

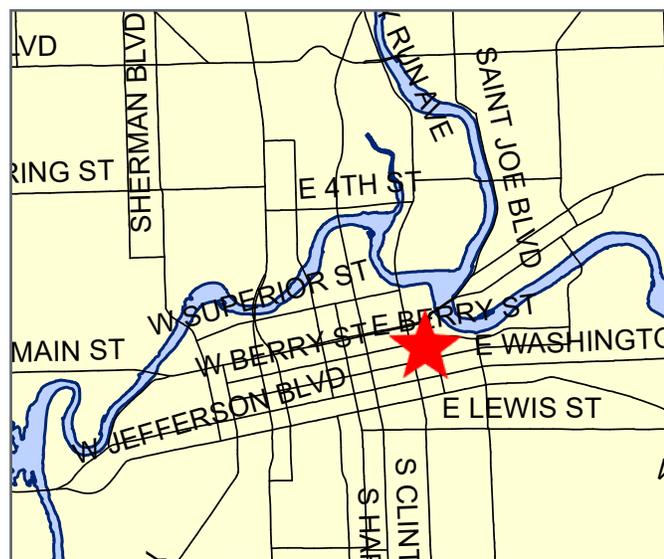


Krieg DeVault Building

505 E. Washington Blvd. | Fort Wayne, IN 46802

Property Features

- 22,458 Rentable SF of office space situated on two floors plus 9,120 SF basement
- Consists of numerous offices, work and storage areas
- Beautiful reception area with kitchenette
- Secure entry system with video monitoring and remote door release
- Elevator serves convenient access to all levels
- Parking onsite with 85 spaces
- Ideal downtown location near major attractions with over 22,000 vehicles passing by per day
- Locally owned and professionally managed



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General Property Information			
Name	Krieg DeVault Building	Parcel Number	02-12-01-312-006.000-074
Address	505 E. Washington Boulevard	Total Building SF	31,578 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.27 AC
County	Allen	Year Built	1912, total remodel in 2010
Township	Wayne	Zoning	DE (downtown edge)
Parking	Paved surface	Parking Spaces	85 spaces

Property Features			
Construction	Masonry	# of Floors	2 plus basement
Roof	Flat	Restrooms	5
Heating	Gas	Central Air	Yes
Other	Elevator		

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4.3 Miles
Water	City of Fort Wayne	Highway	US 27
Sewer	City of Fort Wayne	Distance	0.2 Miles

Sale Information			
Annual Taxes	\$35,169.48	Sale Price	Negotiable
Tax YR / Pay YR	2024/2025	Terms	Cash at closing

Lease Information			
Unit	Rentable SF	Lease Rate	\$15.50/SF/YR NNN
505	22,458 SF (available 11/1/26)		
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.57/SF	Tenant	
CAM	\$3.50/SF	Tenant	
Insurance	\$0.35/SF	Tenant	
Roof/Structure		Landlord	
Utilities	Tenant specific	Tenant	
Total Expenses	\$5.42/SF		

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FIRST FLOOR



Take the  virtual tour!

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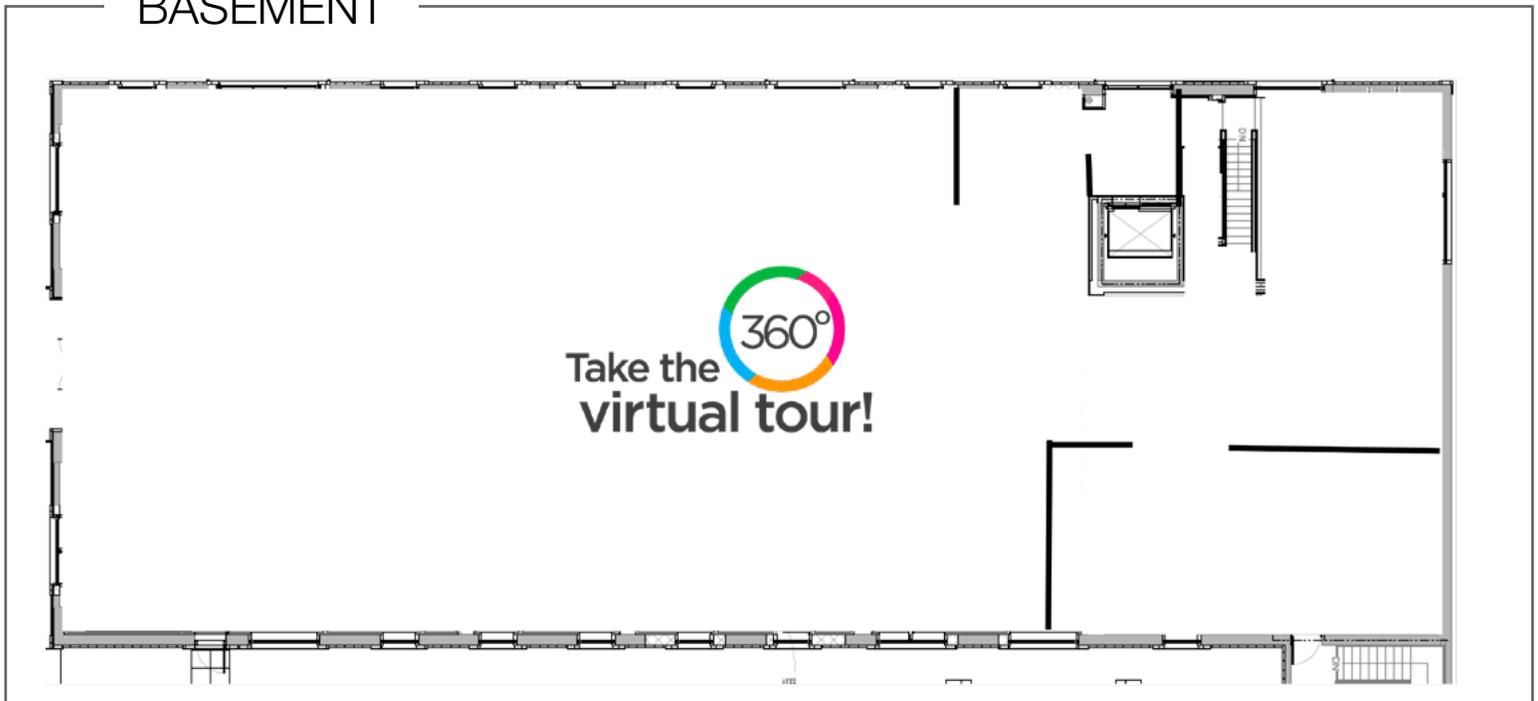
SECOND FLOOR

Take the
virtual tour!



BASEMENT

Take the
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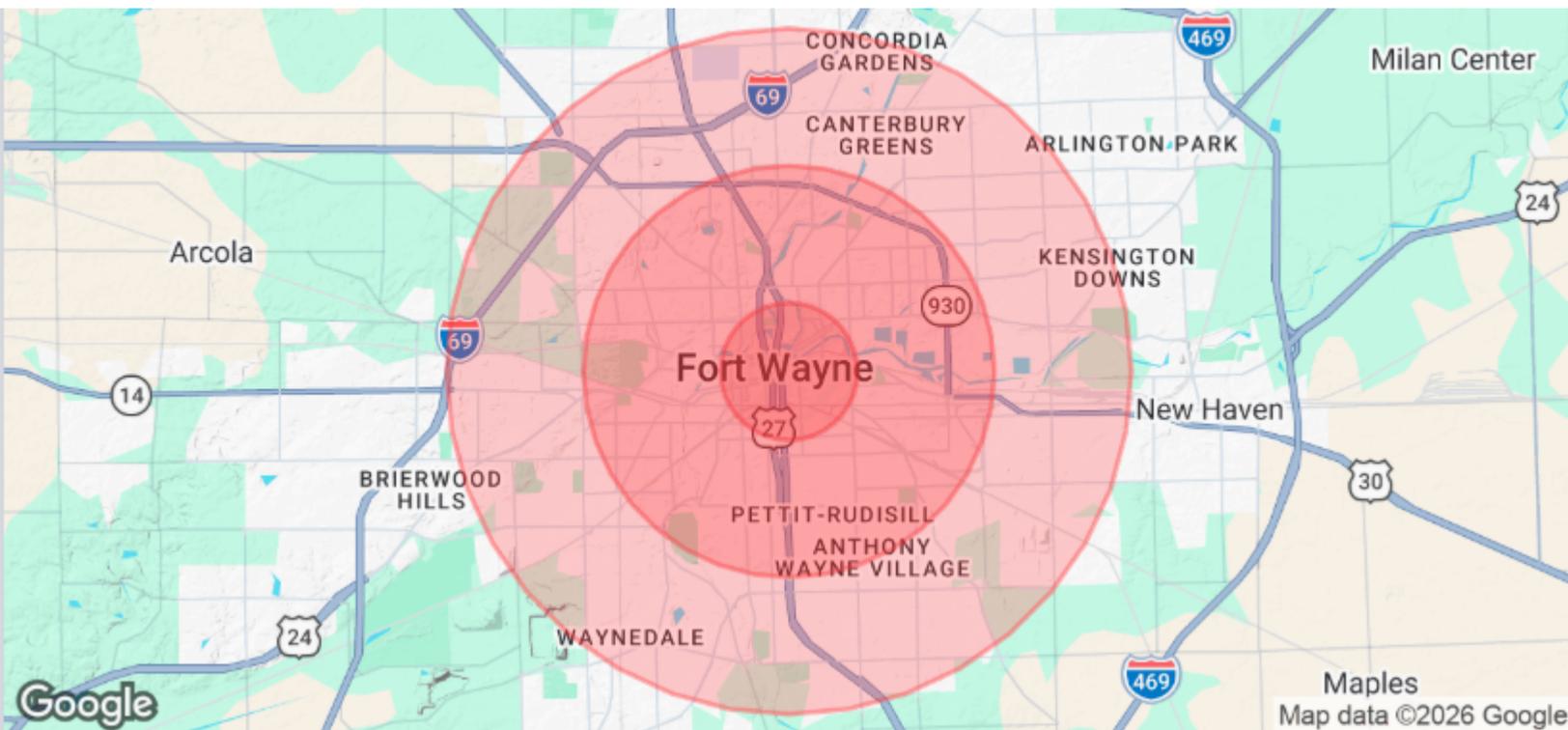
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,747	96,570	193,366
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,251	38,975	79,194
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$53,643	\$60,466	\$65,785
Average House Value	\$146,460	\$138,738	\$155,604

Demographics data derived from AlphaMap

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