

S &
BURG LLP

Skylines Plaza



NAHanning & Bean

LOCATION HIGHLIGHTS



PARKING

Covered attached garage with 1,100 spaces.
Four additional garages and street parking
available within one block.



TRAFFIC COUNT

Wayne Street: 4,224 VPD
Berry Street: 2,894 VPD
S Harrison: 2,214 VPD



WALKABILITY

Walker's Paradise - walk score of 92/100



POPULATION

Daytime population of 30,810



BUSINESSES

1,307 businesses within a one-mile radius



BUILDING SPECIFICATIONS

878 S. Harrison Street
Fort Wayne, IN

ADDRESS

2015

YEAR BUILT

9

STORIES

126,510 SF

BUILDING SIZE

Unit 878: 2,027 RSF

SPACE AVAILABLE

\$21.00/SF/YR NNN

LEASE RATE

\$7.00-\$8.00/RSF

NNN FEES

**CLICK HERE FOR A VIRTUAL
TOUR OF THE SPACE**



SKYLINE PLAZA



Elevate your business to new heights at Skyline Plaza, a prestigious nine-story landmark nestled in the vibrant heart of downtown Fort Wayne. Boasting an unrivaled location and an impressive array of amenities, Skyline Plaza offers the perfect environment for your business to thrive.

At the pinnacle of Skyline Plaza, Ash Brokerage commands the top three levels, setting the standard for excellence in the business community. On the sixth floor, you'll be greeted by Indiana's largest rooftop green space, a breathtaking oasis amidst the urban landscape, providing a serene retreat for relaxation and inspiration.

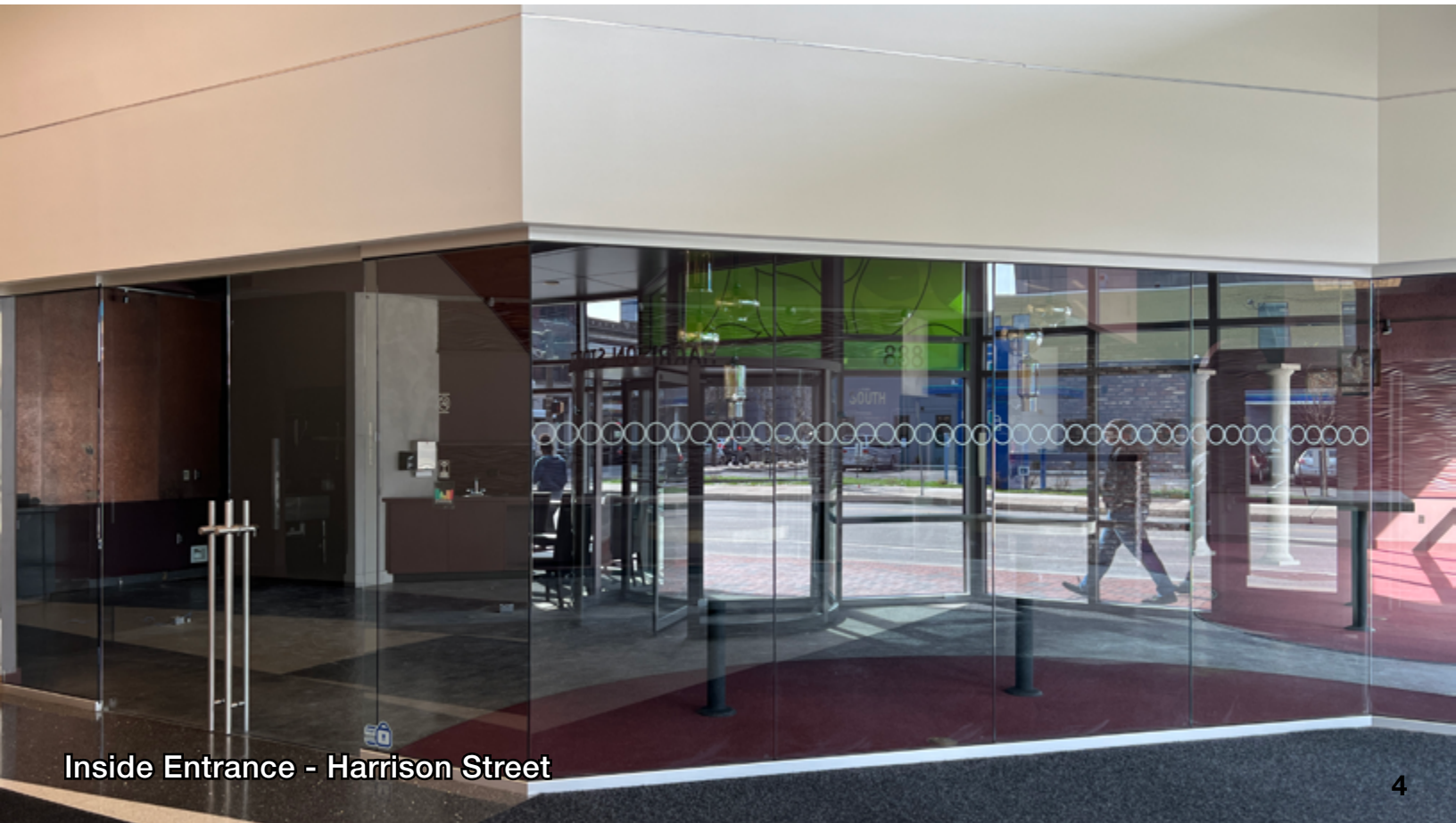
Grounded in the pulse of downtown life, the ground floor of Skyline Plaza buzzes with activity and vitality. Join esteemed tenants such as Proximo, Lake City Bank, Parkview Therapy Services, and Skyline YMCA, and become part of a dynamic community of businesses dedicated to success and innovation.

Now is your opportunity to claim your place within this prestigious address. With a prime vacancy awaiting your vision, Skyline Plaza invites you to envision the possibilities and make your mark in one of Fort Wayne's most coveted commercial spaces.

PROPERTY PHOTOS



Main Entrance - Harrison Street



Inside Entrance - Harrison Street

PROPERTY PHOTOS



PROPERTY PHOTOS



UNIT FLOOR PLANS



Harrison Street

Wayne Street

EATING PLACES WITHIN 10 MINUTE WALK



3

Bakers(Retail)



8

Bars andPubs



10

CoffeeShops



0

JuiceBars



0

DoughnutShops



1

Ice CreamParlors



5

PizzaRestaurants

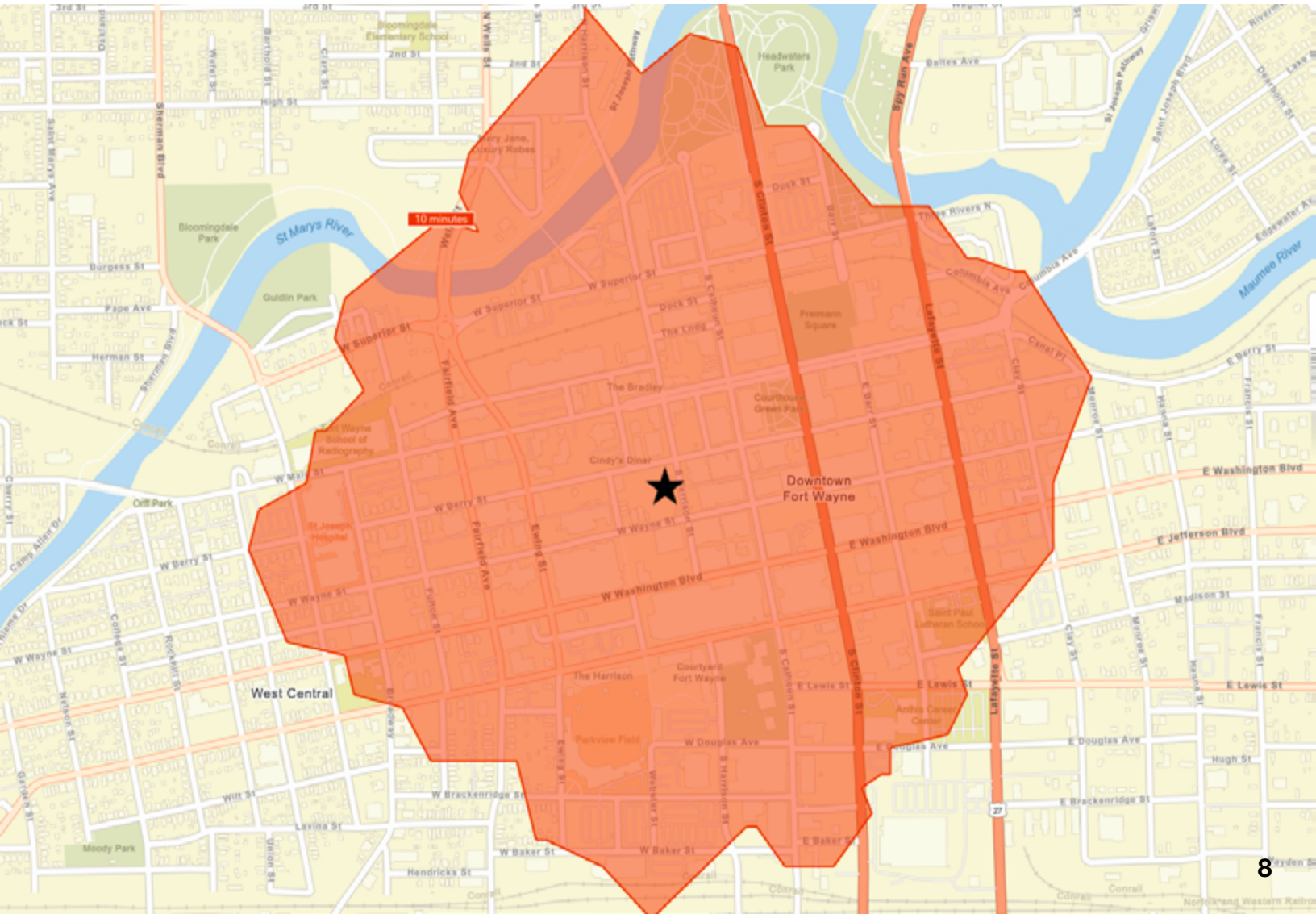


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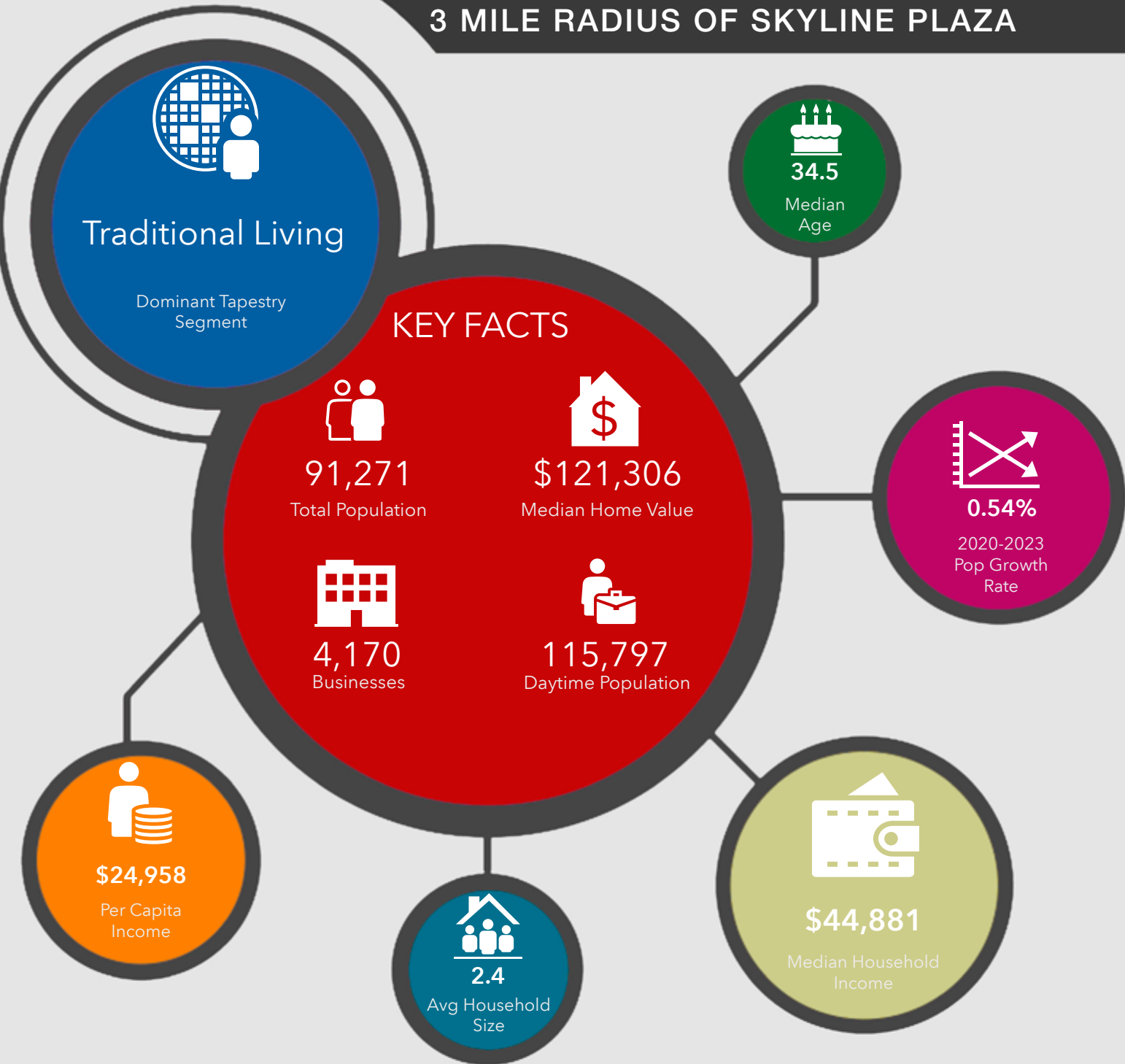
OtherRestaurants

Partial List

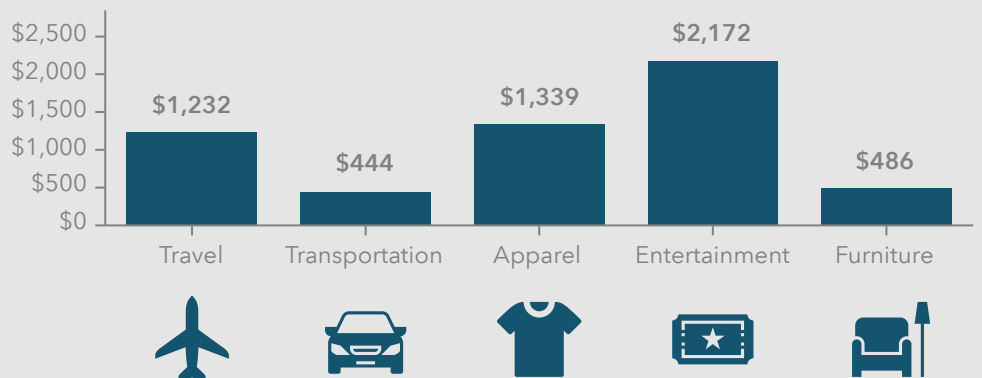
- 816 Pint & Slice
- Arbor
- Arby's
- Birdies
- Club Soda
- Cindy's Diner
- Coney Island
- Connor's Rooftop
- Copper Spoon
- Dash-In
- Fortezza Coffee
- Gas House
- JK O'Donnell's
- Jimmy Johns
- McDonald's
- Marquee
- Nawa
- Papi's Pizza
- Proximo
- Ruth's Chris
- Starbucks
- Tolon



KEY FACTS 3 MILE RADIUS OF SKYLINE PLAZA



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

DOWNTOWN ATTRACTIONS

- 1. Promenade Park
- 2. Riverfront at Promenade Park
- 3. Superior Lofts
- 4. Lofts at Headwaters Park
- 5. United Arts Center
- 6. Ft. Wayne Museum of Art
- 7. Freimann Square
- 8. Rousseau Center
- 9. The Landing
- 10. Randall Lofts
- 11. The Bradley
- 12. The Pearl
- 13. Edsall House Apartments
- 14. Community Center
- 15. Star Bank Headquarters
- 16. PNC Bank Building
- 17. Allen County Courthouse
- 18. Anthony Wayne Condos
- 19. 1st Source Bank Center
- 20. Auer Center for Arts & Culture
- 21. The History Center
- 22. Citizens Square
- 23. Lincoln Tower
- 24. Fifth Third Building
- 25. The Ashberry
- 26. First Presbyterian Church
- 27. Skyline Tower
- 28. Indiana Center
- 29. Indiana Michigan Power Center
- 30. Allen County Public Library
- 31. Firefighter's Museum
- 32. Visitors Center
- 33. The Hilton
- 34. The Grand Wayne Center
- 35. The Harrison
- 36. Parkview Field
- 37. Hampton Inn & Suites
- 38. The Embassy
- 39. Botanical Gardens
- 40. Cathedral of Immaculate Conception





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