

BND

COMMERCIAL

**COMMERCIAL SPACE
FOR LEASE**
301 W. JEFFERSON BLVD.
FORT WAYNE, INDIANA



OVERVIEW : The Harrison

Available Space 2,084 SF - Suite 108
Options: 3,450 SF - Suite 120
 5,534 SF - 2 Suites Combined

Total Available Space: 5,534 SF

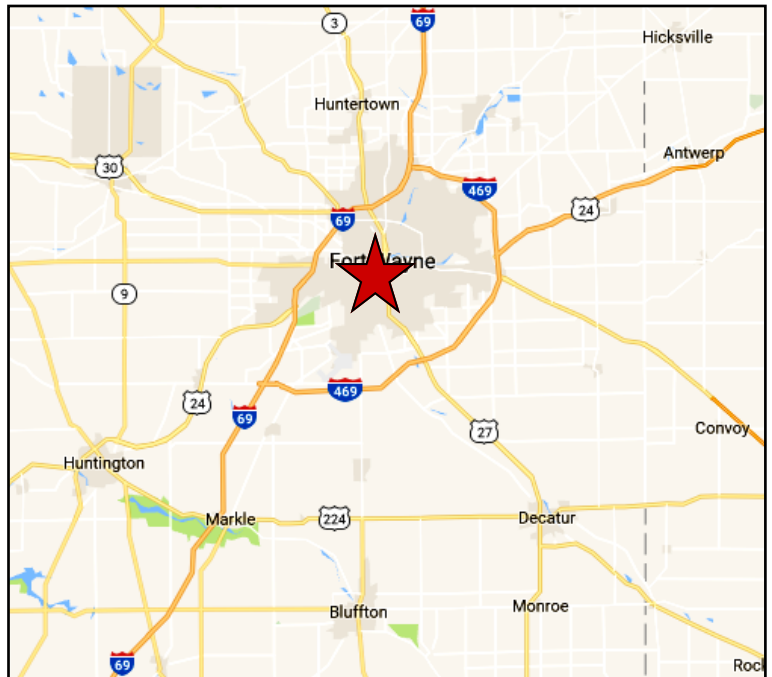
Total Retail Space: +/-24,000 SF (First floor)

Located in the heart of Downtown Fort Wayne

First floor of The Harrison

High traffic and pedestrian counts

Outdoor patio space with ballpark view; adjacent to Parkview Field



O. Karl Behrens, CCIM, SIOR

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kb@bnd.net

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Direct: (260) 421-1915

Cell: (260) 705-7532

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1021 S. Calhoun Street | Suite One

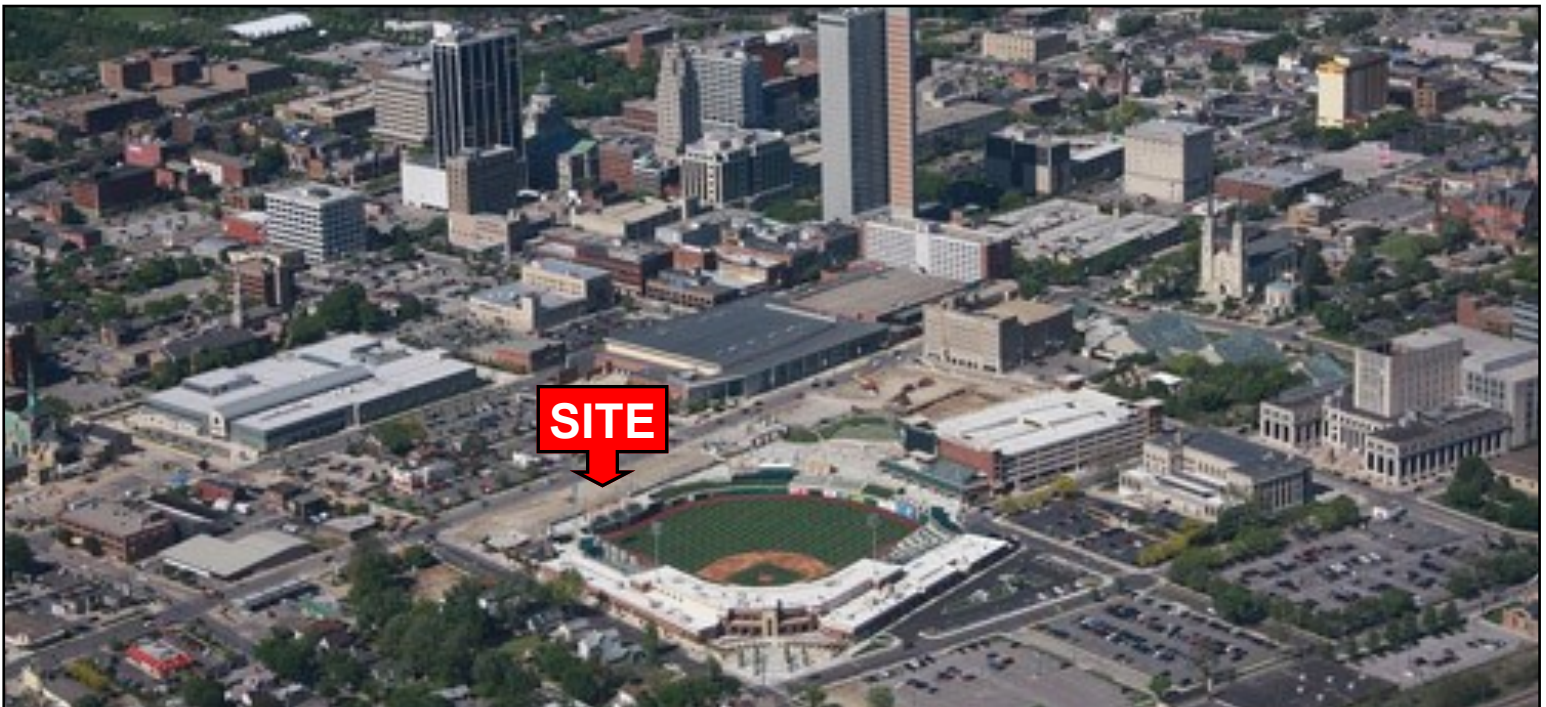
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FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-12-02-463-003.000-074
Address	301 W. Jefferson Boulevard
City / State / Zip	Fort Wayne / Indiana / 46802
Sale / Lease	Lease
Available Space	2,084 SF - Suite 108 3,450 SF - Suite 120 5,534 SF - Combined Total of 2 Suites Above
Total Available Space	5,534 SF
Total Retail Space	+/-24,000 SF (First floor)
Zoning	CM5A
Traffic Count	21,300 VPD
Nearest Highway	US 24
Distance to Interstate	< 7 miles
Distance to Airport	8.6 miles to Fort Wayne International Airport

Building Information

Construction Type	Steel frame, brick exterior
Construction Year	2012 / 2013
Number of Floors	First floor retail (four floors total)
Roof	Flat
Foundation	Lower level parking
Heating System	Gas forced air (separate units)
Electric	Standard electrical service
Air Conditioning	Central air (separate units)
Sprinkler System	Yes

Utilities

	Company
Gas / Electric	NIPSCO / I & M
Public / Well water	City of Fort Wayne
Sewer / Septic	City of Fort Wayne

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Lease Rate / Month	\$ 3,126.00 / Month - Suite 108 (\$18/SF/Yr) \$ 5,175.00 / Month - Suite 120 (\$18/SF/Yr) \$ 8,301.00 / Month - Two suites combined
Term of Lease	5 to 10 years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	Electric and water
Property Tax	Tenant	\$2.17/SF 10-year Tax Abatement currently on year 10 of 10
Building Insurance	Tenant	Part of CAM
Janitorial	Tenant	
Int. Maintenance	Tenant	
Common Area	Tenant	Total CAM = \$3.32/SF (2021 actual)
TOTAL	Tenant	\$5.49/SF



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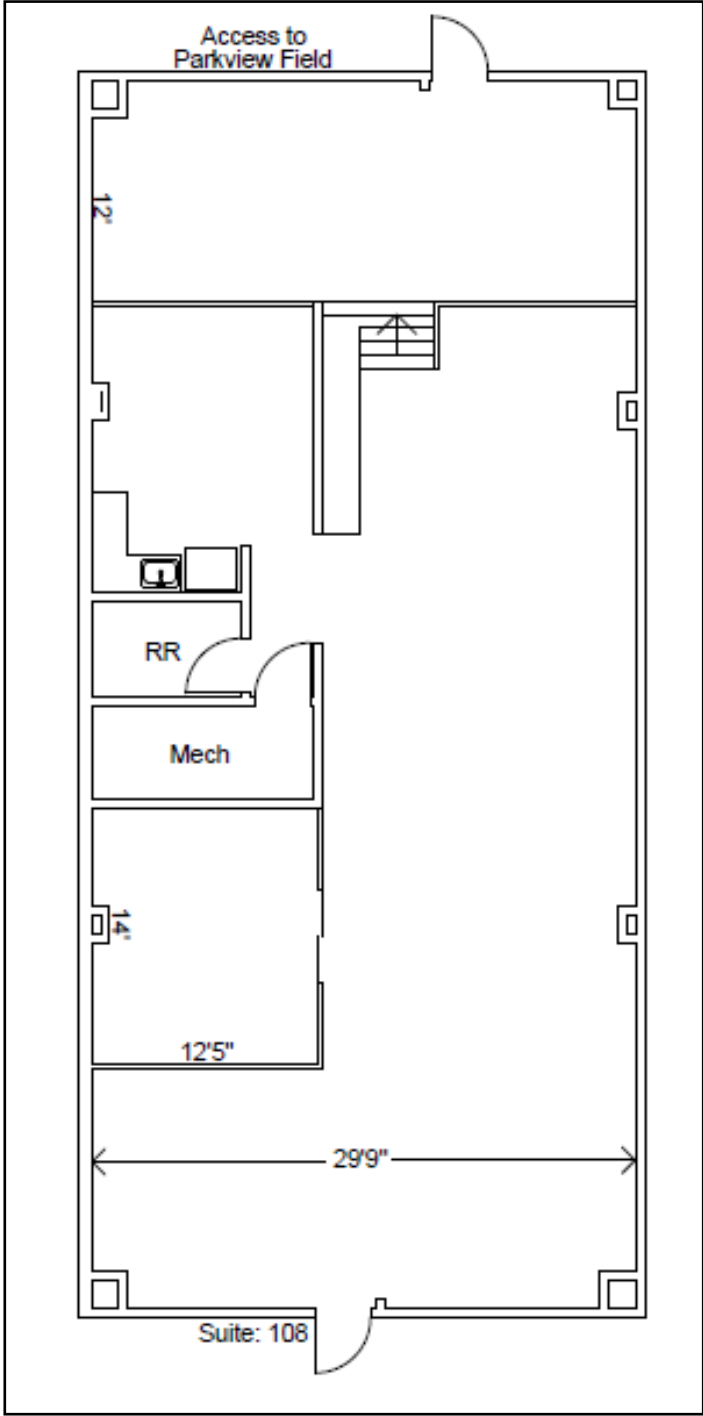
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Suite 108

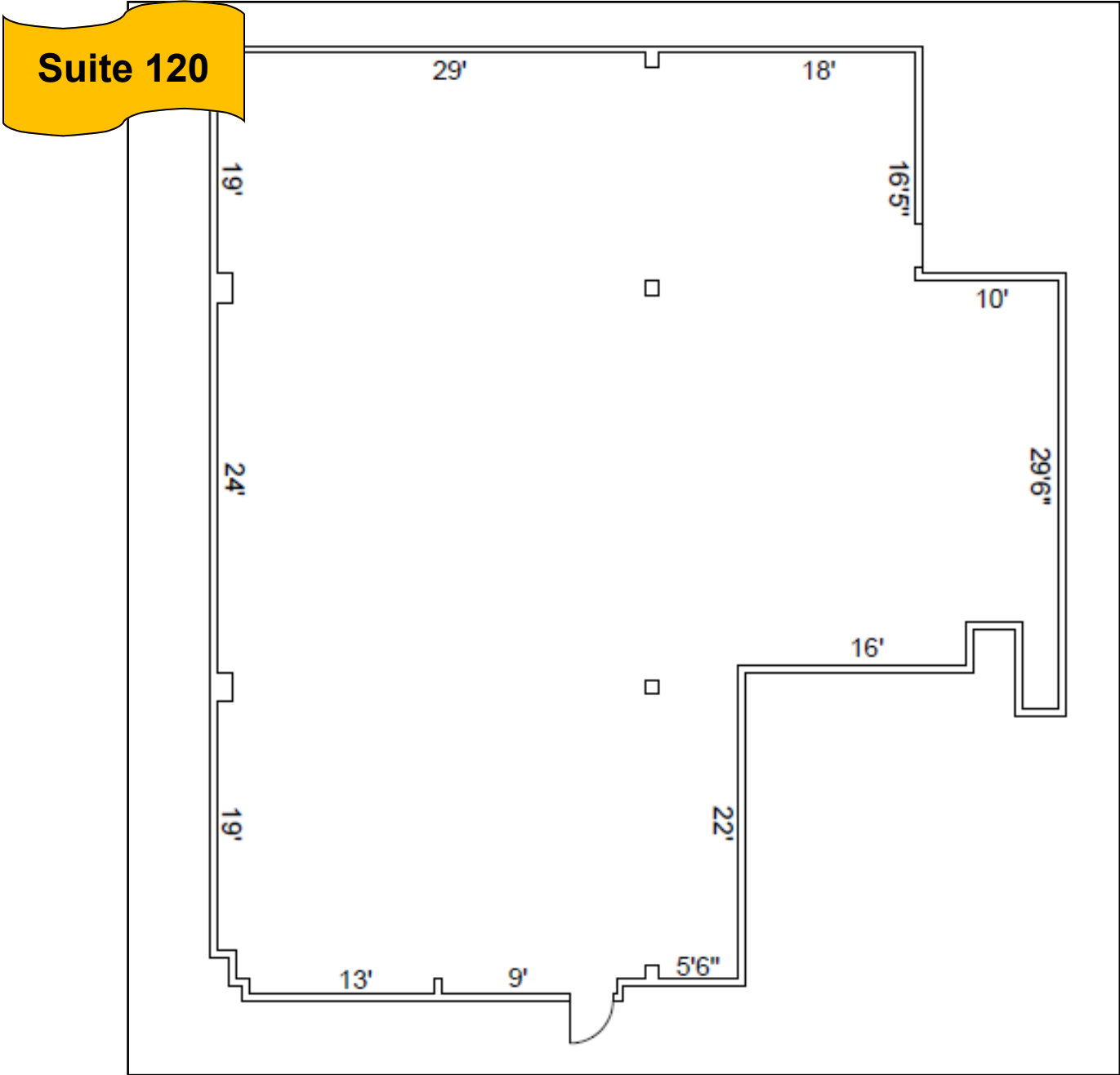


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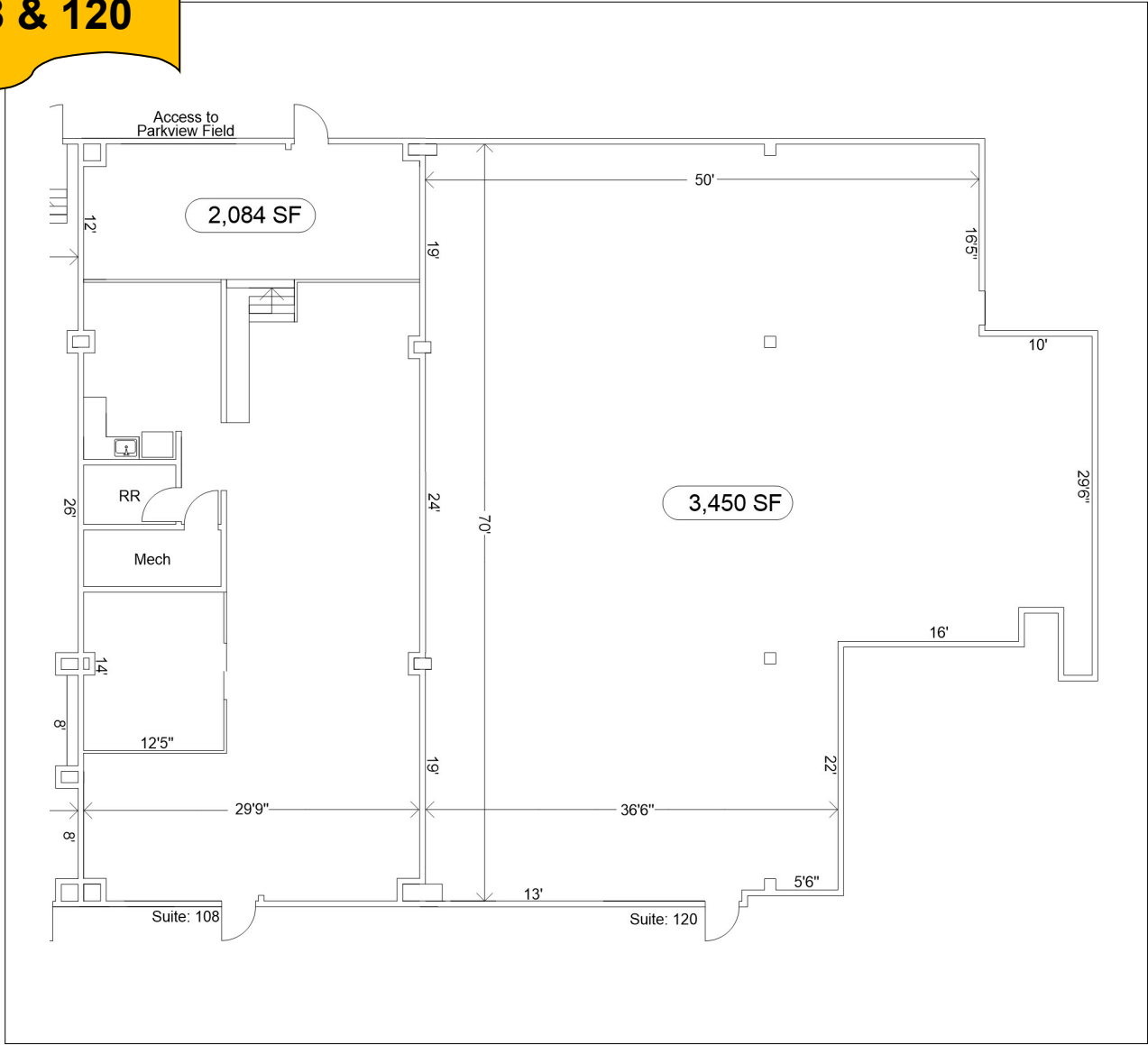
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**Combined:
108 & 120**

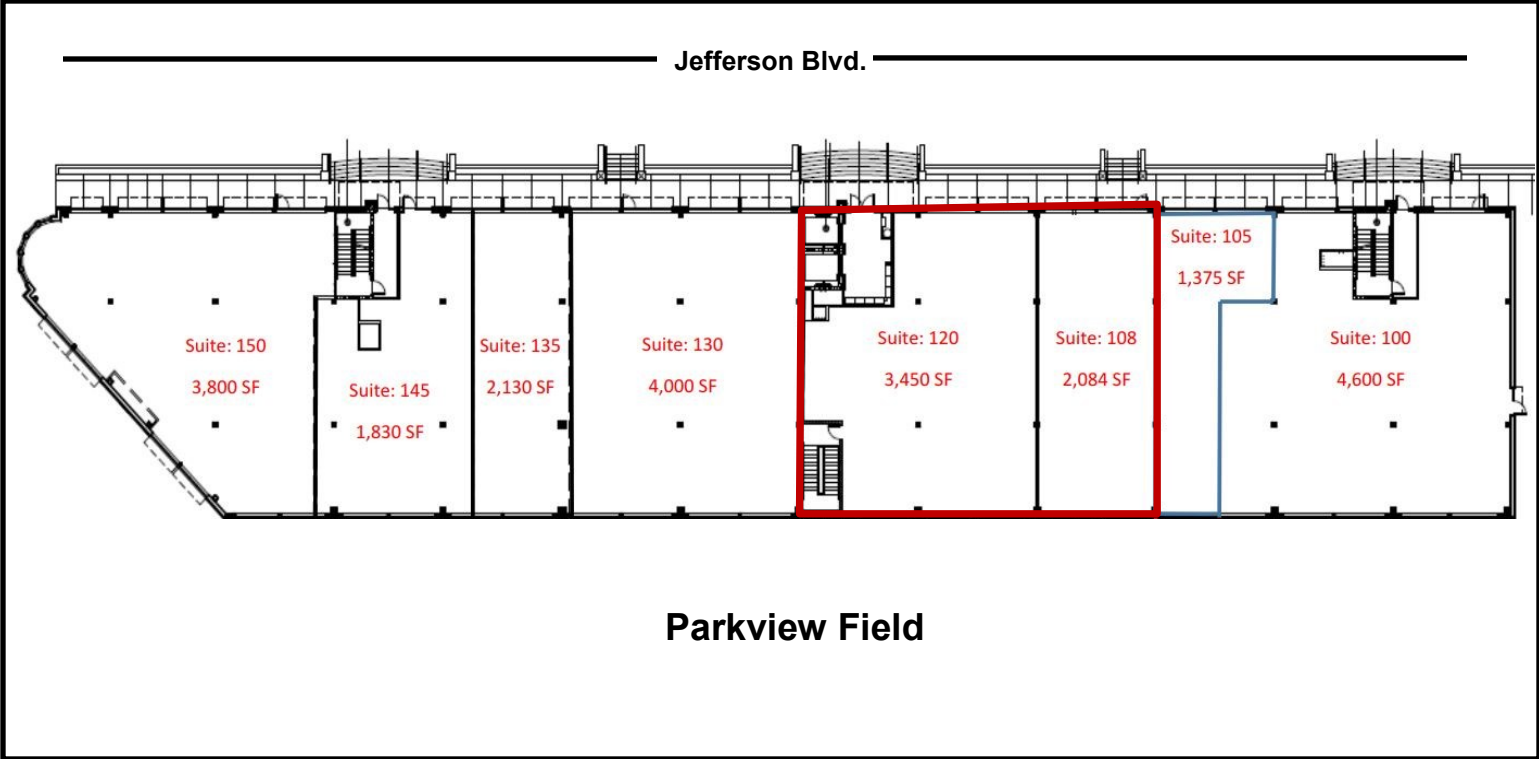


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Suite	Business	Size
100	Copper Spoon	4,600 SF
105	Northstar Mortgage	1,375 SF
108	Available	2,084 SF
120	Available	3,450 SF
130	O'Reilly's Irish Bar and Restaurant	4,000 SF
135	Domino's	2,130 SF
145	Elijah's Restaurant and Bakery	1,830 SF
150	Three Rivers FCU	3,800 SF

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