



Wells Street Flex Space

1241 North Wells Street
Fort Wayne, IN 46808



Wells Street Corridor Flex Space For Lease

1241 Wells Street is a flexible 4,692 SF space featuring 1,228 SF of warehouse with a half-dock and versatile office/retail area. The property offers dedicated off-street parking, accessible from Wells Street and 2nd Street. The building was renovated in 2017, and it offers excellent visibility on a major corridor that will see significant redevelopment in the near future.

Property Highlights

- ▶ Next to recently announced redevelopment
 - ▶ The Eddy - 225 apartments, 900 space parking garage, and over 60,000 SF of retail and office space
- ▶ Flex space on popular Wells Street Corridor
- ▶ Off-street parking
- ▶ 3,464 SF office/retail; 1,228 SF warehouse
- ▶ 1,228 SF warehouse with half-dock
- ▶ **FOR LEASE: \$8.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
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PHILIP HAGEE

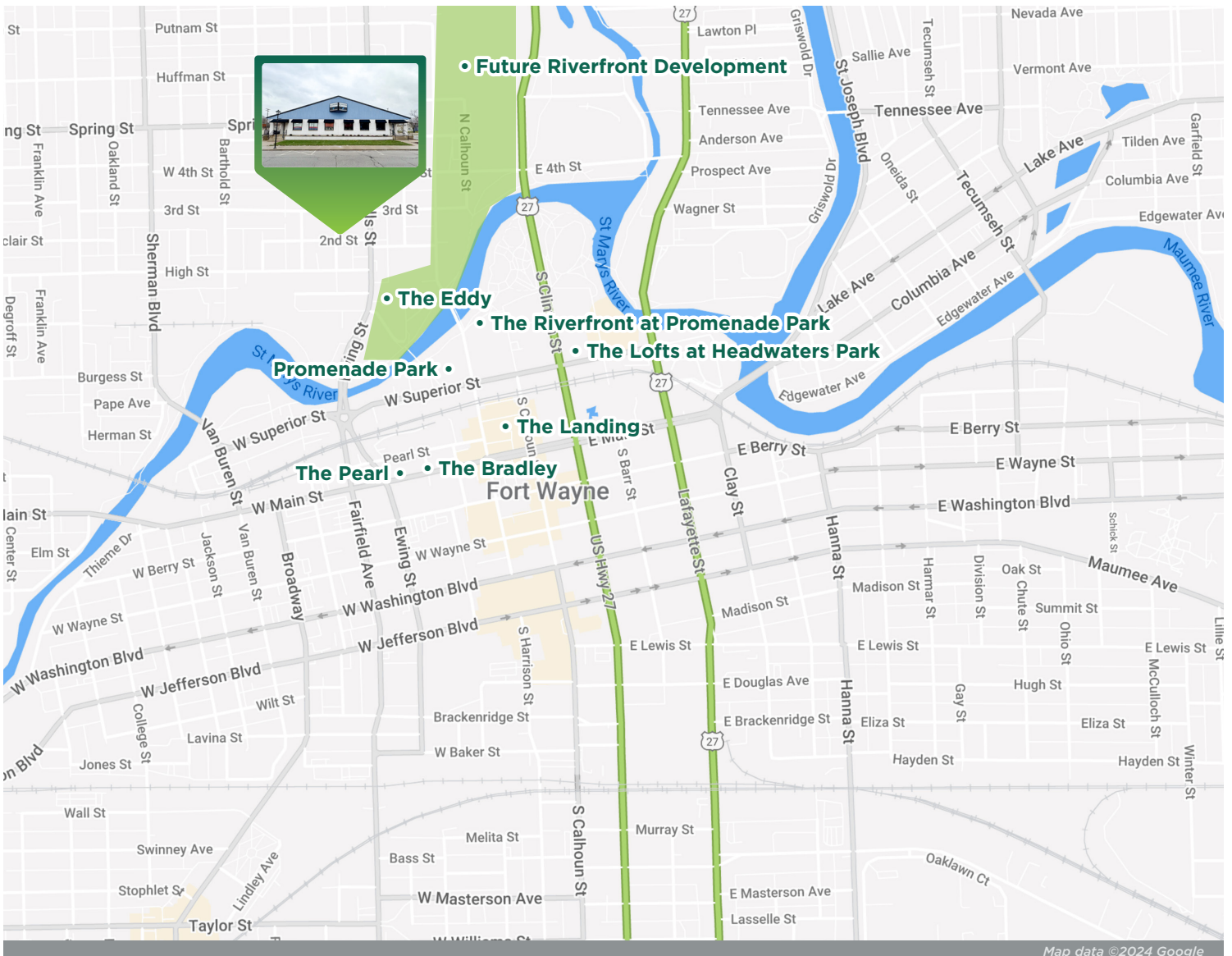
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Excellent Location

The property at 1241 Wells Street is on the south side of the popular Wells Street Corridor, which is filled with many local Fort Wayne retailers and restaurants. It is a historic area that has undergone revitalization efforts to transform it into a vibrant and thriving part of the city. It is located just north of downtown Fort Wayne and is known for its historical significance, cultural attractions, and ongoing redevelopment initiatives.

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Interiors



Warehouse & Half-Dock Door



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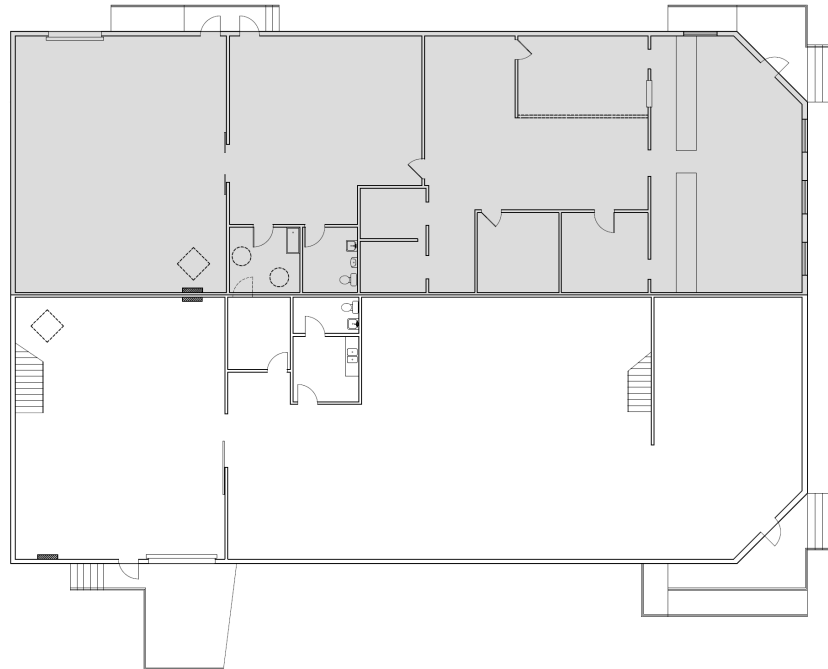


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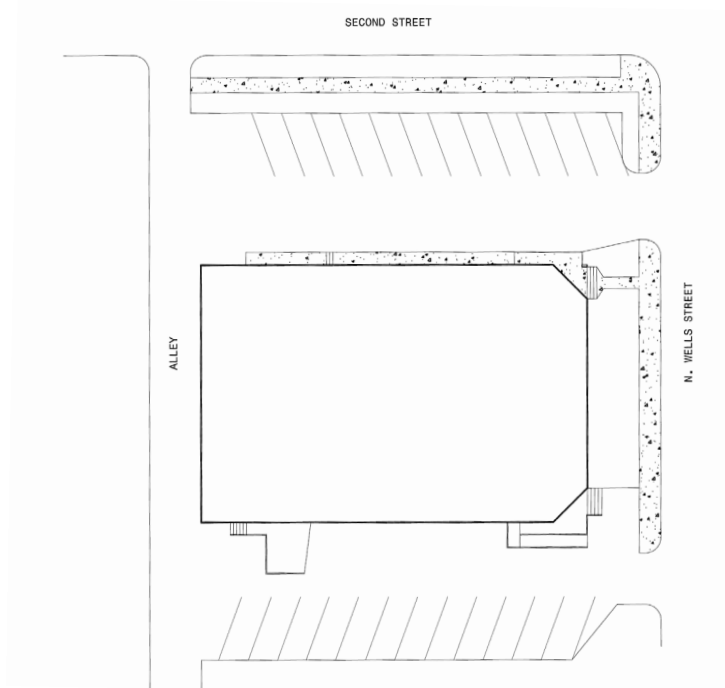
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Floor Plan & Site Plan

Floor plan may not be to scale. Contact broker for more details.



Suite 1241 -
4,692 SF



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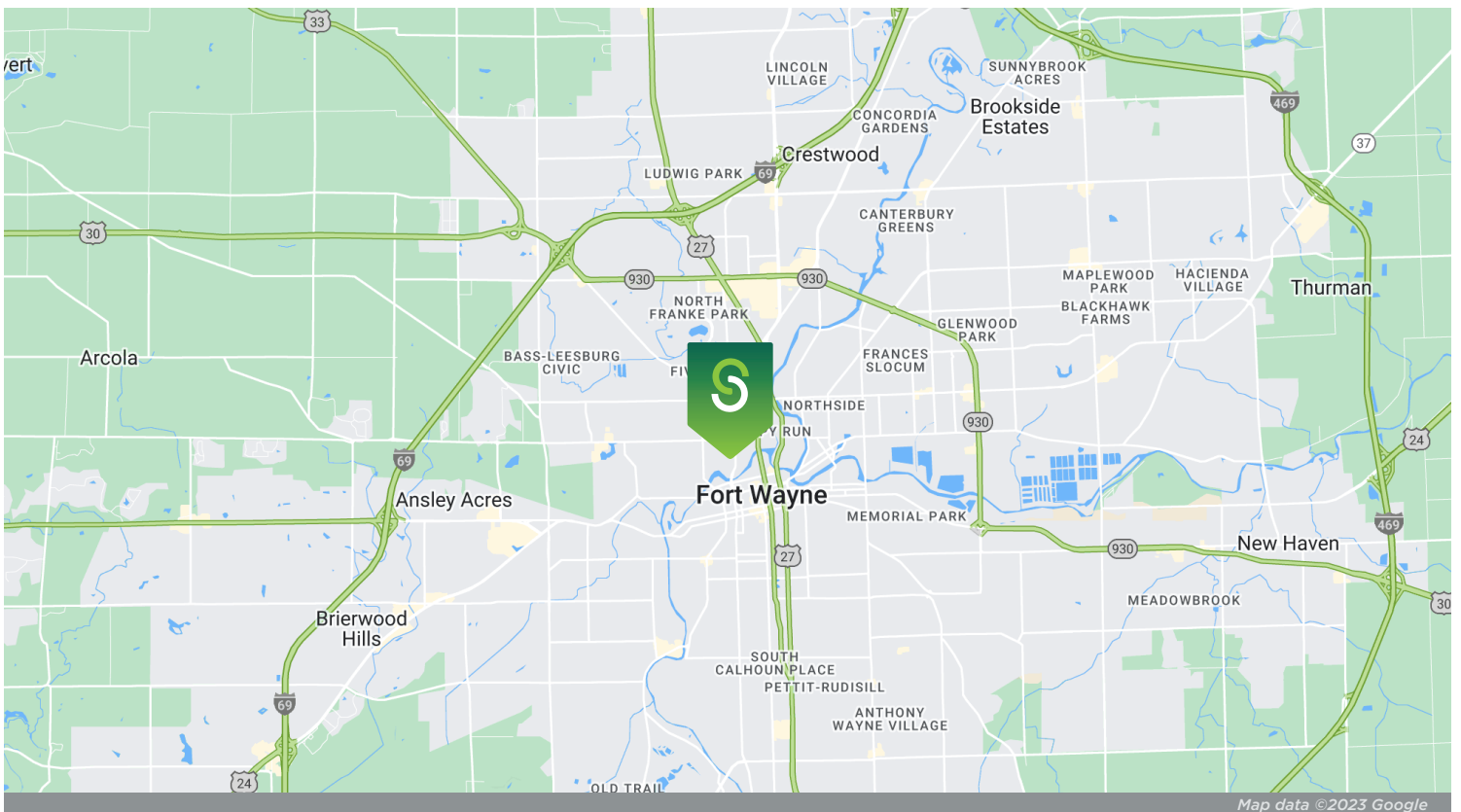
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PROPERTY INFORMATION

Address	1241 North Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-02-132-008.000-074



LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3-year minimum
Availability	Immediate

UTILITIES

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

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building SF	4,692 SF		Total Available	4,692 RSF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks
• 1241	1,228	3,464	\$8.00/SF/Yr	\$3,128	1

BUILDING INFORMATION

Property Type	Industrial, Flex
Year Built	1979
# of Stories	1
Construction Type	Block
Roof	Shingle
Heating	Warehouse - hanging gas, RTU
A/C	RTU
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Building

SITE DATA

Site Acreage	0.51 AC
Zoning	UC - Urban Corridor
Parking	Surface
Interstate	I-69 - 4.3 miles
Flood Zone	None - Reduced flood risk due to levee
Parking Count	14 spaces

ADDITIONAL INFORMATION

- Located within Wells Street Corridor
- 1,228 SF warehouse with half-dock
- Off-street parking

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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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

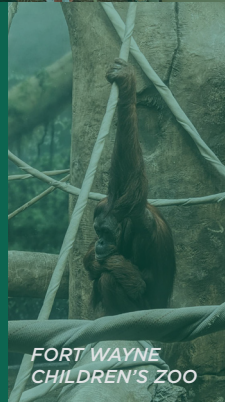
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



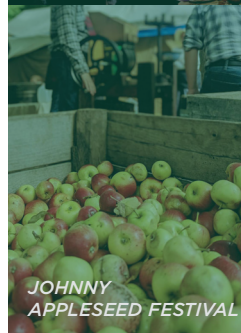
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



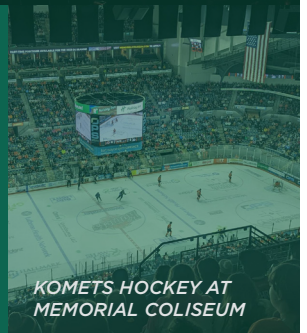
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



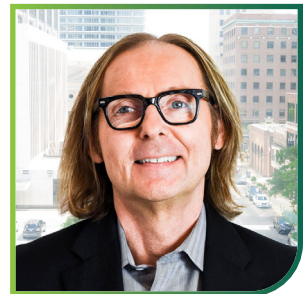
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