

126 W. Columbia Street Fort Wayne, IN 46802



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Property Information

Located in the heart of downtown Fort Wayne on The Landing, this beautiful multi-level office space offers a premier location within one of the city's most vibrant and walkable districts, surrounded by popular dining, entertainment, and historic architecture.

The basement and first floor are occupied by Nawa, a well-known local restaurant featuring Asian cuisine, craft cocktails, and an upscale urban atmosphere.

Property Highlights

Parcel Number	02-12-02-405-002.000-074
Address	126 W. Columbia Street
City / State / Zip	Fort Wayne / IN / 46802
Lease / Sale	Sale
Vacant Square Feet	13,000 Square Feet
Square Feet Occupied	9,000 Square Feet - Nawa
Total Building Size	22,000 Square Feet
Zoning	DC - Downtown Core
Parking	Street or nearby parking lots (See page 10 for parking details)

Building Information

Construction Type	Brick
Number of Floors	Five
Square Feet / Floor	4,400 SF each
Lighting	Fluorescent
Heating System	Gas Forced Air (New - 2017)
Air Conditioning	Central Air (New - 2017)
Sprinkler System	Basement & First Floor
Restrooms	Four
Roof	New - 2017
Windows	New - 2017



Financials

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Sale Information

Sale Price	\$1,600,000
Terms	Cash at closing
Annual Taxes	\$32,312.90
Tax Year / Pay Year	2025 / 2026

Tenant Information

Tenant	Nawa
Area Occupied	4,500 SF - Basement 4,500 SF - First Floor 9,000 SF - Total
Lease Type	Triple Net
Lease Term	Expires June 30, 2031
Monthly Rent	\$4,425 / Month (1/1/26 - 7/31/26) \$5,500 / Month (8/1/26 - 6/30/31)
Renewal Option	One (1) option of five (5) years

Utility Information

Water / Sewer	City of Fort Wayne
Gas	NIPSCO
Electric	AEP

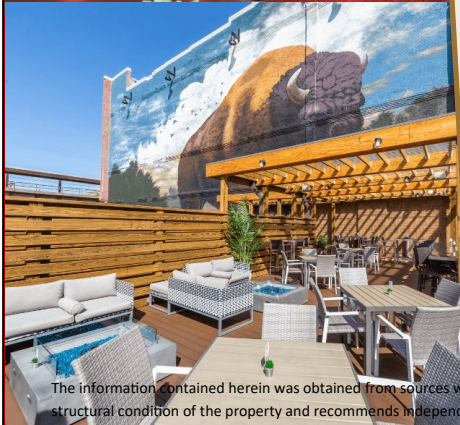
Nawa occupies the basement and first-floor space and operates under separately metered utilities. The tenant maintains its own dedicated water and gas lines and pays those providers directly. Electric service is sub-metered, with usage read monthly and reimbursed by the tenant. The existing tenancy provides stable in-place income while offering a unique opportunity for an owner-user or investor to complete and customize the upper floors to suit their specific vision and operational needs. Located in the heart of downtown Fort Wayne's entertainment district, the property combines dependable cash flow with significant upside potential through future improvements of the upper floors and leasing opportunities.

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



Tenant Overview - Nawa

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Nawa blends elevated Southeast Asian cuisine, handcrafted cocktails, and sophisticated urban atmosphere within one of Downtown Fort Wayne's most vibrant destinations. Drawing inspiration from Thailand and cultures across Asia, Nawa delivers an experience centered on authenticity, freshness, hospitality, and design forward dining.



From handcrafted cocktails infused with herbal and fruit-forward flavors to premium mixers, house-made syrups, fresh juices, and carefully curated ingredients, Nawa delivers a cocktail program designed to rival major-market dining destinations.

Located within a beautifully restored historic building on The Landing, Nawa combines exposed brick architecture, dramatic lighting, upscale lounge seating, and contemporary Asian-inspired design to create a memorable dining atmosphere for lunch, dinner, cocktails, and private events.

Locally owned and deeply connected to Northeast Indiana, Nawa is proud to source ingredients and services locally whenever possible while contributing to the continued energy and revitalization of Downtown Fort Wayne and The Landing.



NAWA, LLC leases the first floor and basement of 126 W Columbia Street. The Lease term runs through June 30, 2031, and includes one five-year renewal option based on fair market rent. The premises are used for restaurant operations, with the tenant accepting the space in "as-is" condition and being responsible for interior maintenance, utilities, operating expenses, and a portion of the real estate taxes. The lease also requires Tenant to maintain commercial liability and property insurance throughout the term.

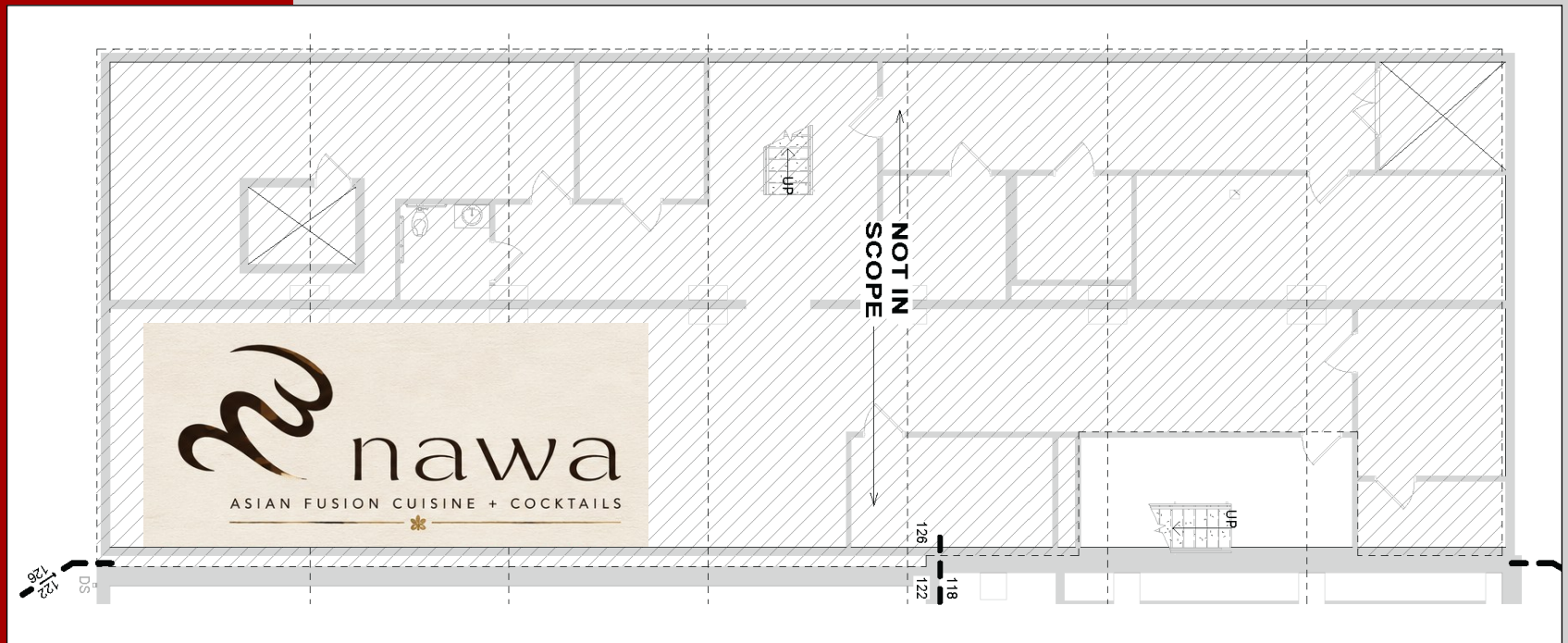


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Floor Plan

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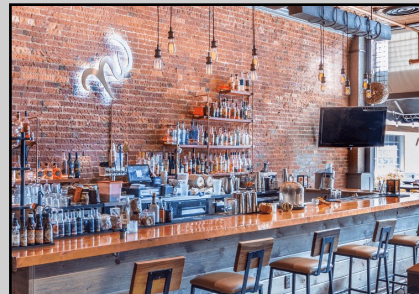
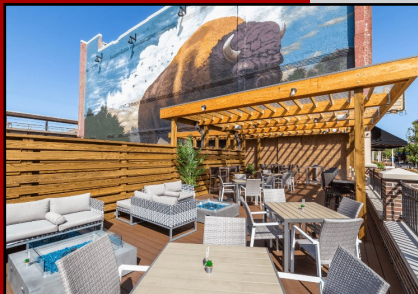
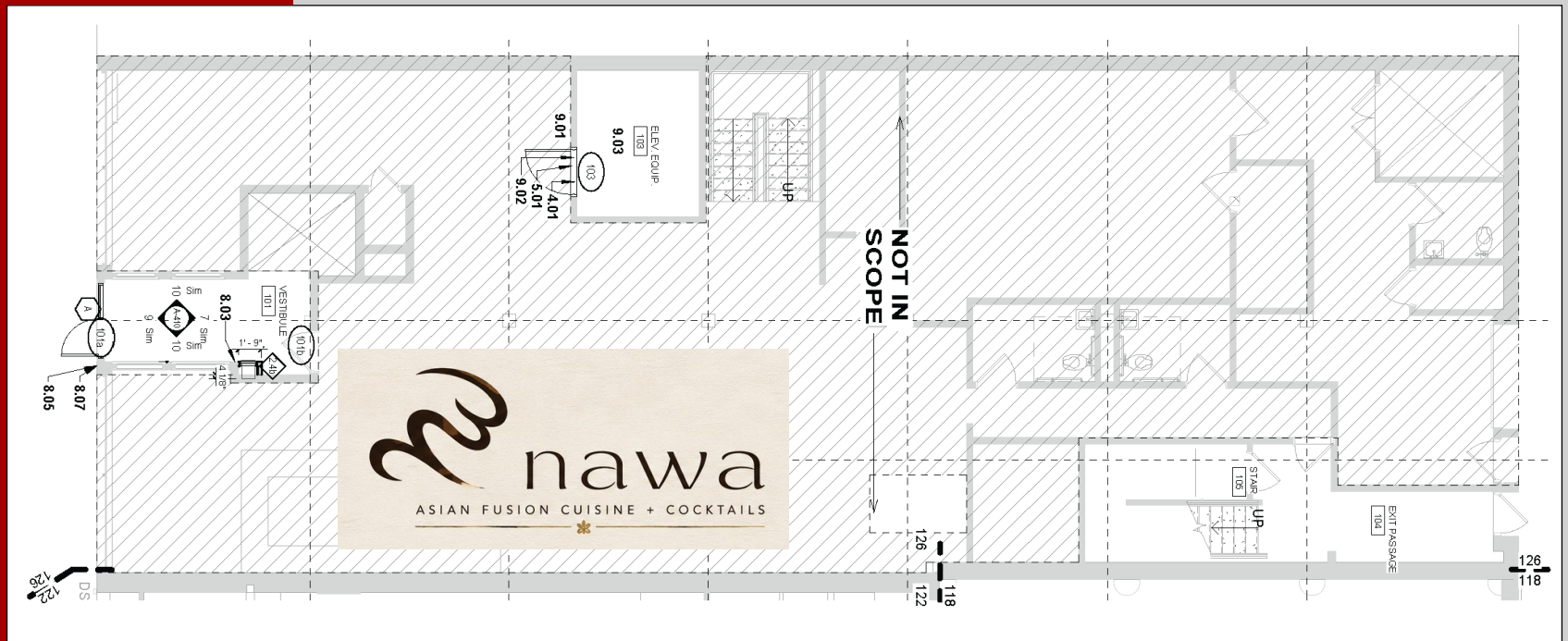
BASEMENT : TENANT - NAWA



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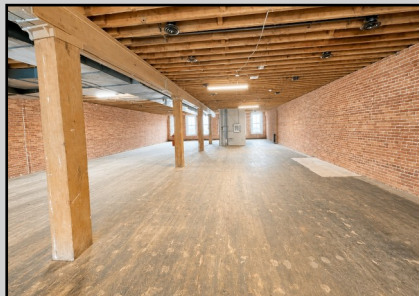
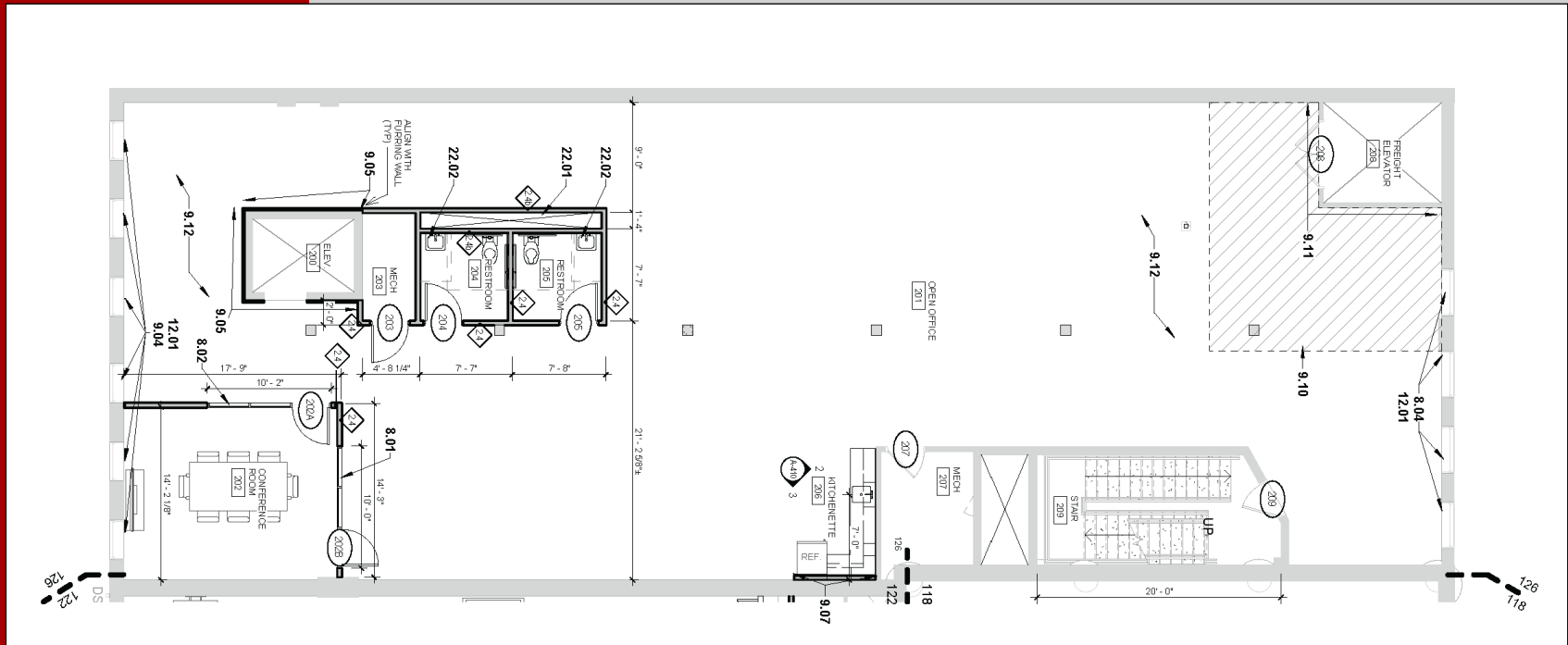
FIRST FLOOR : TENANT - NAWA



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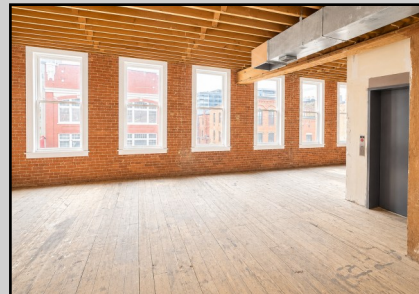
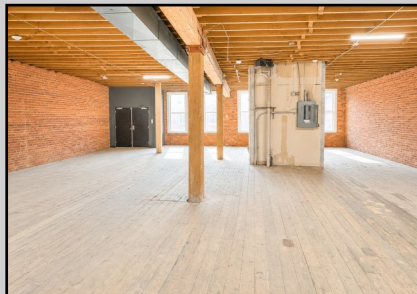
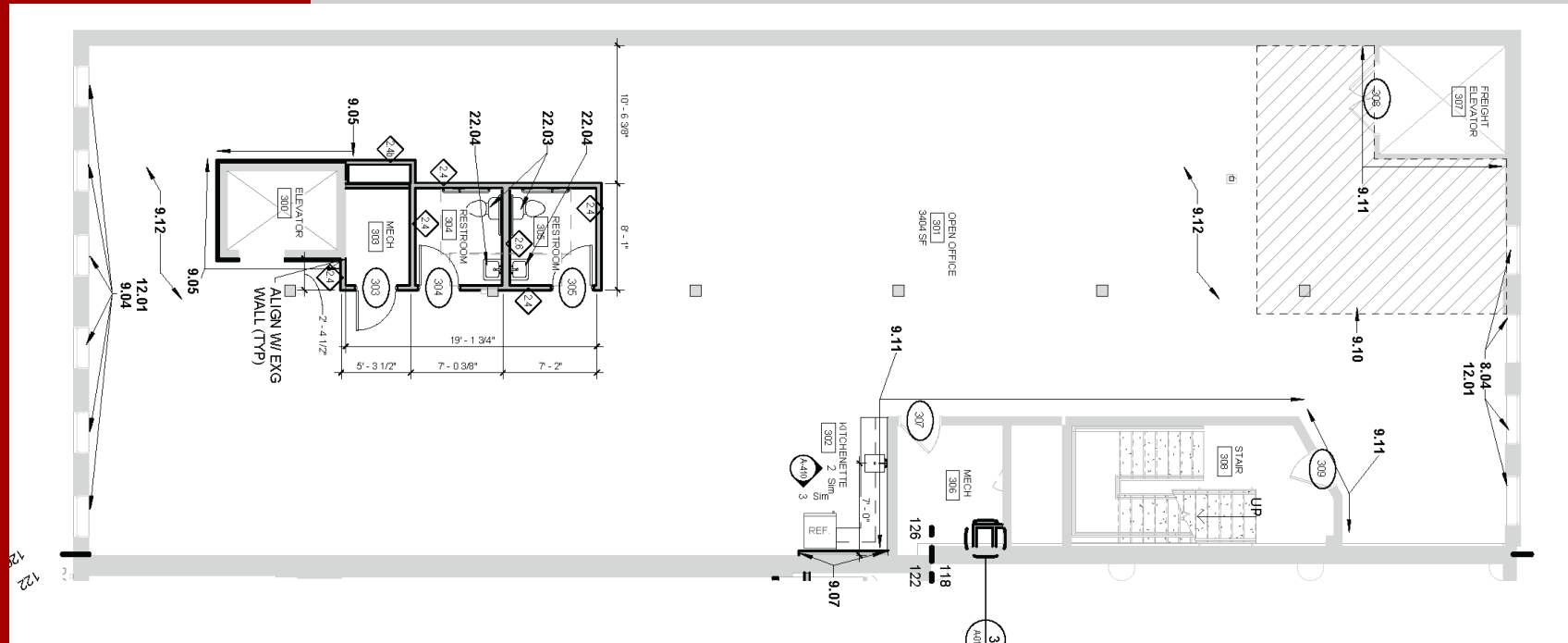
SECOND FLOOR : VACANT



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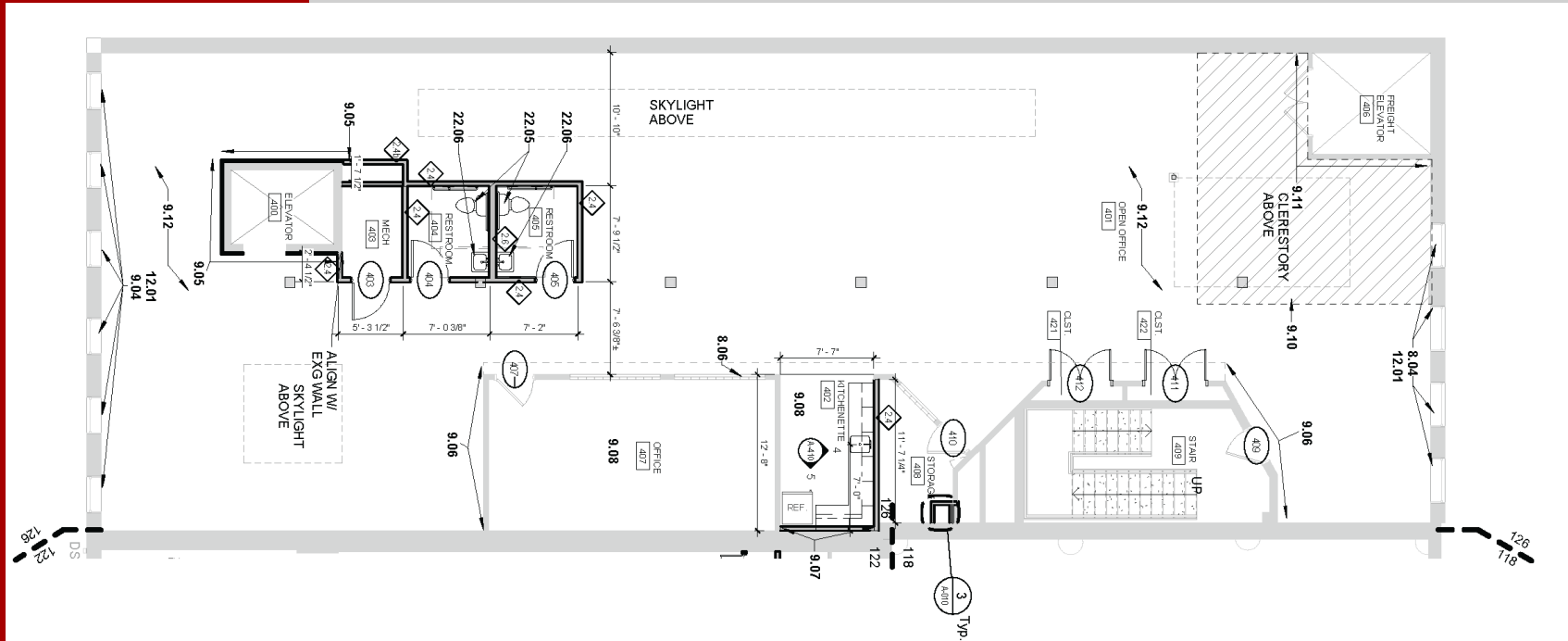
THIRD FLOOR : VACANT



Floor Plan

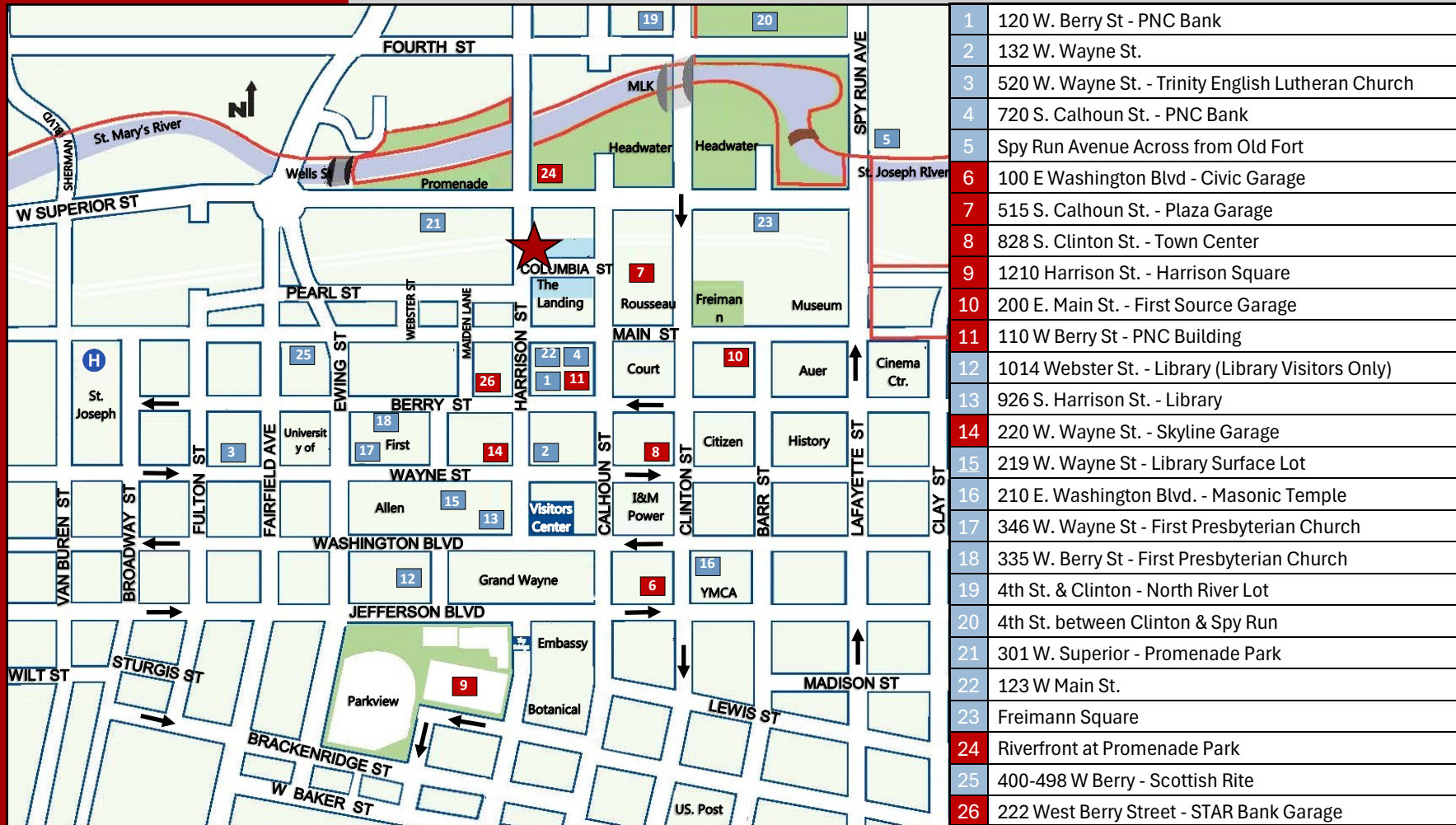
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FOURTH FLOOR : VACANT



Downtown Parking

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1	120 W. Berry St - PNC Bank
2	132 W. Wayne St.
3	520 W. Wayne St. - Trinity English Lutheran Church
4	720 S. Calhoun St. - PNC Bank
5	Spy Run Avenue Across from Old Fort
6	100 E Washington Blvd - Civic Garage
7	515 S. Calhoun St. - Plaza Garage
8	828 S. Clinton St. - Town Center
9	1210 Harrison St. - Harrison Square
10	200 E. Main St. - First Source Garage
11	110 W Berry St - PNC Building
12	1014 Webster St. - Library (Library Visitors Only)
13	926 S. Harrison St. - Library
14	220 W. Wayne St. - Skyline Garage
15	219 W. Wayne St - Library Surface Lot
16	210 E. Washington Blvd. - Masonic Temple
17	346 W. Wayne St - First Presbyterian Church
18	335 W. Berry St - First Presbyterian Church
19	4th St. & Clinton - North River Lot
20	4th St. between Clinton & Spy Run
21	301 W. Superior - Promenade Park
22	123 W Main St.
23	Freimann Square
24	Riverfront at Promenade Park
25	400-498 W Berry - Scottish Rite
26	222 West Berry Street - STAR Bank Garage

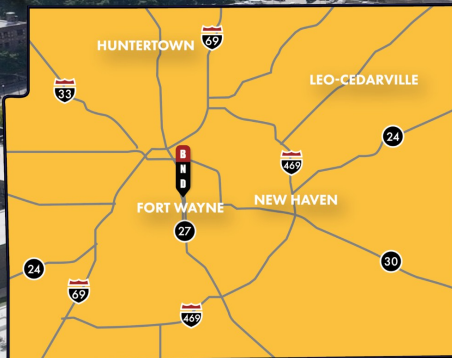
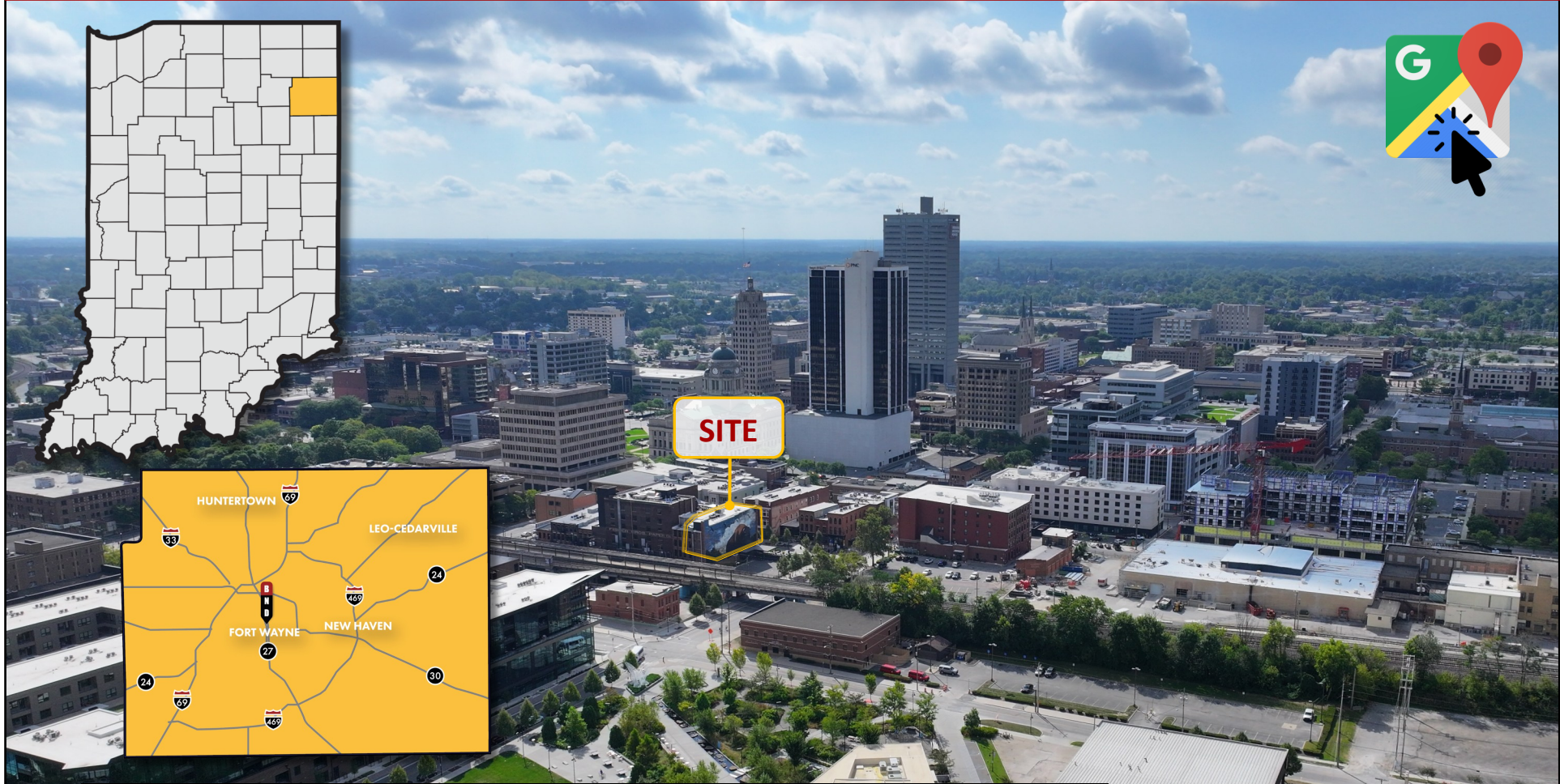
- Garage Parking
- Parking Lot



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Property Aerial

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2025 DEMOGRAPHICS

	City of Fort Wayne	Allen County
Population	268,701	400,284
Avg. H/H Income	\$80,858	\$94,279

