



## 200 E. Main Street Fort Wayne, Indiana 46802

### Property Features

10 story 151,831 SF, class A office building in the Central Business District. One of Fort Wayne's premiere office buildings features 4 floors of indoor parking and houses the Saisaki restaurant on the ground floor.

- Full service bank and ATM located on the ground floor
- Event room available to tenants
- One block from the Allen County Court House
- Located in the heart of downtown within walking distance to The Landing and the new River Front Development, as well as eminent businesses, restaurants, and retail

BUILDING	151,831 SF
AVAILABLE	5 SUITES; 1,430 SF - 11,059 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$16.50-\$20.00 PSF FS

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

[www.naihb.com](http://www.naihb.com)

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<b>General Property Information</b>			
<b>Name</b>	1st Source Center	<b>Parcel Number</b>	02-12-02-428-003.000-074
<b>Address</b>	200 E. Main Street	<b>Total Building SF</b>	151,831 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46802	<b>Acreage</b>	0.84 AC
<b>County</b>	Allen	<b>Year Built</b>	1989
<b>Township</b>	Wayne	<b>Zoning</b>	DC / Downtown Core
<b>Parking</b>	Indoor garage	<b>Parking Spaces</b>	Ample
		<b>Signage</b>	Directory in lobby
<b>Property Features</b>			
<b>Construction Type</b>	Brick	<b>Number of Floors</b>	Ten
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	Yes
<b>Electrical</b>	Single phase	<b>Restrooms</b>	One set per floor
<b>Heating</b>	Boiler	<b>Central Air</b>	Chiller units
<b>Utilities</b>			
<b>Electric</b>	I & M	<b>Major Roads</b>	
<b>Gas</b>	NIPSCO	<b>Nearest Interstate</b>	I-69
<b>Water/Sewer</b>	City of Fort Wayne	<b>Distance</b>	Approximately 4 miles
<b>Internet</b>	Frontier/Comcast	<b>Nearest Highway</b>	HWY 27
		<b>Distance</b>	Minutes
<b>Lease Information</b>			
<b>Suite</b>	<b>Square Feet</b>	<b>Lease Rate</b>	<b>Lease Type</b>
540	2,560 SF	\$16.50-\$20.00/SF/YR	Full Service
550	3,330 SF	\$16.50-\$20.00/SF/YR	Full Service
700	11,059 SF	\$16.50-\$20.00/SF/YR	Full Service
746	4,201 SF (Available 3/1/26)	\$16.50-\$20.00/SF/YR	Full Service
815	1,430 SF	\$16.50-\$20.00/SF/YR	Full Service
<b>Expenses</b>			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	(Included)	Landlord	
<b>CAM Fee</b>	(Included)	Landlord	
<b>Insurance</b>	(Included)	Landlord	
<b>Utilities</b>	(Included)	Landlord	
<b>Maint./Repairs</b>	(Included)	Landlord	
<b>Roof /Structure</b>	(Included)	Landlord	

## Space Available



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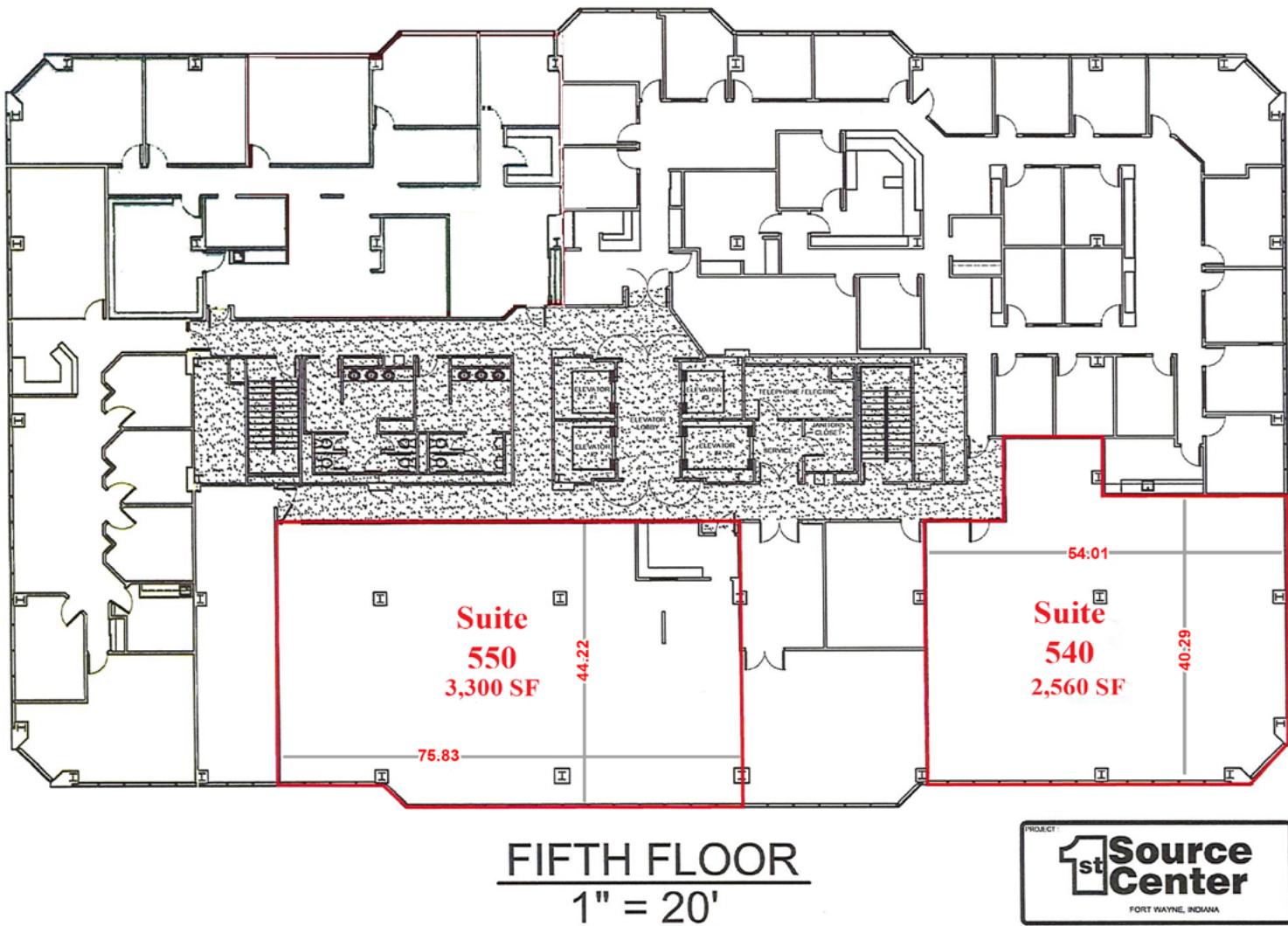
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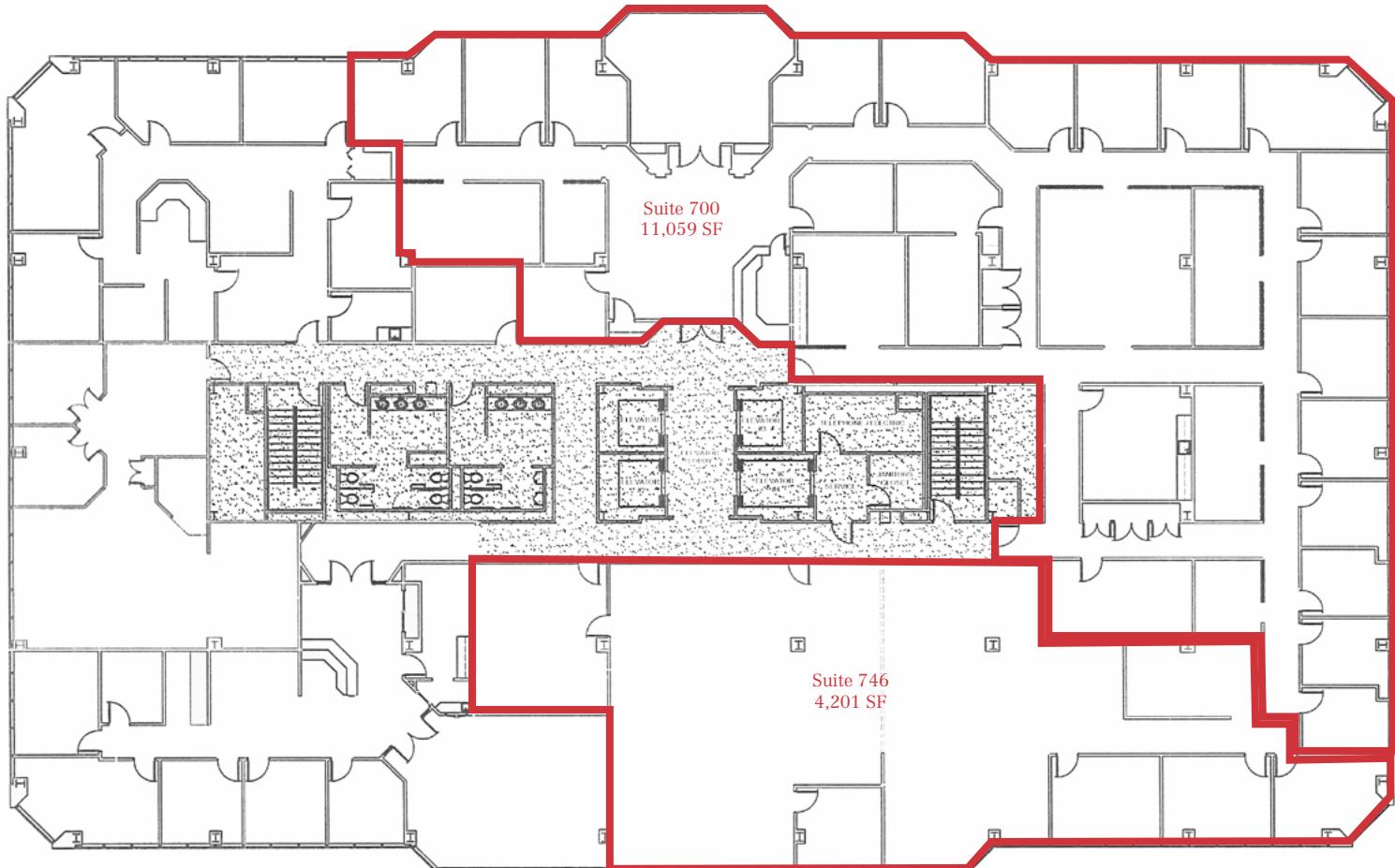
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Suite 700 - 11,059 Rentable SF

[Click here for a virtual tour](#)

Suite 746 - 4,201 Rentable SF



**SEVENTH FLOOR**  
1" = 20'



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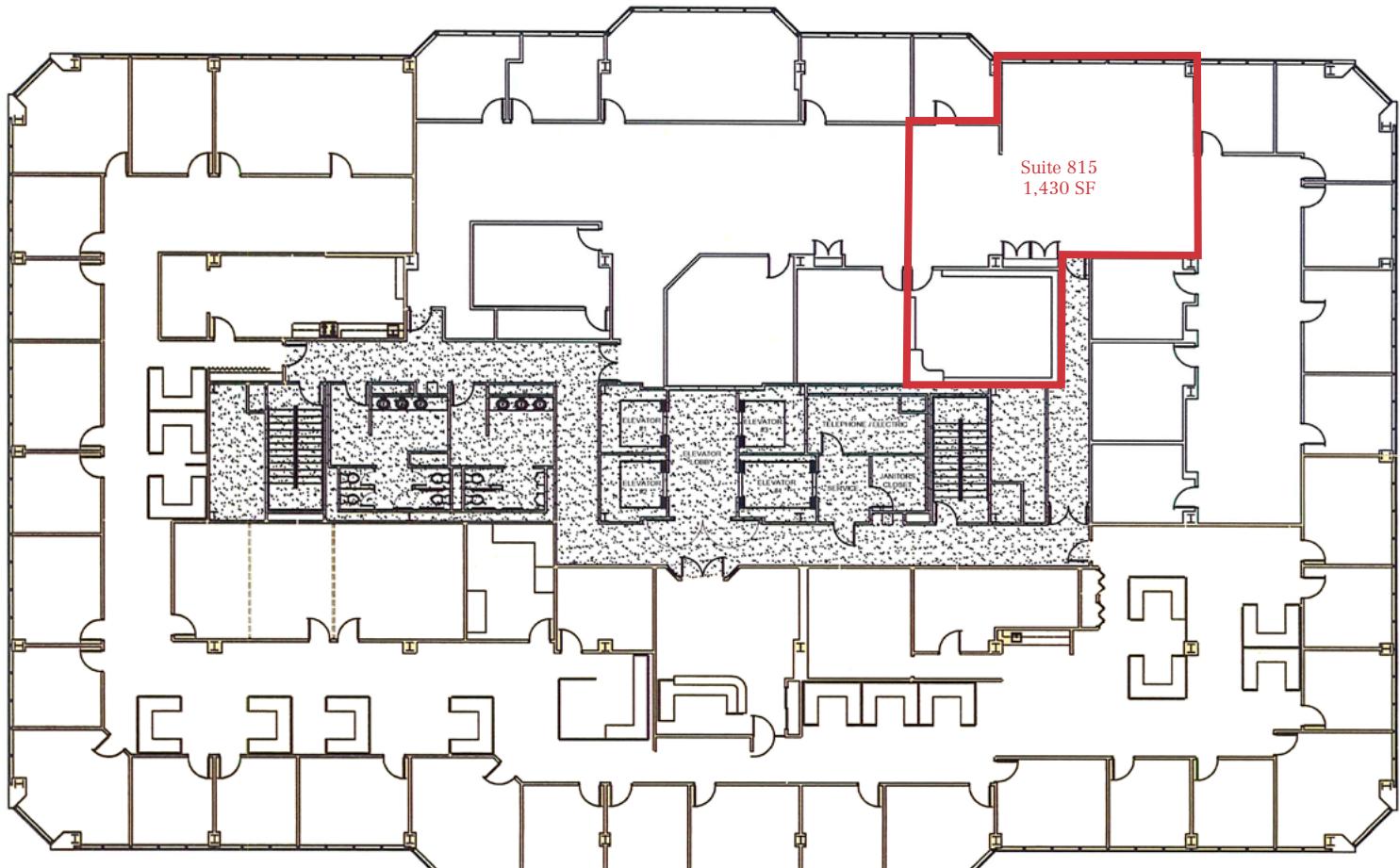
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Suite 815 - 1,430 Rentable SF



**EIGHTH FLOOR**  
1" = 20'



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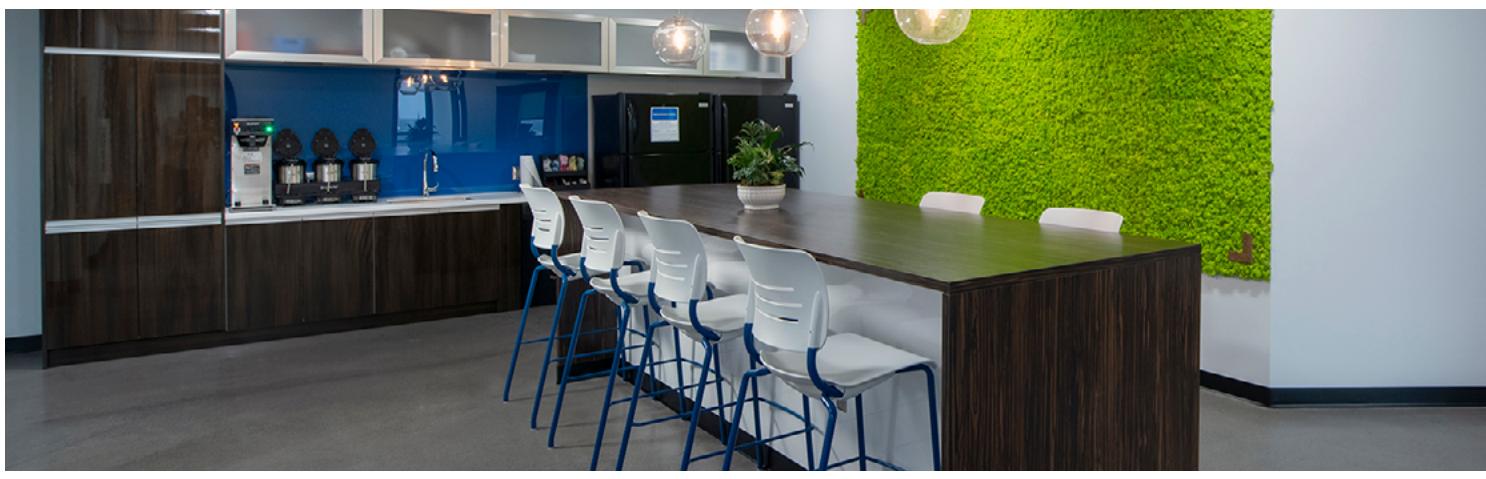
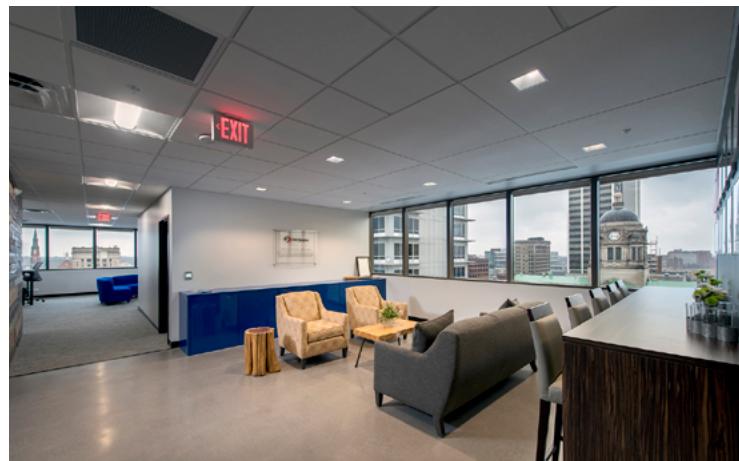
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## Current Tenant Photos



\*Photos courtesy of BFA Commercial Photography.

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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



**Riverfront**  
FORT WAYNE  
Always moving.

**PROMENADE PARK**



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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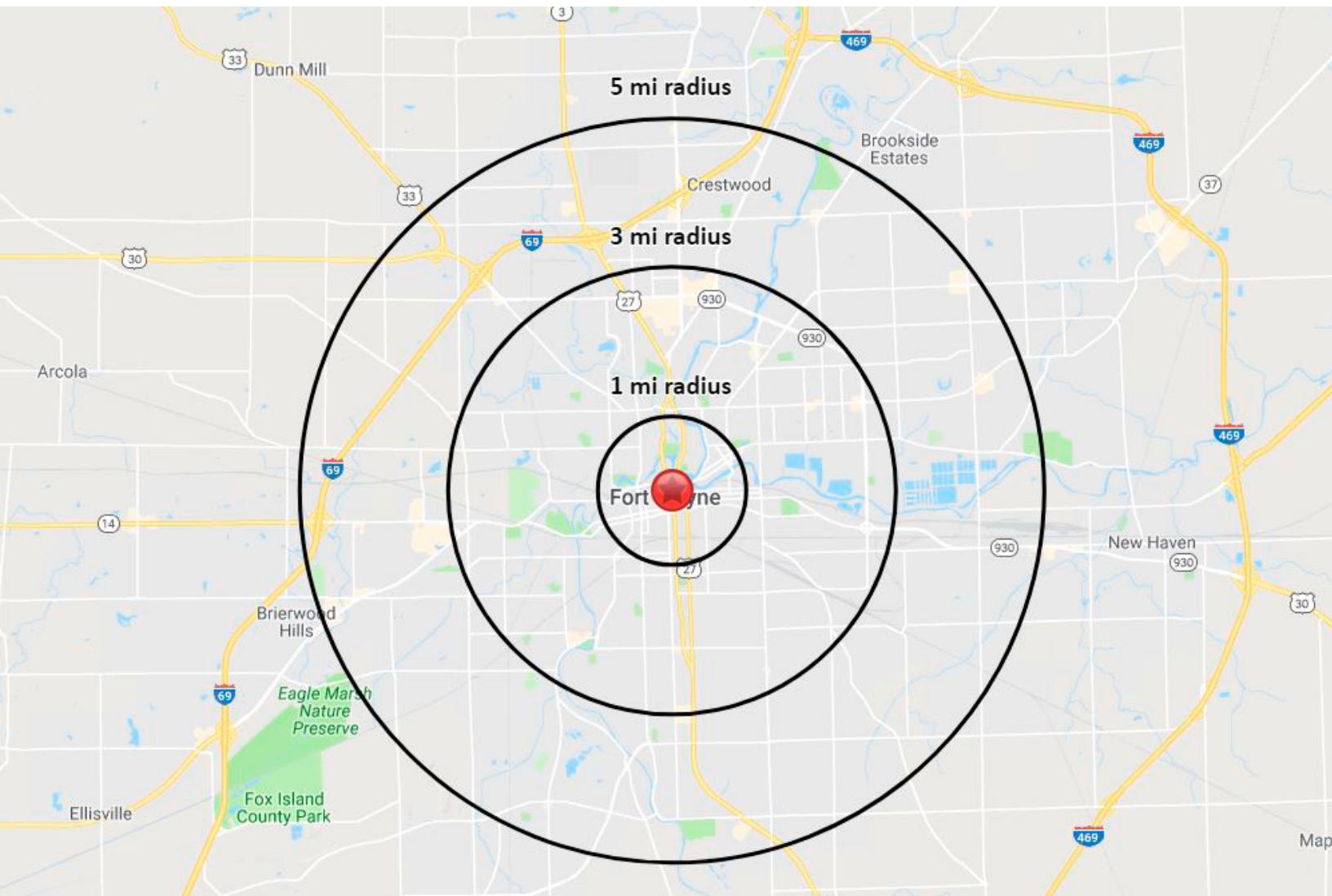
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,982	93,157	182,093
NUMBER OF HOUSEHOLDS	6,240	36,716	73,725
AVERAGE HOUSEHOLD INCOME	\$47,398	\$51,755	\$55,406
MEDIAN HOME VALUE	\$83,641	\$89,954	\$104,456
TRAFFIC COUNT	E. Main Street		11,908 VPD

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