thirteenth Floor



Situated on the 13th floor, this expansive unit offers a unique setting with stunning views of Fort Wayne through an array of windows along the north and south walls. The cafeteria-style space includes a fully equipped kitchen, tables, and chairs, ready for immediate use. The dining area has a maximum occupancy of 350 people, making it an excellent option for restaurant or event space users. With its bright, airy atmosphere and panoramic views, this unit provides an inspiring environment for both dining and business events.

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Thirteenth Floor Photos













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#1

Fastest Growing

Market in the Region

(US Census Bureau, 2020)

#5

Most Affordable Place to Live

(niche.com, 2020)

\$3.2B

Private Capital Investments Made

in Allen County

Since 2014 - More Than 1/2 Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne





Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS



Reinventing the former General Electric campus, a historic hub of innovation and entrepreneurship.







Building a live-work-play gem in the heart of downtown Fort Wayne.



THE ASHBERRY



A local business investing in the local community.





Building a world class boutique hotel experience for visitors and locals.





Bringing boutique shopping and fine dining to Columbia Street - Fort Wayne's original business district.

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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 12,641 | 53,334 | 93,725 |
| Average Age | 37 | 35 | 36 |
| Average Age (Male) | 37 | 35 | 35 |
| Average Age (Female) | 37 | 36 | 37 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 5,746 | 21,977 | 38,131 |
| # of Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$56,308 | \$58,259 | \$59,988 |
| Average House Value | \$155,271 | \$139,450 | \$138,617 |
| | | | |

Demographics data derived from AlphaMap

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