

The Landing

126 West Columbia Street
Fort Wayne, IN 46802



OFFICE

FOR LEASE

Office For Lease in Popular Urban District

Suites are on the third and fourth floors above Nawa in The Landing District, a lively, walkable area on Columbia Street in downtown Fort Wayne. The district includes nearly 100 apartments, 80,000+ SF of commercial space, and will soon expand with The Exchange, a six story building adding 40 residential units and ground-floor retail space.

Property Highlights

- ▶ Suite 300 - 3,948 SF
 - ▷ Exposed brick, excellent daylight, original timbers
- ▶ Suite 400 - 3,995 SF
 - ▷ High ceilings with skylights
- ▶ Located adjacent to new development
- ▶ Popular walkable downtown district
 - ▷ Join Mercado, Nawa, Marquee, Bru Burger Bar, Dana's, and others at The Landing
- ▶ **FOR LEASE: \$18.00/SF/Yr Modified Gross**

NEAL BOWMAN, SIOR

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260 424 8448
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Map data ©2025 Google, Maxar Technologies

Excellent Location

The Landing is full of boutique retailers, popular restaurants, and office users, including but not limited to:

- | | | |
|-----------------------------------|--------------------------------------|----------------------------|
| 1. The Exchange (new development) | 6. Summit City Vintage | 11. Mercado |
| 2. Nawa | 7. Discover Yoga | 12. Marquee at the Landing |
| 3. Paper Mill at The Landing | 8. Grinsfelder Associates Architects | 13. Blue Bottle Shop |
| 4. BRU Burger Bar | 9. Urban Hippy | 14. Dana's |
| 5. Jeffrey Benjamin Hair | 10. Papi's Pizza | 15. Night Train |

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New Development - The Landing Exchange



Rendering courtesy of The Model Group

The Landing Exchange is the third phase of The Landing's revitalization effort. It will be a six-story \$20 million housing development on the northwest corner of Harrison and Columbia Streets, which is currently a surface parking lot. It is directly adjacent to the available office suites.

Forty new housing units will be created, with 20% of the units being considered affordable housing. There will also be two ground-floor commercial spaces.

Parking in Downtown Fort Wayne



Map courtesy of Visit Fort Wayne

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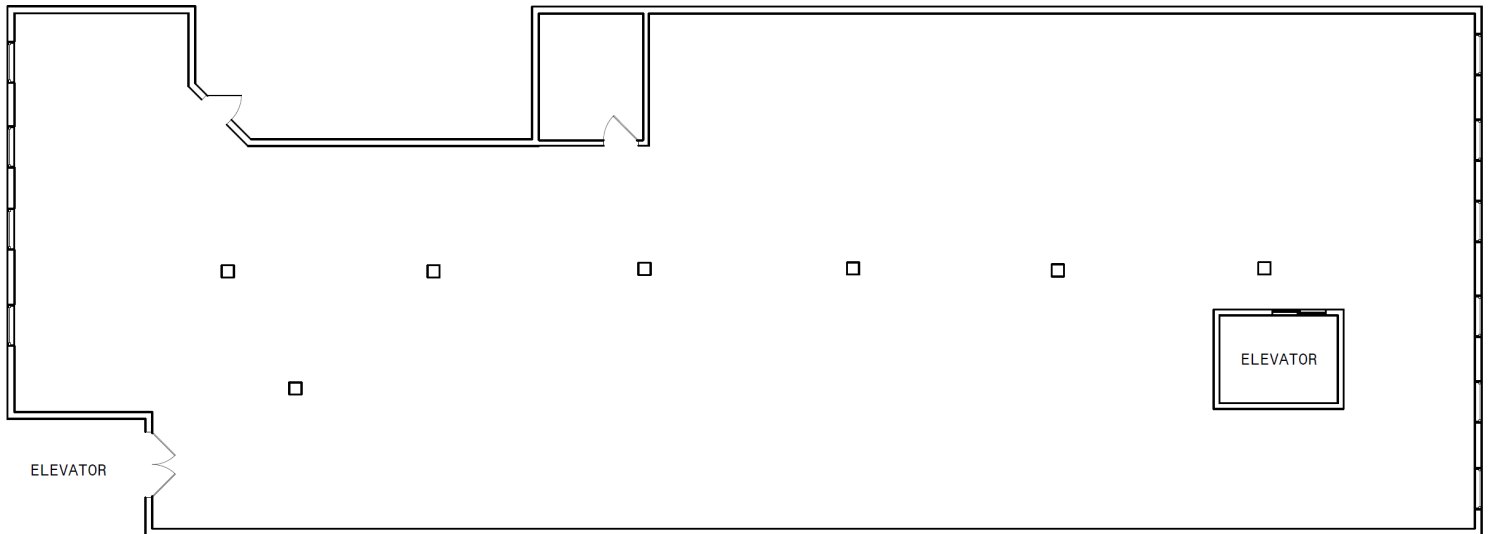
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Suite 300 - 3,948 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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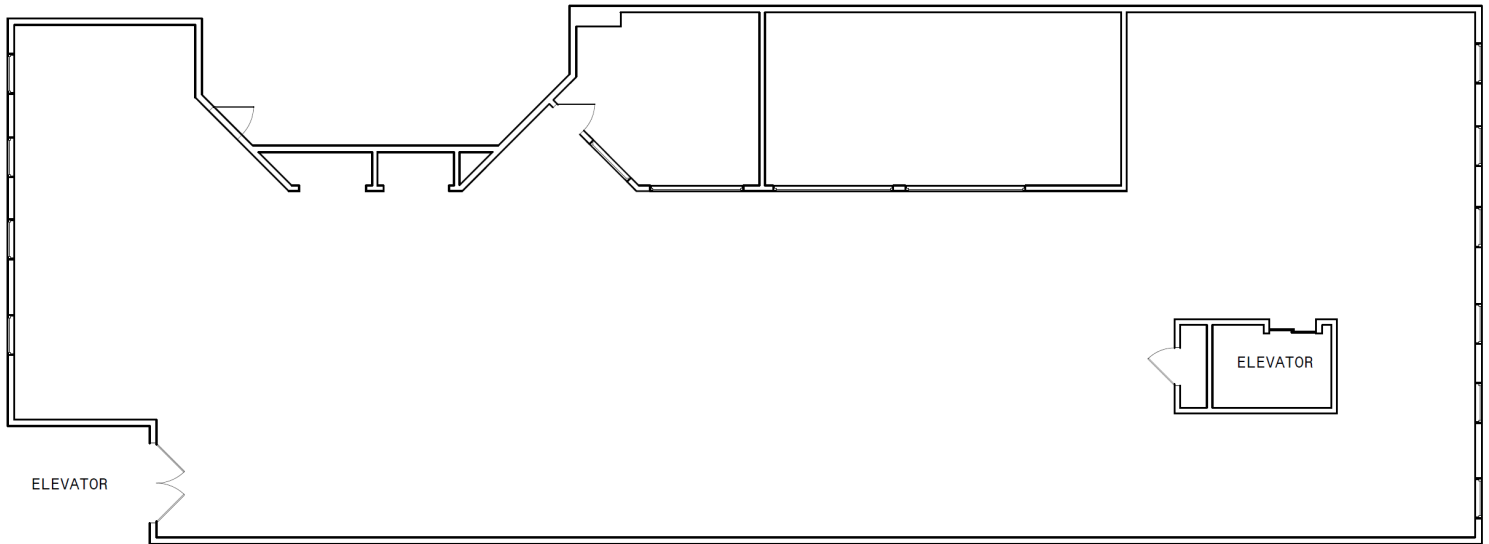
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Suite 400 - 3,995 SF



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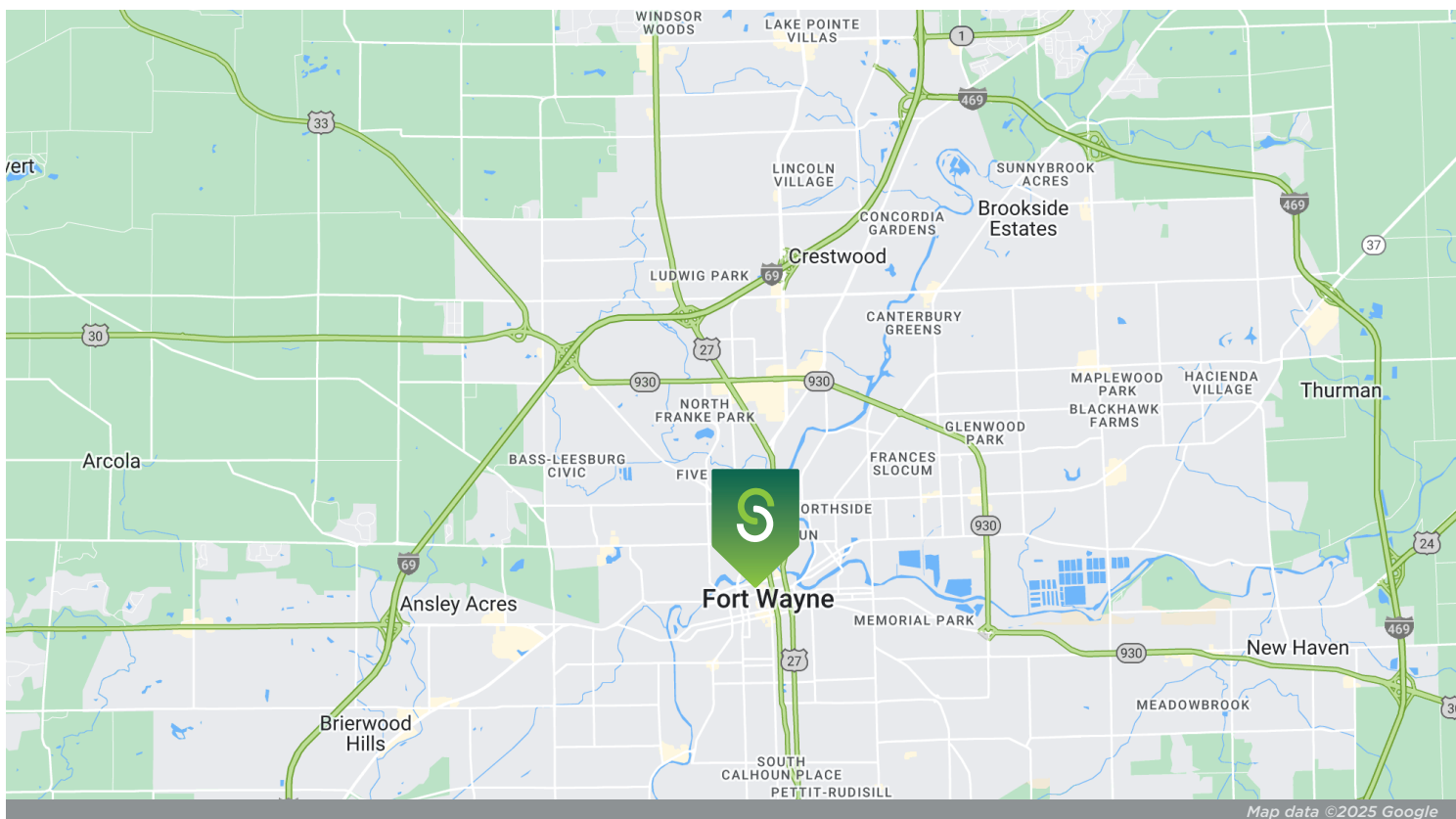
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PROPERTY INFORMATION

Address	126 W Columbia St
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-506-002.000-074



LEASE INFORMATION

Lease Rate & Type	\$18.00/SF/Yr Modified Gross
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	22,000 SF	
Total Available	7,943 RSF	
Max Contiguous	7,943 RSF	
Units Available	RSF	Monthly Rate
• 300	3,948	\$5,922.00
• 400	3,995	\$5,992.50
• 300 & 400	7,943	\$11,984.50

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Two office suites for lease above Nawa
- Directly adjacent to recently announced development

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	1880
# of Stories	4
Construction Type	Wood frame/brick wrap
Roof	TPO
Heating	Split system
A/C	Split system
Sprinkler	No
ADA Compliant	Yes
Elevators	Yes - 1
Signage	Directional, building

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



2nd
Largest City
in Indiana

#1
Best Place
to Move
(Reader's Digest,
2022)



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



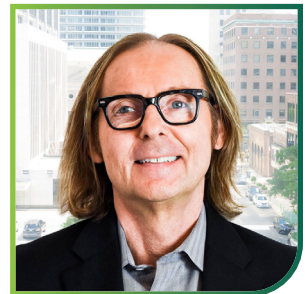
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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NexusFW.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.