

S &  
BURG LLP

# Skyline Plaza



**NHanning & 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



### LOCATED IN DORA

(Designated Outdoor Refreshment Area)

\$3,500 3-Way riverfront liquor license applies



### 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





## PROPERTY PHOTOS





## PROPERTY PHOTOS





## UNIT FLOOR PLANS



# Harrison Street

## Wayne Street



# EATING PLACES WITHIN 10 MINUTE WALK



3

Bakers(Retail)



8

Bars and Pubs



10

Coffee Shops



0

Juice Bars



0

Doughnut Shops



1

Ice Cream Parlors



5

Pizza Restaurants

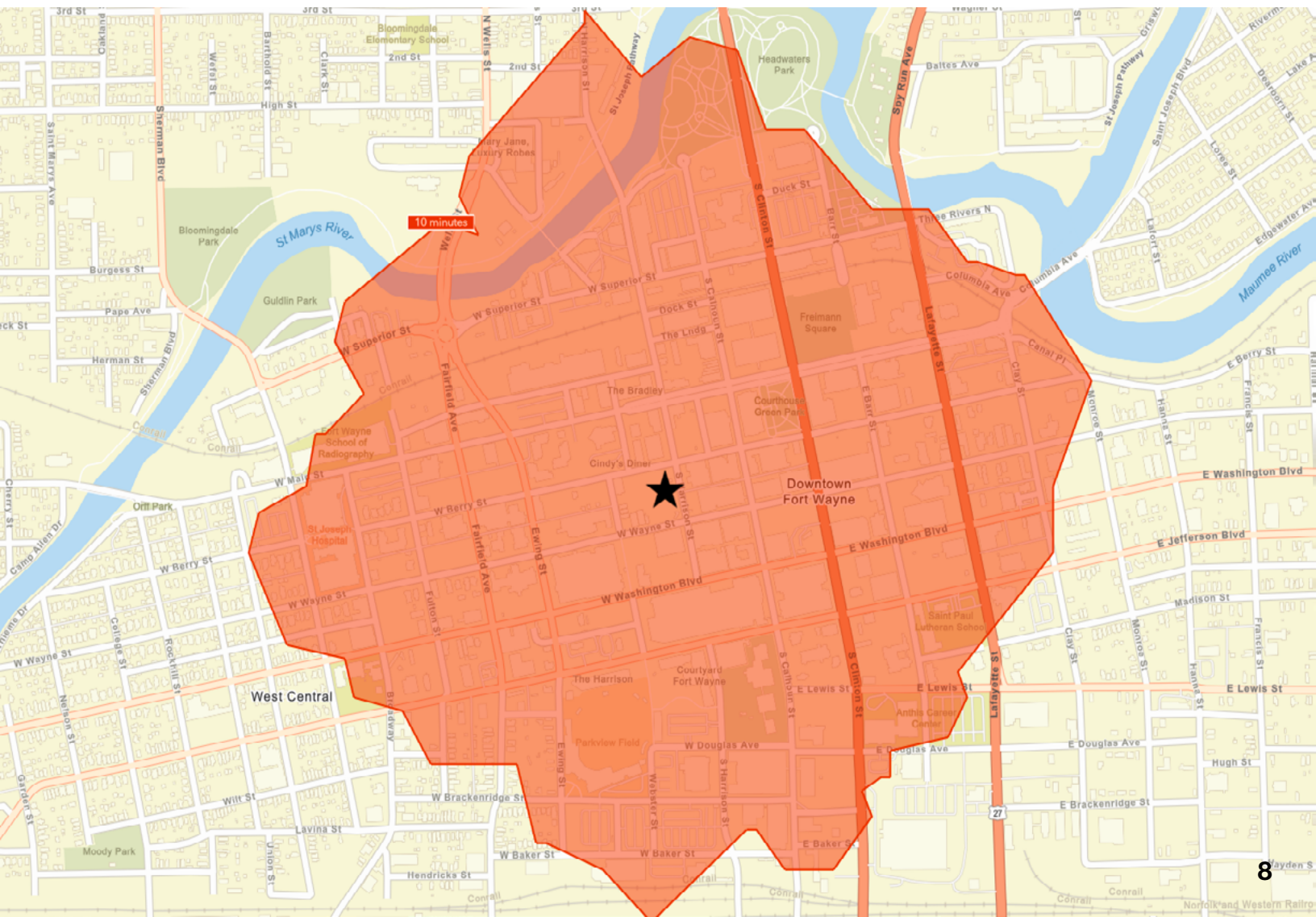


49

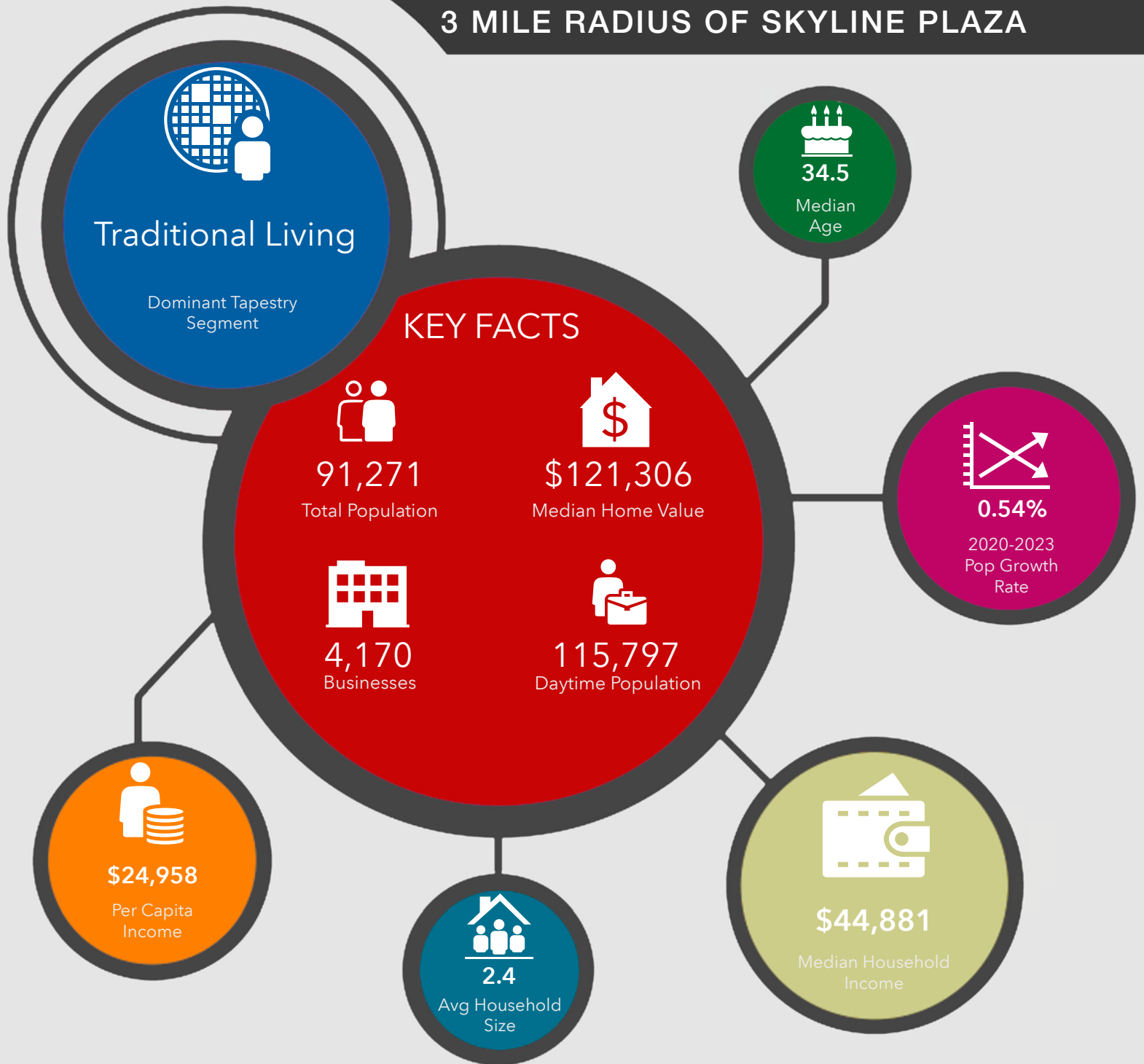
Other Restaurants

## Partial List

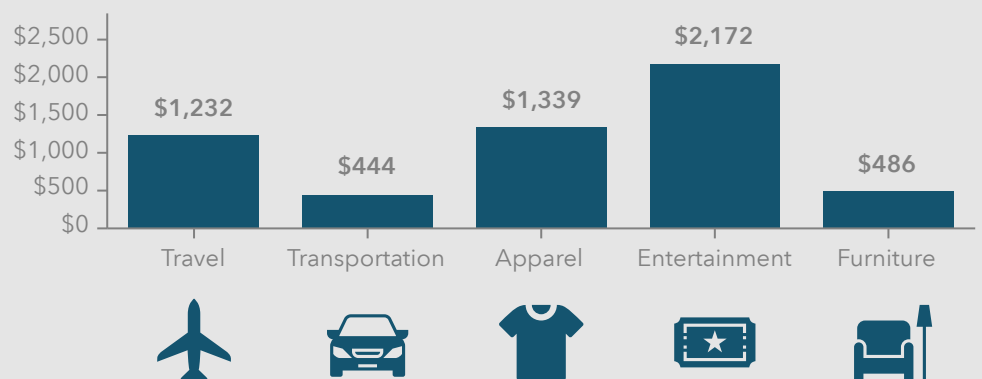
816 Pint & Slice  
Arbor  
Arby's  
Birdies  
Club Soda  
Cindy's Diner  
Coney Island  
Connor's Rooftop  
Copper Spoon  
Dash-In  
Fortezza Coffee  
Gas House  
JK O'Donnell's  
Jimmy Johns  
McDonald's  
Marquee  
Nawa  
Papi's Pizza  
Proximo  
Ruth's Chris  
Starbucks  
Tolon



# 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).

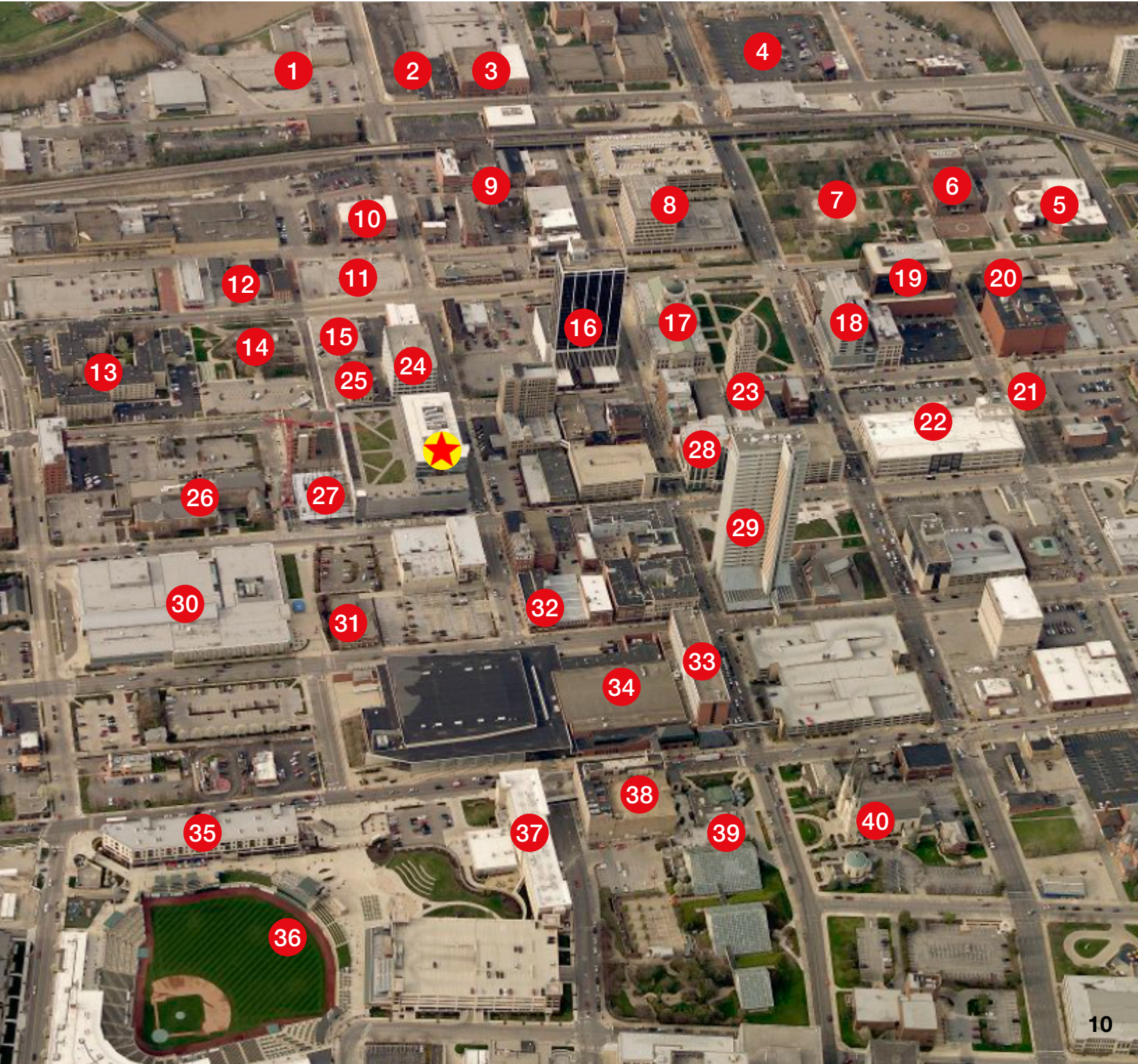
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Spending facts are average annual dollars per household



# DOWNTOWN ATTRACTIONS

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







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