

SUBLEASE



OFFICE

127 W. WAYNE ST., THIRD FLOOR



PROPERTY HIGHLIGHTS

- 7,049 SF office space (3rd floor)
- Recently renovated space
- Modern, attractive exposed brick and concrete construction
- Upgraded mechanical systems
- Parking offered by Skyline Tower parking garage
- 14-foot, exposed ceilings
- Located in downtown Fort Wayne's central business district
- NNN = CAM - \$5.57; Ins. - \$0.61; Real Estate Taxes - \$1.96

LEASE RATE **\$14.25 SF/YR (NNN)**

Available SF:	7,049 SF
Sublease Expiration:	11/3/2029
NNN Charges:	\$8.14



BRADLEY COMPANY
127 W. Wayne St., Ste. 400
Fort Wayne, IN 46802
260.423.4311

CONNER CALL
Broker | Market Research Analyst
ccall@bradleyco.com
260.241.6892

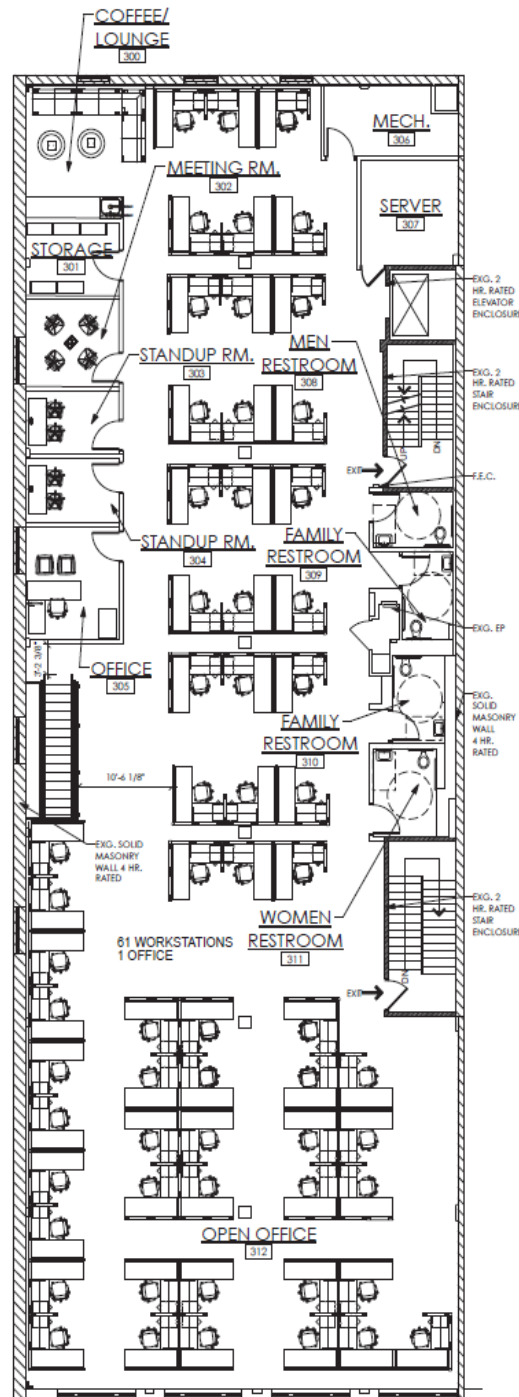


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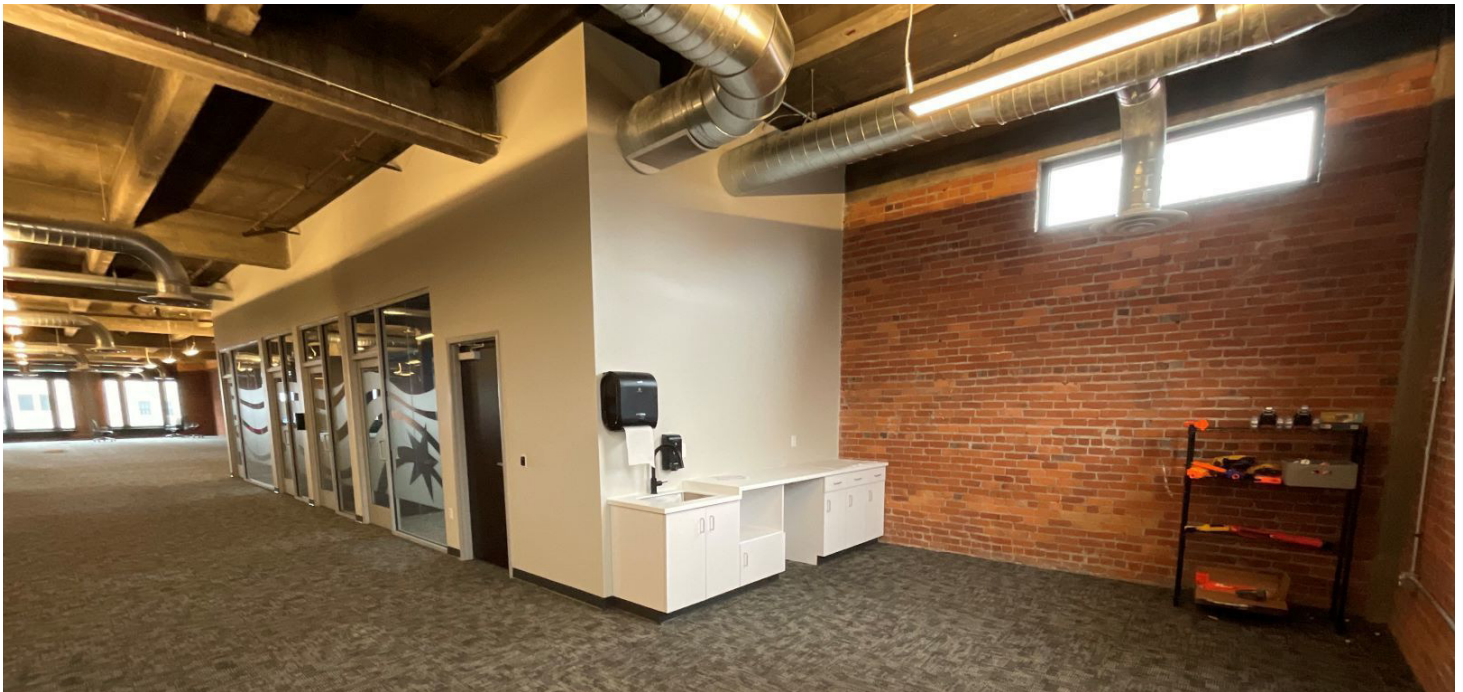
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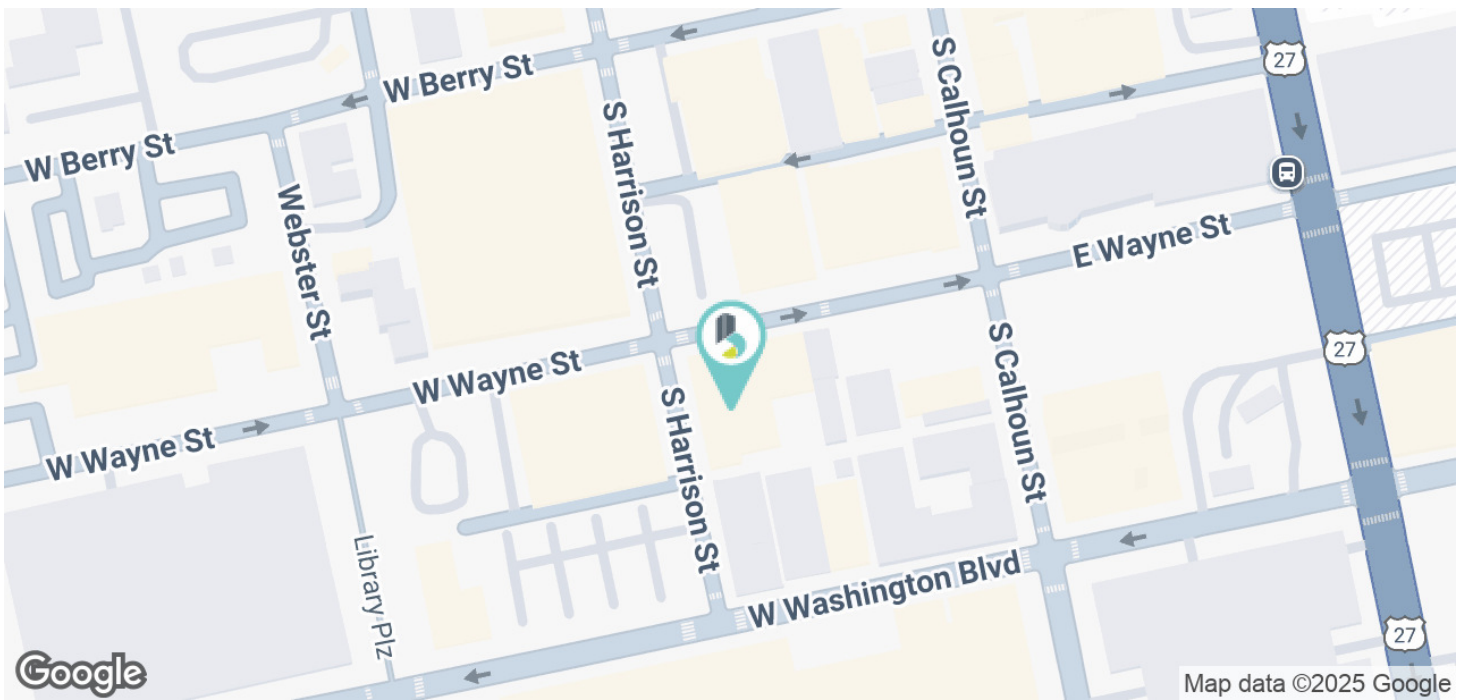
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,929	92,434	177,737
Average Age	37	36	37

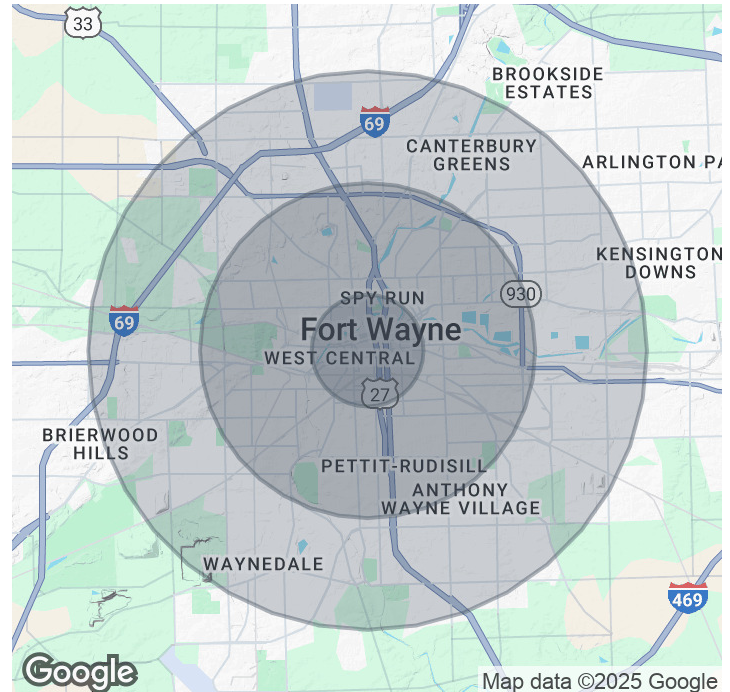
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,791	37,699	72,756
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$56,388	\$60,025	\$65,138

** Demographic data derived from 2020 ACS - US Census*

TRAFFIC COUNT VEHICLES PER DAY

W. Wayne St.	4,695
W. Washington Blvd.	23,805



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