

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

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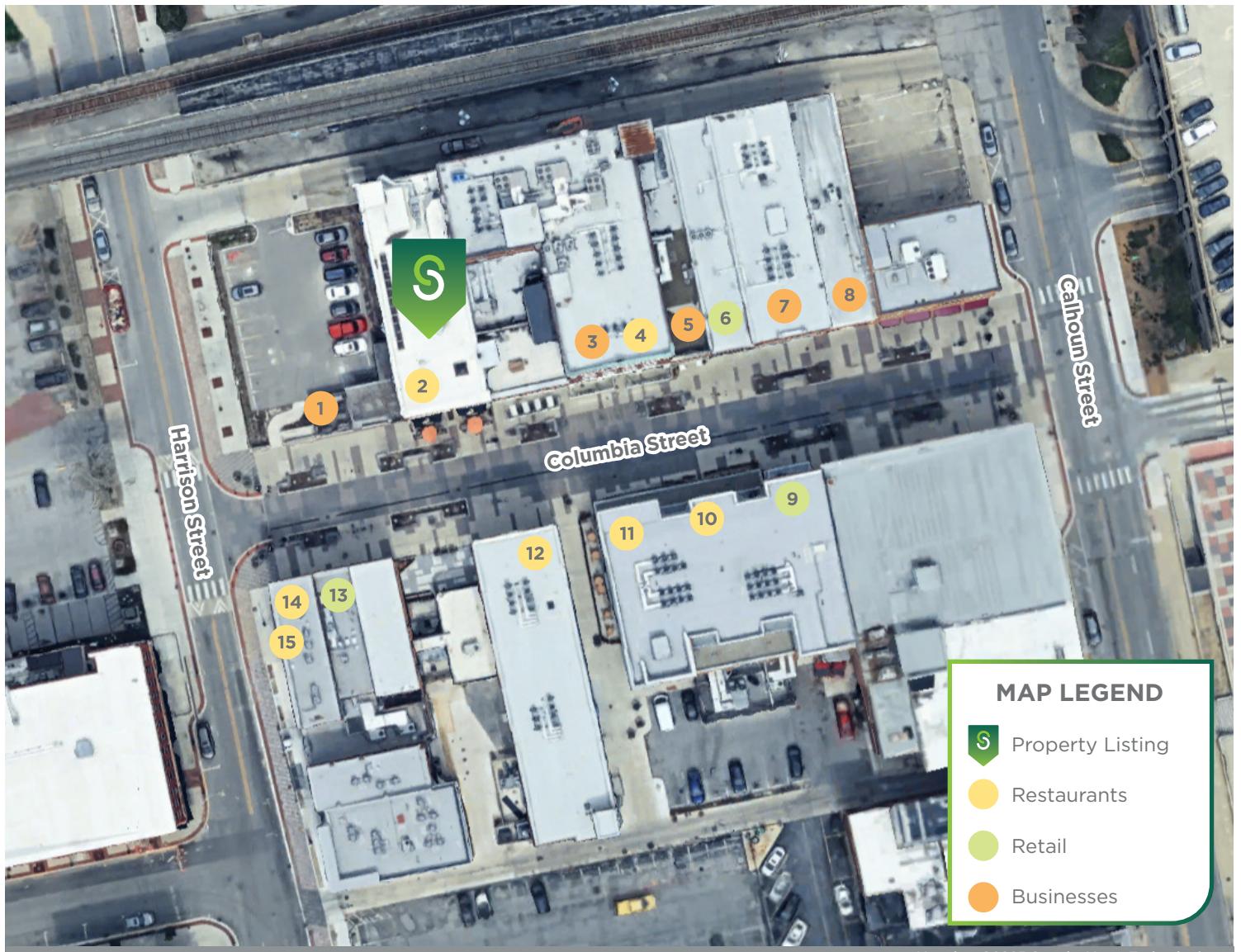
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## Excellent Location

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 Hippie	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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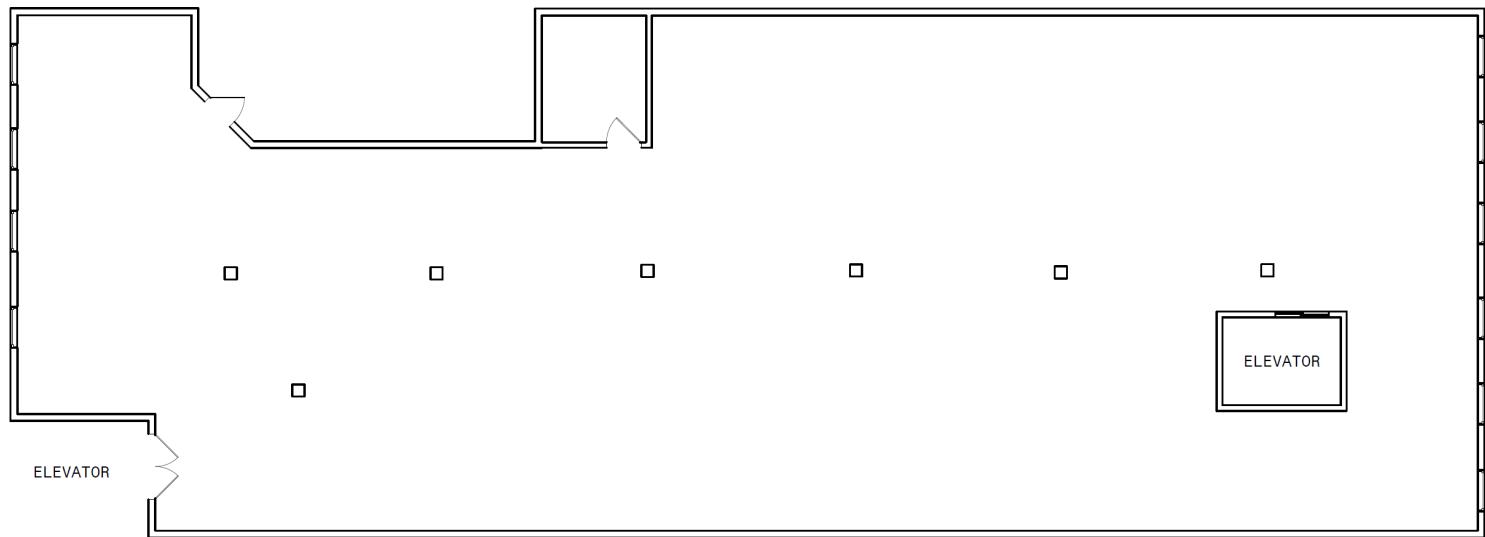
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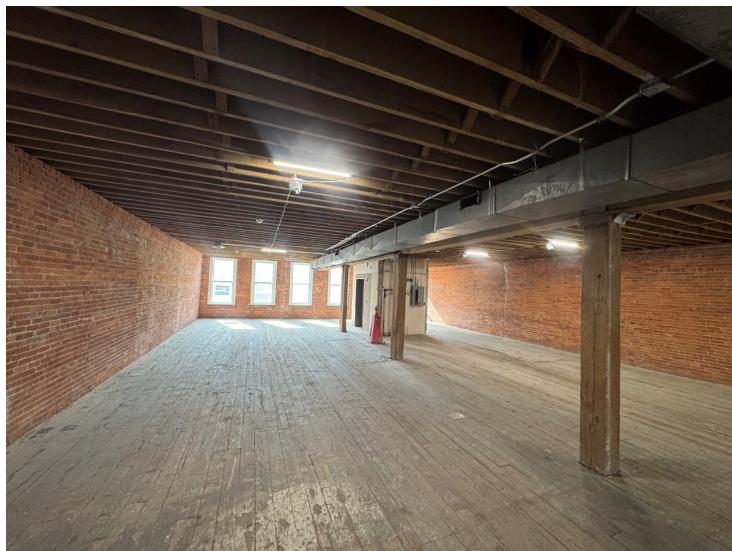


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**Suite 300 - 3,948 SF**



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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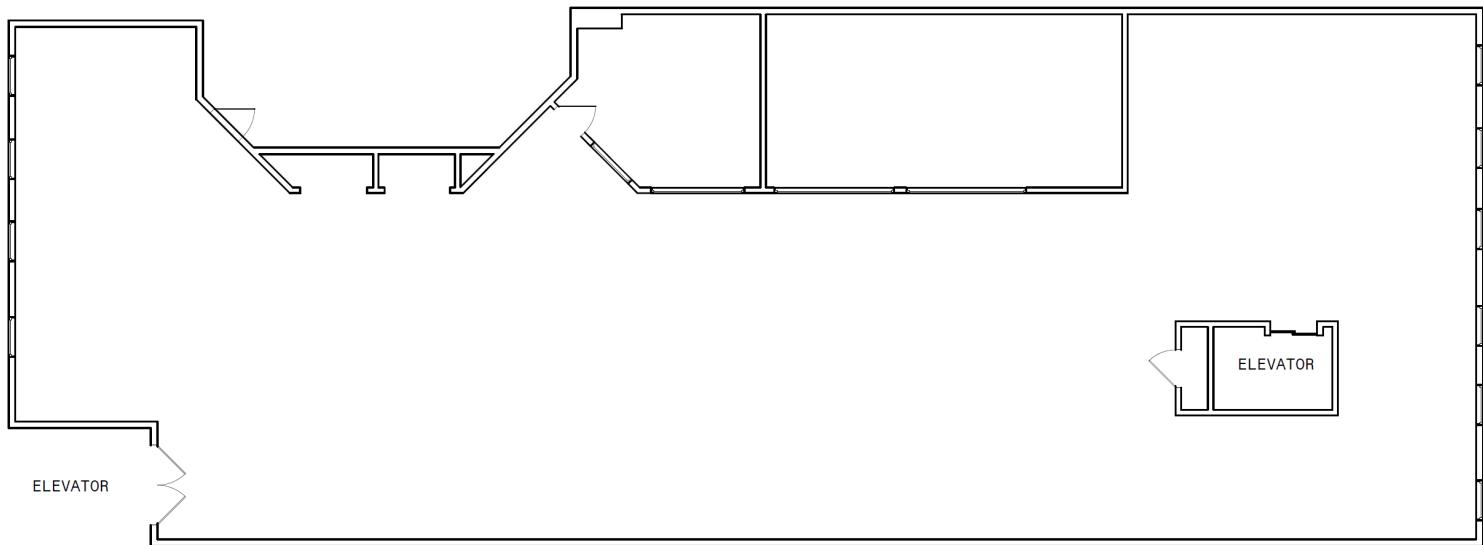
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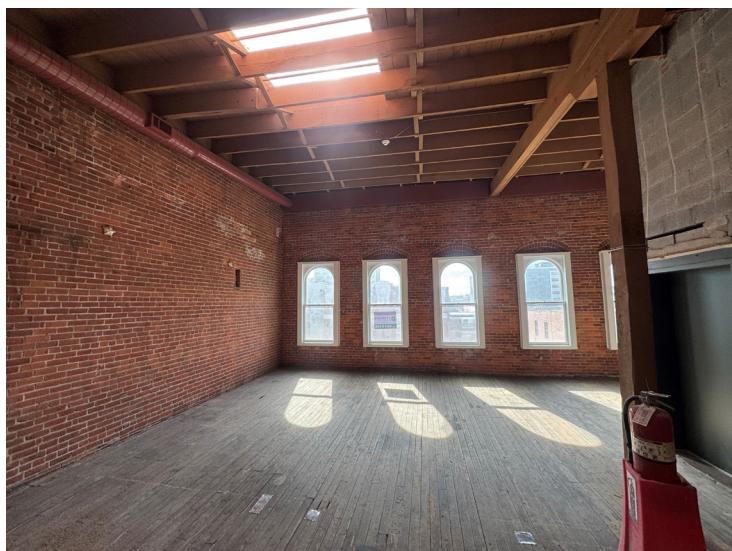


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**Suite 400 - 3,995 SF**



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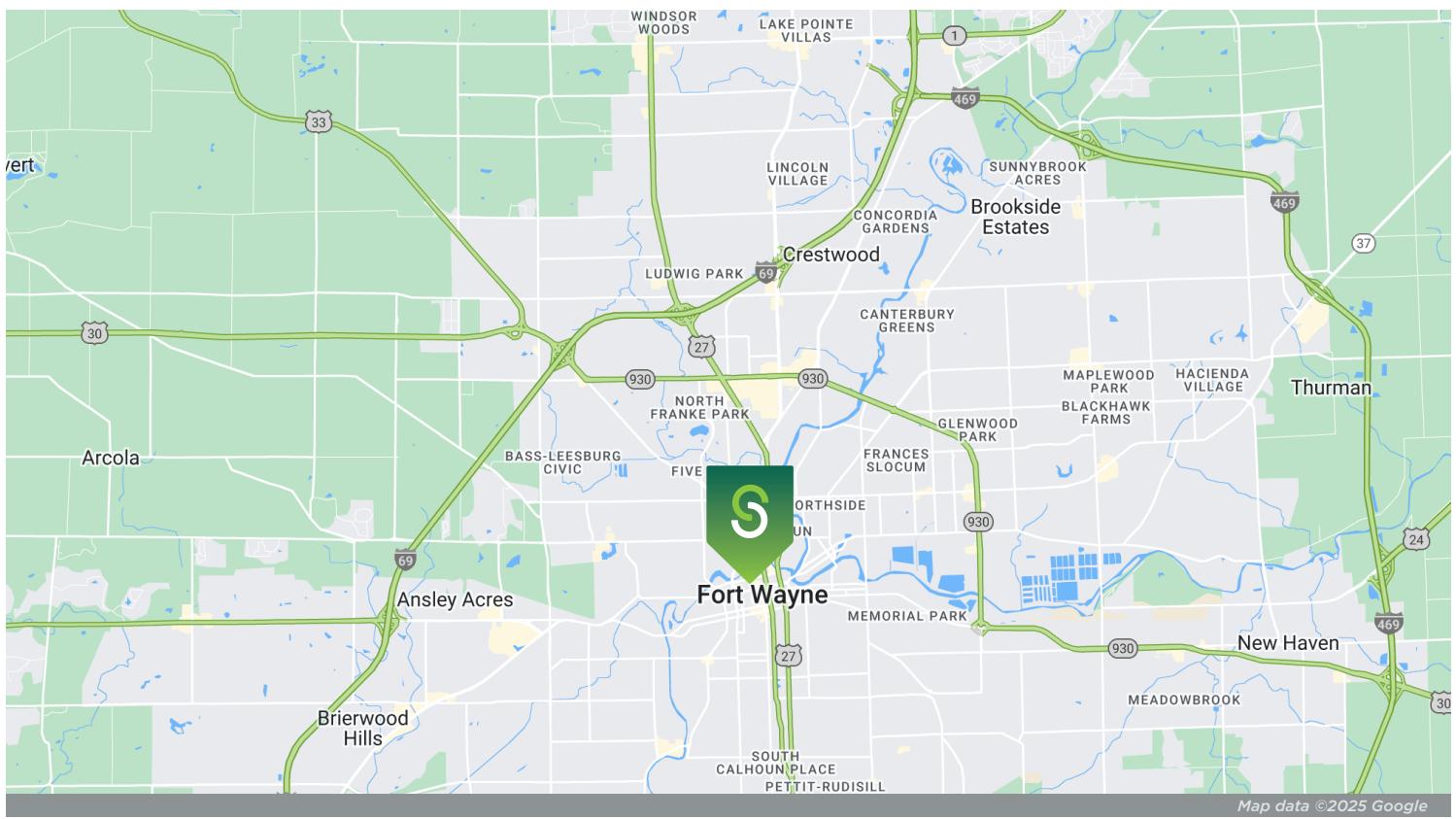
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## The Landing

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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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## WHY INVEST IN FORT WAYNE?



### 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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

#1

Best Place  
to Move

(Reader's Digest,  
2022)



FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL

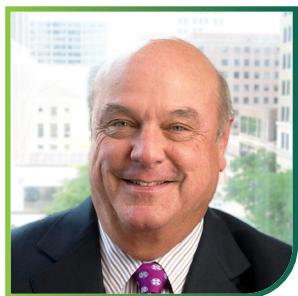
7+

Million  
Visitors  
Annually



KOMETS HOCKEY AT  
MEMORIAL COLISEUM

## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



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Brokerage Associate

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://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.

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### Nexus Technology Partners

260 425 2096

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Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### TI Source Project Management

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[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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260 426 9800

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