



5800 Fairfield Avenue Fort Wayne, IN 46807

Property Features

- This building contains after hours keyed access, elevator, and nine shared restrooms
- Front door parking around the building
- Tenant build-out options available
- Located at intersection of Airport Expressway & Fairfield Avenue 19,835 VPD

BUILDING SIZE: 53,238 SF

AVAILABLE: 552 SF - 2,875 SF

LEASE RATE: \$14.00 PSF FULL SERVICE

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

RACHEL ROMARY
Broker
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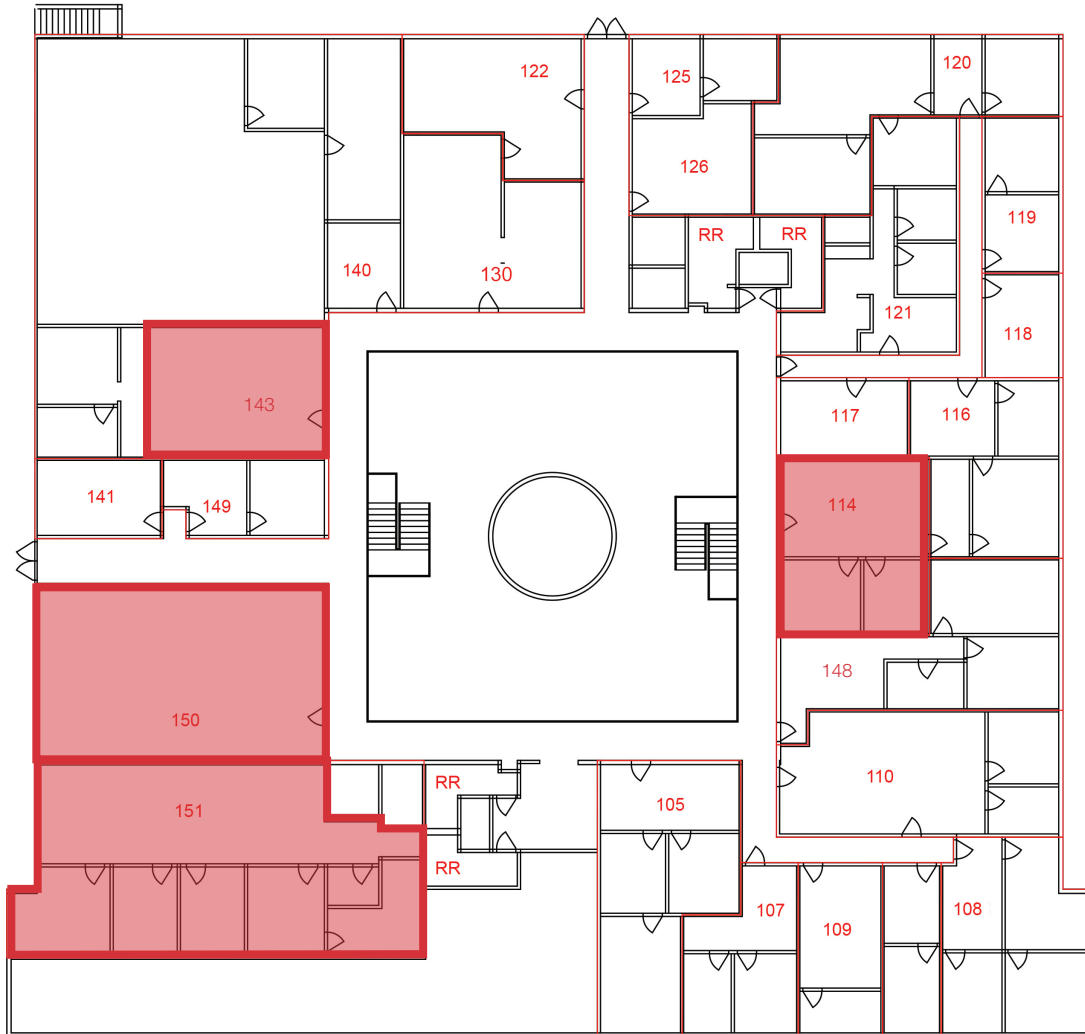
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General Property Information			
Name	Worthman Office Mall	Parcel Number	02-12-26-126-002.000-074 02-12-26-126-001.000-074
Address	5800 Fairfield Avenue	Total Building SF	53,238 SF
City, State, Zip	Fort Wayne, IN 46807	Acreage	2.75
County	Allen	Year Built	1970
Township	Wayne	Zoning	R3
Parking	Asphalt	Parking Spaces	196 +/-
Property Features			
Construction Type	Wood frame	Number of Floors	Two
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	TBD
Electrical	Standard	Restrooms	8 (shared)
Heating	Gas forced air	Central Air	Central Air
Signage	TBD	Ceiling Height	TBD
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-469
Gas	NIPSCO	Distance	Approximately 5 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 27 / Lafayette St.—2 Miles
Lease Information			
Unit	Size	Lease Rate	Lease Type
114	664 SF	\$14.00/SF	Full Service
143	552 SF	\$14.00/SF	Full Service
150	1,692 SF	\$14.00/SF	Full Service
151	1,268 SF	\$14.00/SF	Full Service
200	730 SF	\$14.00/SF	Full Service
217	2,875 SF	\$14.00/SF	Full Service
235	1,520 SF	\$14.00/SF	Full Service

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FIRST FLOOR



UNIT	SIZE
114	664 SF
143	552 SF
150	1,692 SF
151	1,268 SF

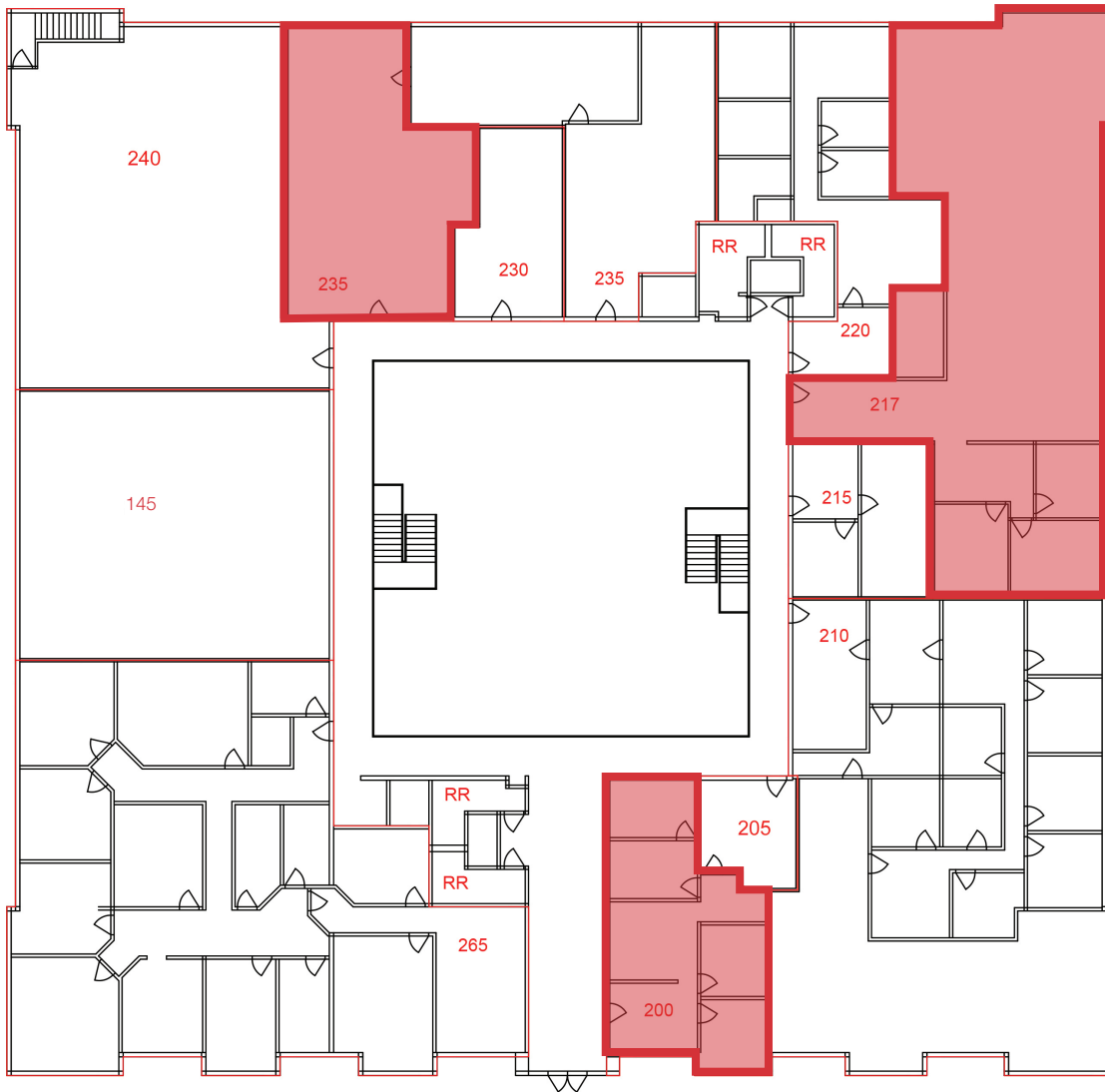
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SECOND FLOOR



UNIT	SIZE
200	730 SF
217	2,875 SF
235	1,520 SF

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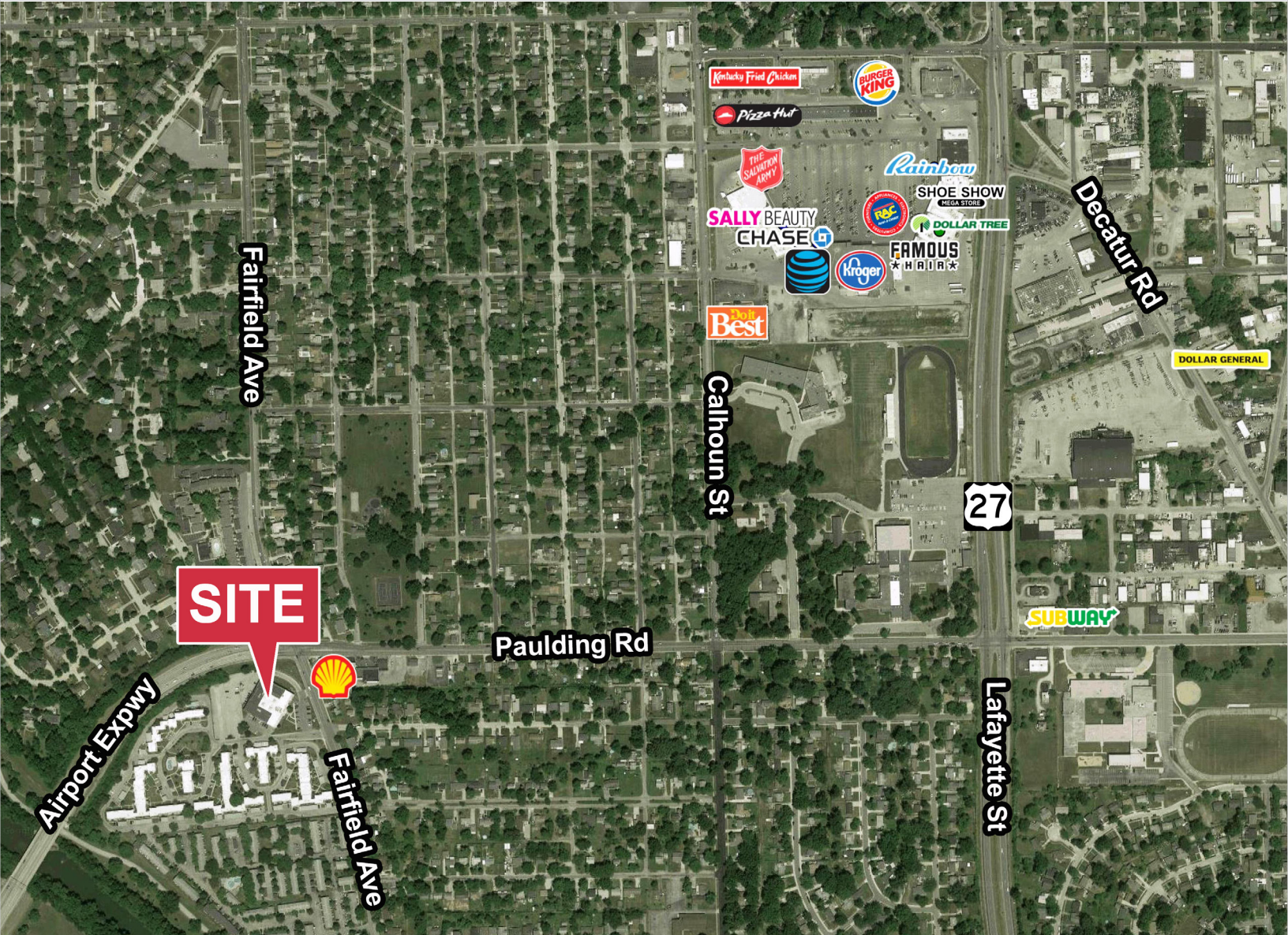
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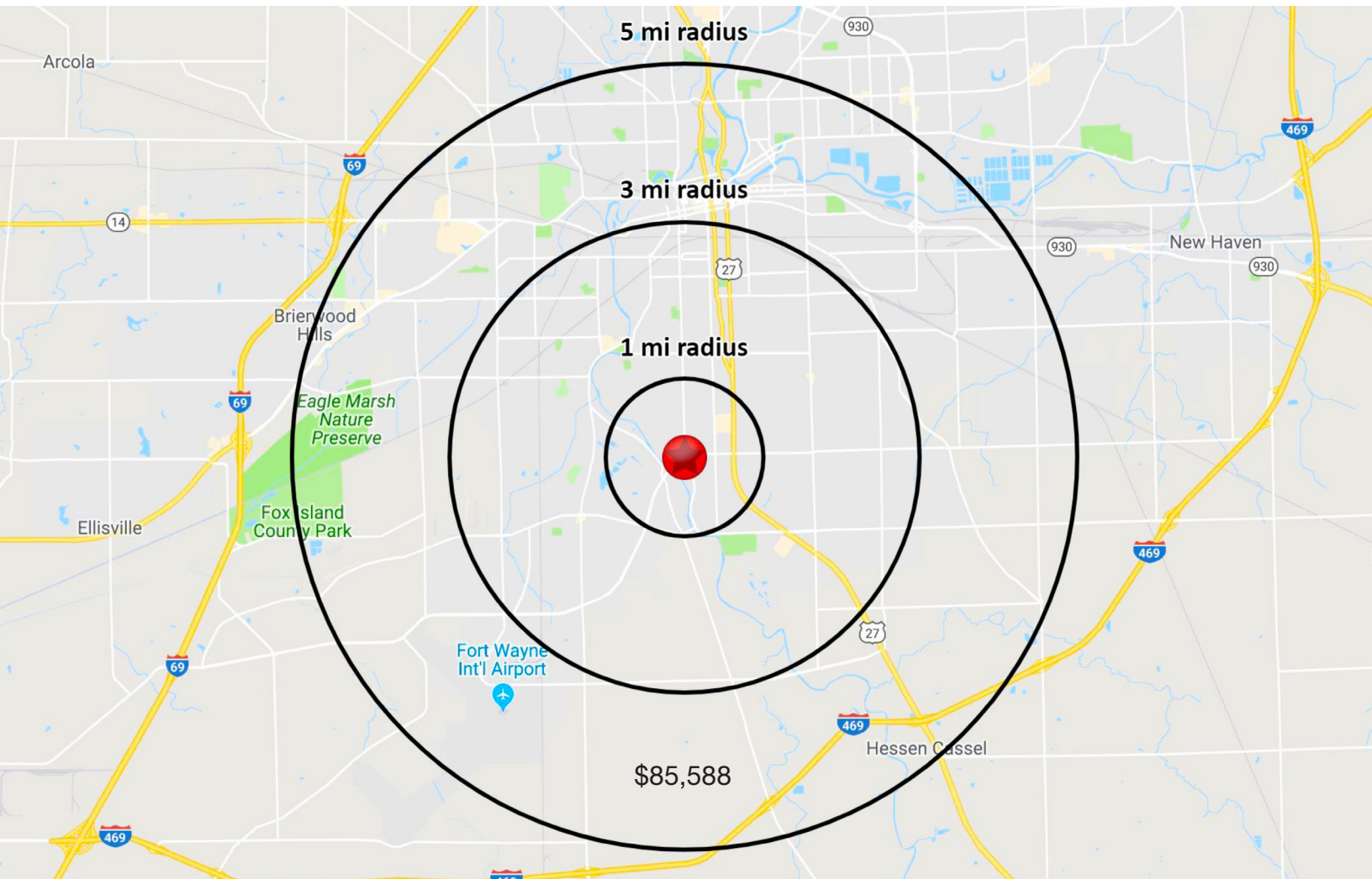


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,456	81,009	132,910
NUMBER OF HOUSEHOLDS	4,229	31,721	53,655
AVERAGE HOUSEHOLD INCOME	\$64,490	\$48,700	\$52,092
MEDIAN HOME VALUE	\$104,765	\$85,588	\$88,973
TRAFFIC COUNT	Airport Expressway		19,835 VPD

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