

Abridge Pointe

1300 S. Clinton St., Fort Wayne IN 46802

Downtown Office Space for Lease

Prepared By:

Whitney Peterson

Broker

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THE SPACE

Location **1300 S. Clinton St., Fort Wayne, IN, 46802**
 COUNTY **Allen**

HIGHLIGHTS

- Excellent Downtown Location
- On Site Parking
- Great Visibility from S. Clinton St. and Calhoun St.
- Build-to-suit Options Available
- Outdoor Courtyard
- Remodeled Lobby
- Up to 95,488 RSF of Contiguous Space



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual) ¹⁵	Lease Type	Notes
LL10	Suite LL10	LL	2,205	\$15	Full Service	
LL20	Suite LL20	LL	1,805	\$15	Full Service	
LL30	Suite LL30	LL	1890	\$15	Full Service	
100	Suite 100	1	7,572	\$20	Modified Gross	This first floor suite is ideal for office or retail. The space has high ceilings, easy access and is directly off our newly remodeled lobby. Space is divisible. Lease rate could fluctuate based on build-out.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual) ¹⁵	Lease Type	Notes
150	Suite 150	1 and LL	9,597	\$20	Modified Gross	Suite 150 includes 9,597 rsf of office or retail space on the first floor and lower level. This suite includes 7,572 rsf on the first floor directly off the newly remodeled lobby with an internal stairwell that leads to an additional 2,025 rsf of space on the lower level. Perfect space for a bank, retail or office user.
200	Suite 200	2	11,614	\$19	Full Service	
240	Suite 240	2	619	\$19	Full Service	
260	Suite 260	2	2,460	\$19	Full Service	
280	Suite 280	2	6,021	\$19	Full Service	
300	Suite 300	3	7,213	\$19	Full Service	
320	Suite 320	3	4,096	\$19	Full Service	
330	Suite 330	3	1,548	\$19	Full Service	
340	Suite 340	3	1,289	\$19	Full Service	
360	Suite 360	3	2,559	\$19	Full Service	
380	Suite 380	3	4,238	\$19	Full Service	
400	Fourth Floor	4	23,872	\$19	Full Service	The 4th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 3, 5 and 6 for a total of 95,488 rsf.
500	Fifth Floor	5	23,872	\$19	Full Service	The 5th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 3, 4 and 6 for a total of 95,488 rsf.
600	Sixth Floor	6	23,872	\$19	Full Service	The 6th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 3, 4 and 5 for a total of 95,488 rsf.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual) ¹⁵	Lease Type	Notes
700	Seventh Floor	7	23,872	\$19	Full Service	The 7th floor consists of 23,872 rsf of move-in ready contiguous space. The suite has 28 private offices, large conference room, two copy/file rooms, and large open work spaces. This floor can be combined with floors 3, 4, 5 and 6 for a total of 95,488 rsf.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,202	96,647	179,490

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$38,121	\$46,503	\$51,864

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,647	37,430	72,352

PROPERTY FEATURES

BUILDING SF	202,952
GLA (SF)	202,952
LAND ACRES	1.79
YEAR BUILT	1976
YEAR RENOVATED	2023
ZONING TYPE	DC - Downtown Core
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	303
ELEVATORS	Four passenger and 1 freight
OVERHEAD DOORS	1 with dock - lower level
CORNER LOCATION	Yes
AMENITIES	Outdoor courtyard, Underground loading facility

NEIGHBORING PROPERTIES

NORTH	Grile Administrative Center
SOUTH	Commercial Buildings
EAST	United State Post Office
WEST	Lincoln Financial Group

TENANT INFORMATION

DATE AVAILABLE	Immediately
LEASE TYPE	Full Service/Modified Gross





Remodeled Lobby East Side



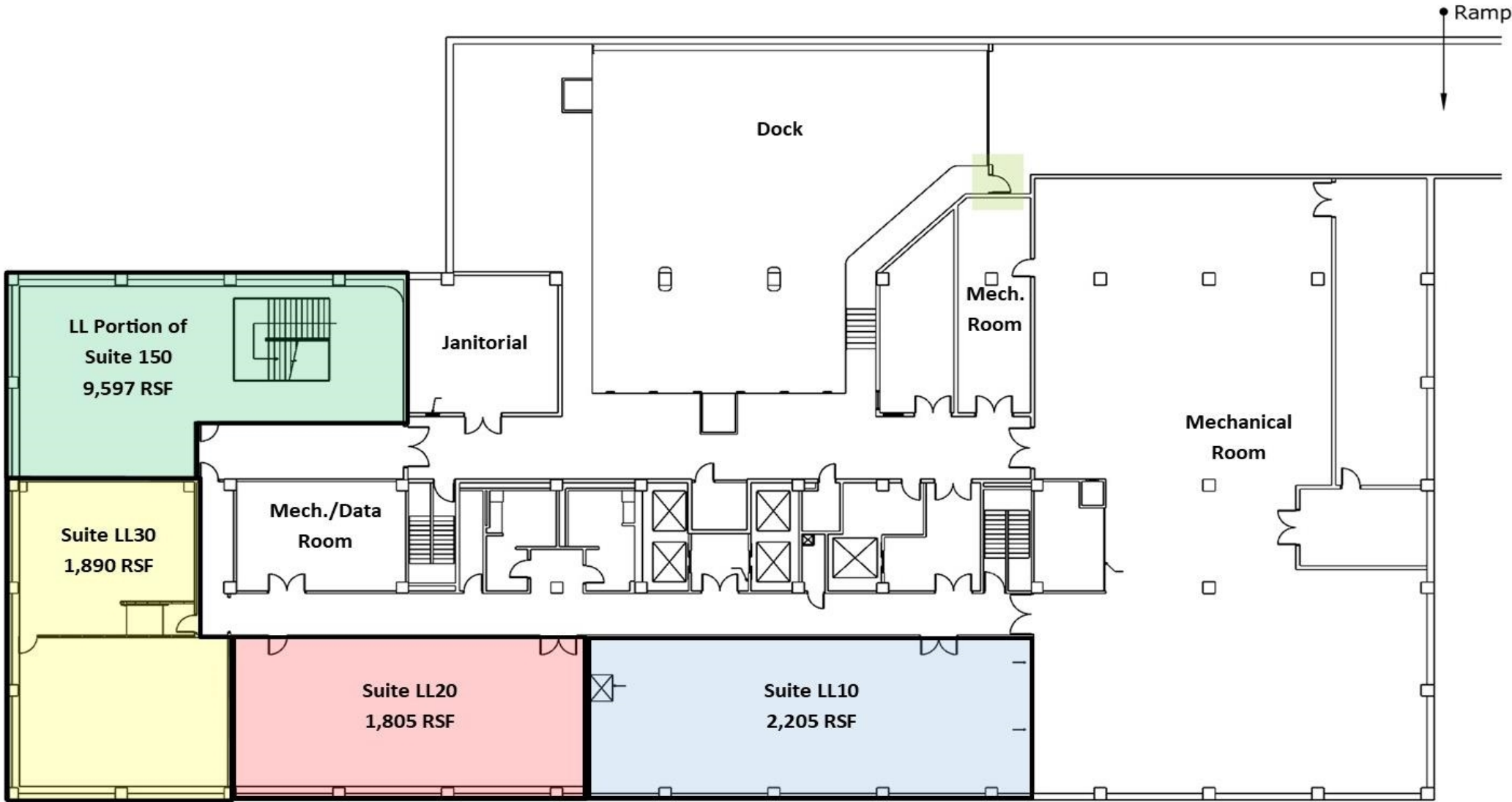
Remodeled Lobby East Side



Remodeled Elevator Lobby



Remodeled Lobby West Side

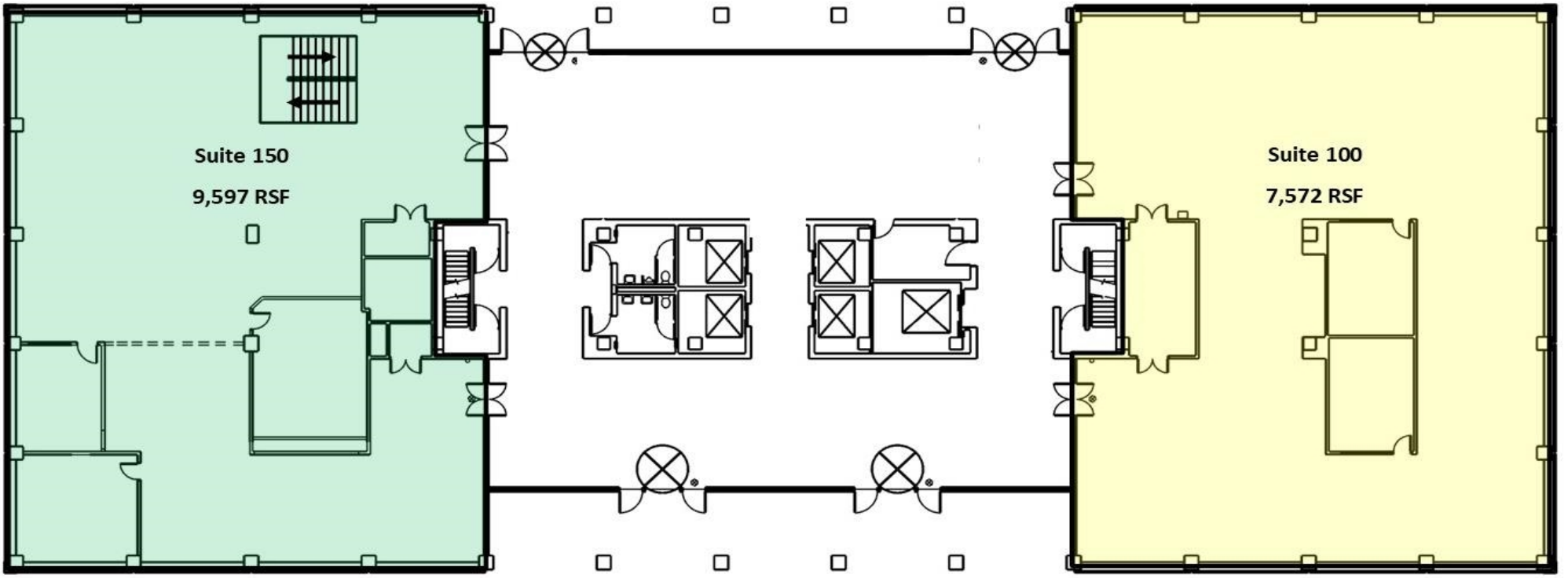


CLINTON BUILDING

FLOOR - LL



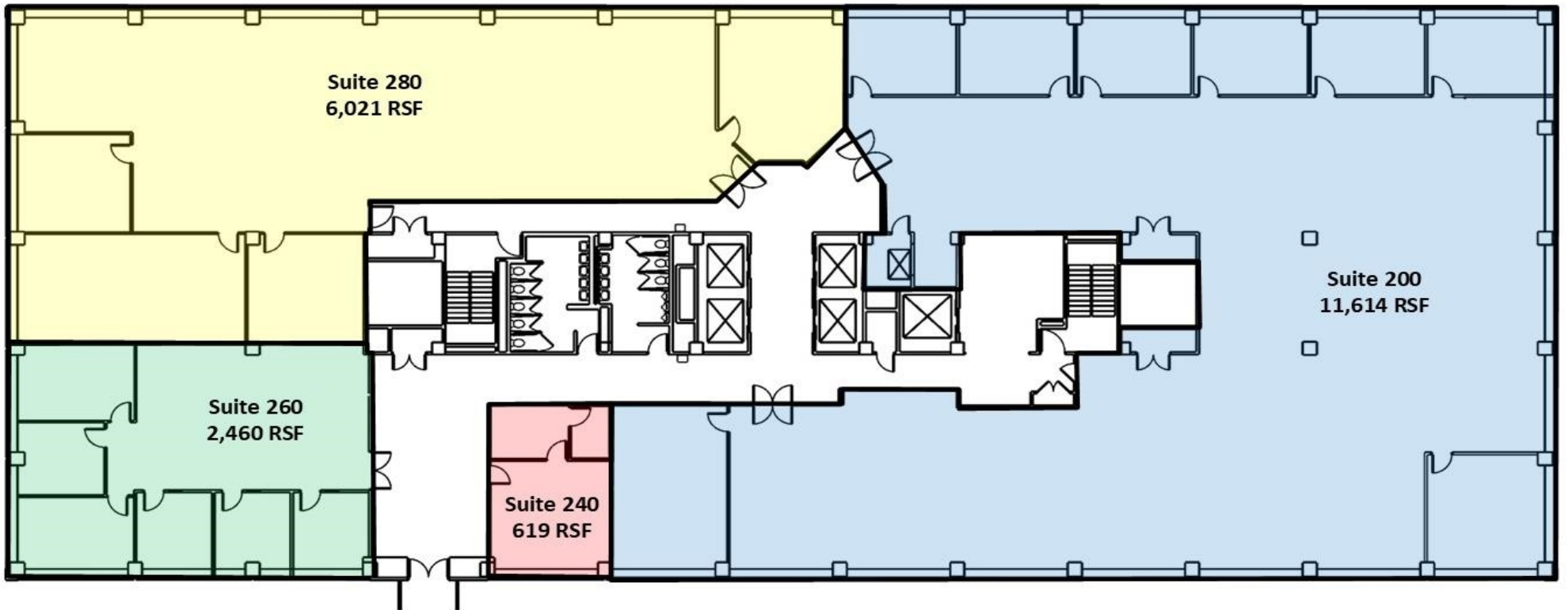
**VIA
DEVELOPMENTS**



CLINTON BUILDING

FLOOR - 01





CLINTON BUILDING

FLOOR - 02



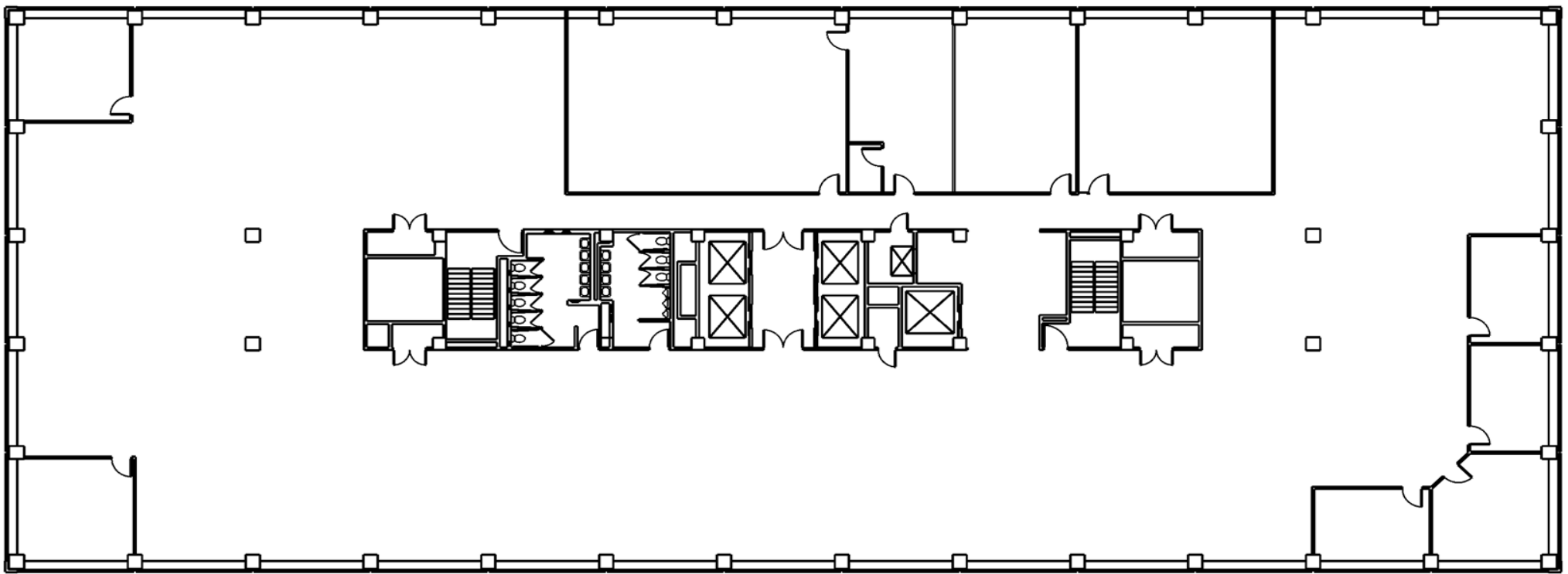
**VIA
DEVELOPMENTS**



CLINTON BUILDING

FLOOR - 03

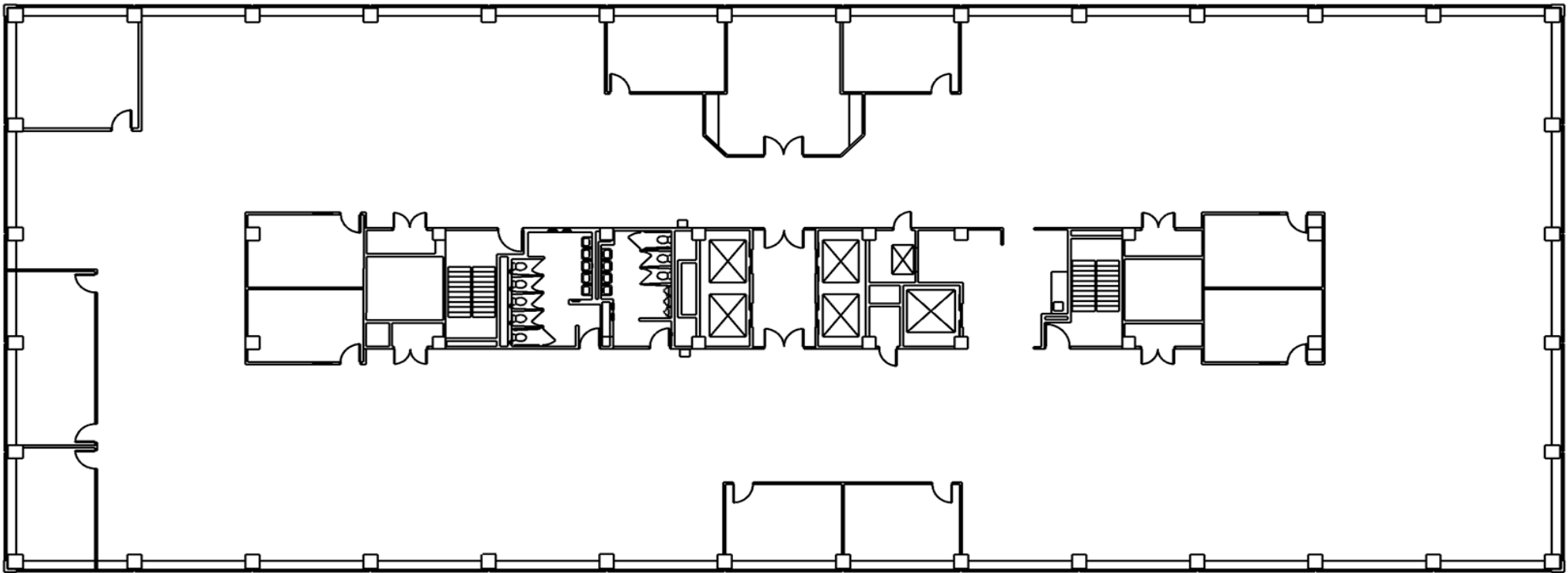




CLINTON BUILDING

FLOOR - 04



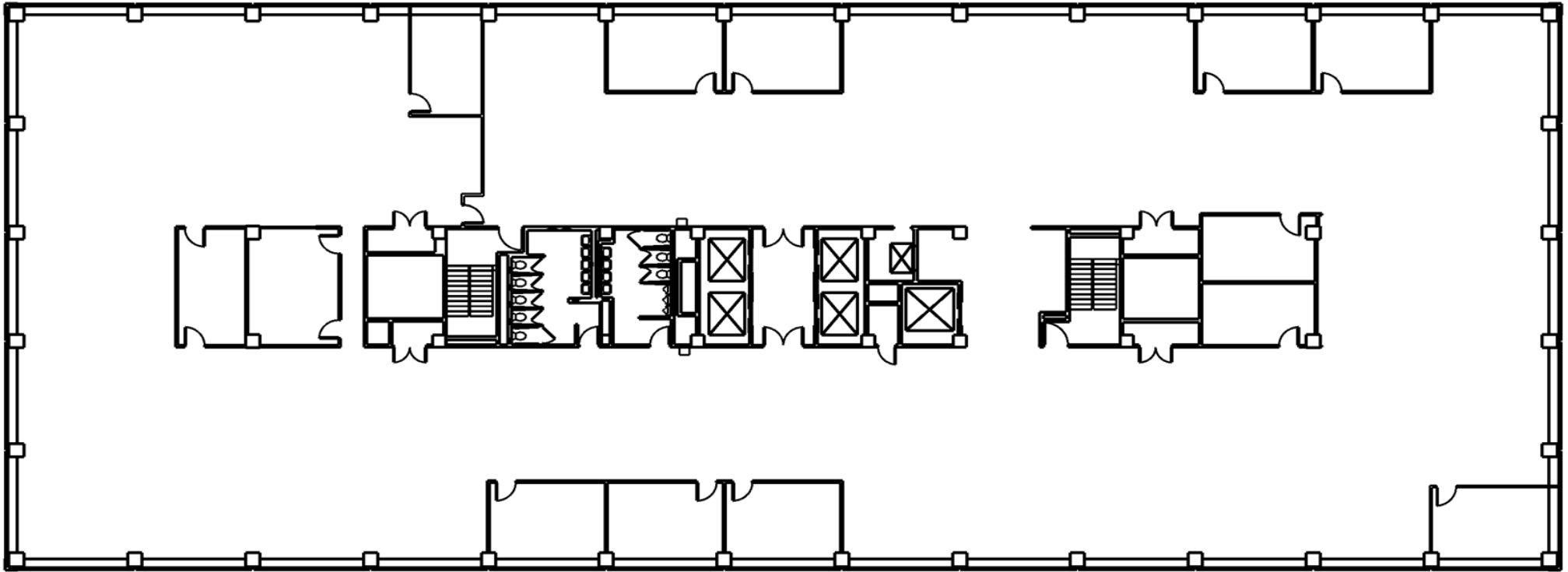


CLINTON BUILDING

FLOOR - 05



VIA
DEVELOPMENTS

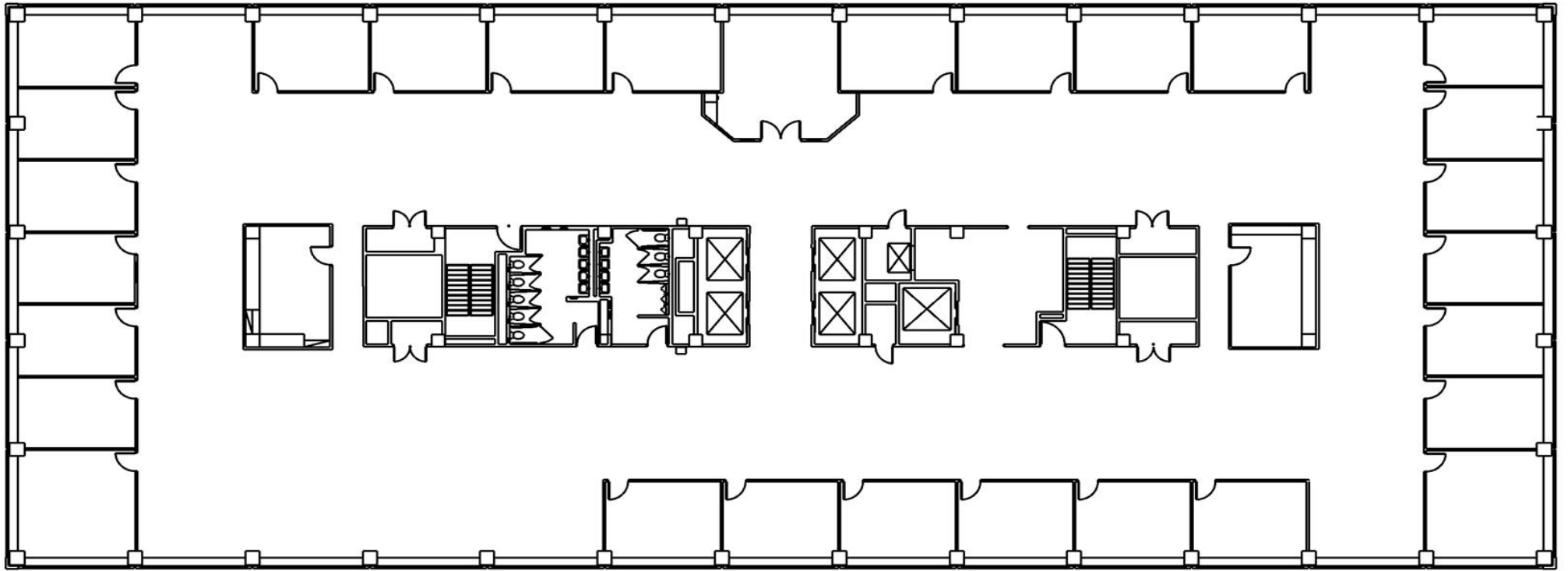


CLINTON BUILDING

FLOOR - 06



**VIA
DEVELOPMENTS**



CLINTON BUILDING

FLOOR - 07



**VIA
DEVELOPMENTS**

Location Summary

LOCATION DESCRIPTION:

Abridge Pointe is located in the heart of Downtown Fort Wayne between S. Clinton St. and Calhoun St. The property sits in the central business district (CBD), which is in the midst of tremendous growth and redevelopment. The CBD is currently experiencing the best leasing momentum in the office market, with rents continuing to increase. The property is within walking distance to many attractions including Tin Caps Stadium, The Embassy Theater, The Grand Wayne Center and numerous boutiques and restaurants.

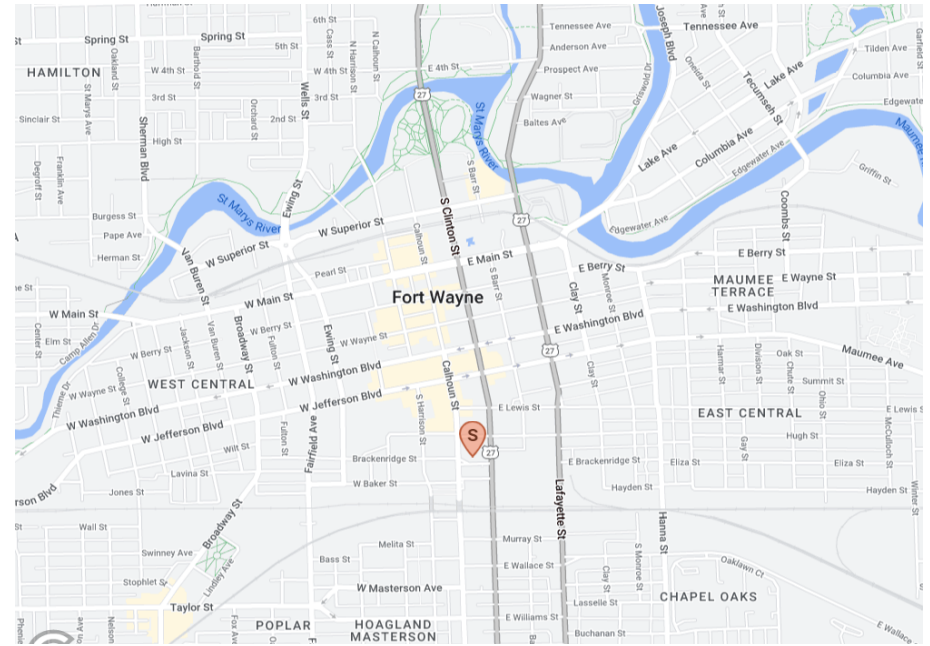
PROPERTY DESCRIPTION:

This 202,952 square foot, mid-rise office building sits on 1.79 acres. The building is surrounded by a park-like courtyard for the Tenants to enjoy. The property has been leased by a single tenant, Lincoln Financial Group, since constructed in 1976, but will become a multi-tenant building for the first time starting in June of 2022. The first floor will be reserved for retail use and the remaining floors will be office.

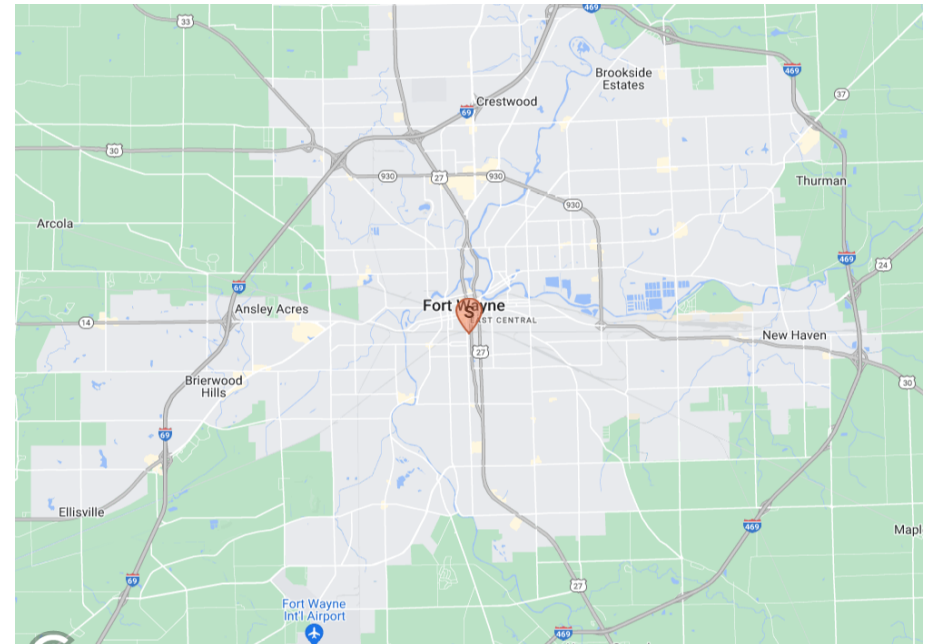
WHY CHOOSE FORT WAYNE:

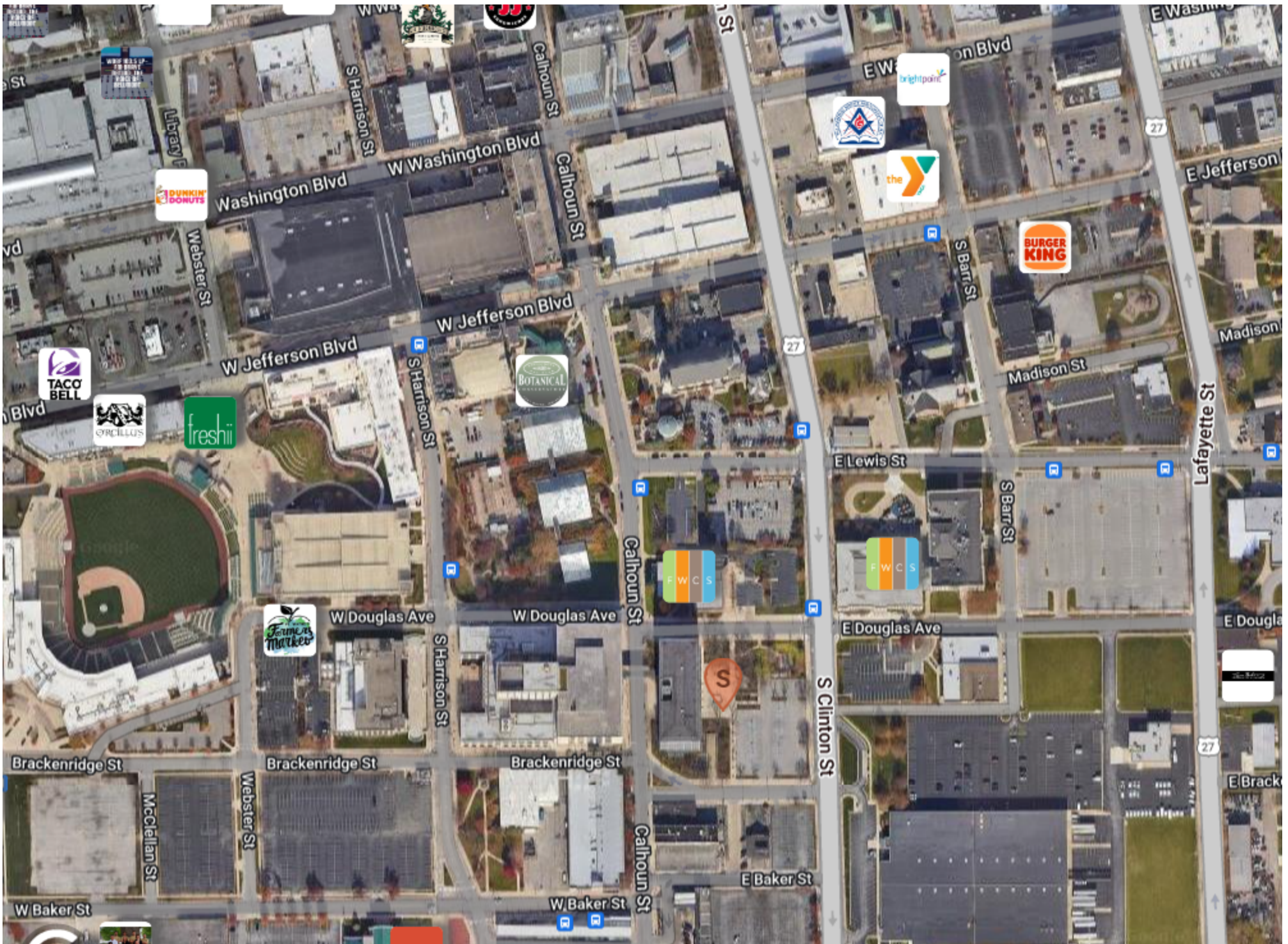
- Fort Wayne is the 2nd largest city in Indiana with positive and improving net migration.
- Low costs of living and doing business with affordable housing.
- Average hourly earnings were up 11% in 2018, more than any other Indiana metro area.
- Long-term, above average diversity and favorable demographics will help Fort Wayne keep pace with the Nation.
- Downtown is currently in the midst of a revitalization with numerous new developments completed and more on the way.

Locator Map

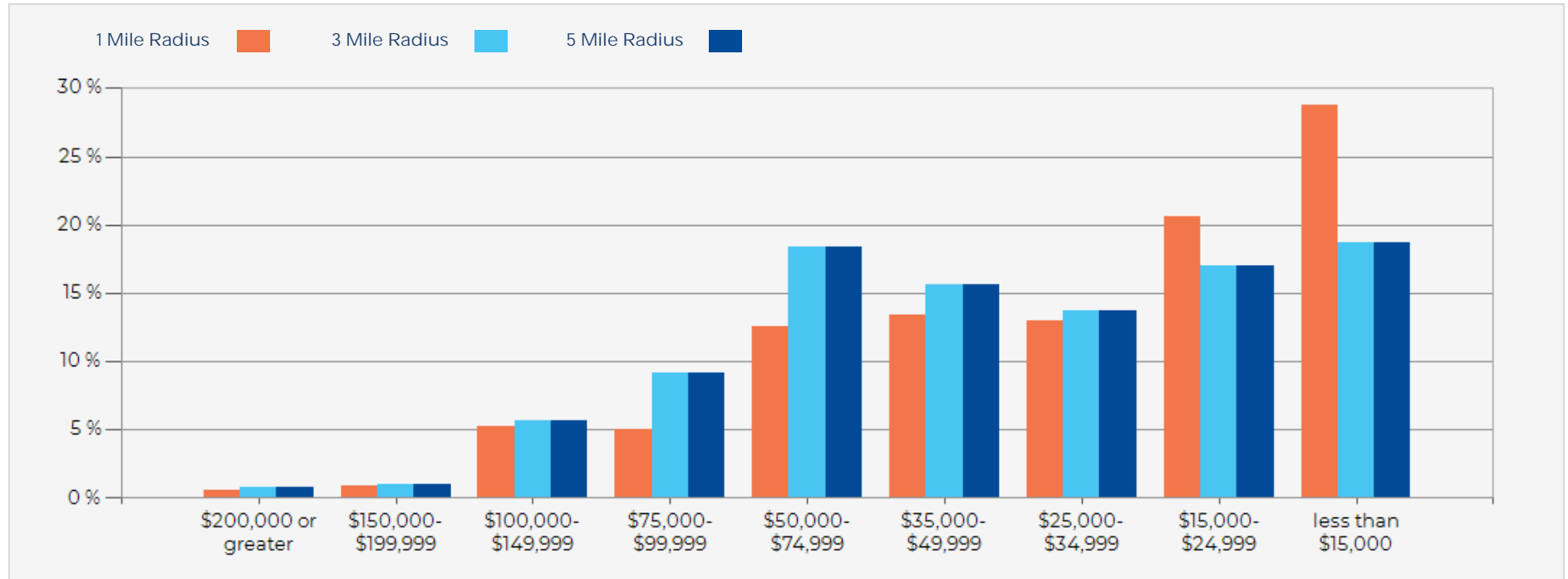


Regional Map

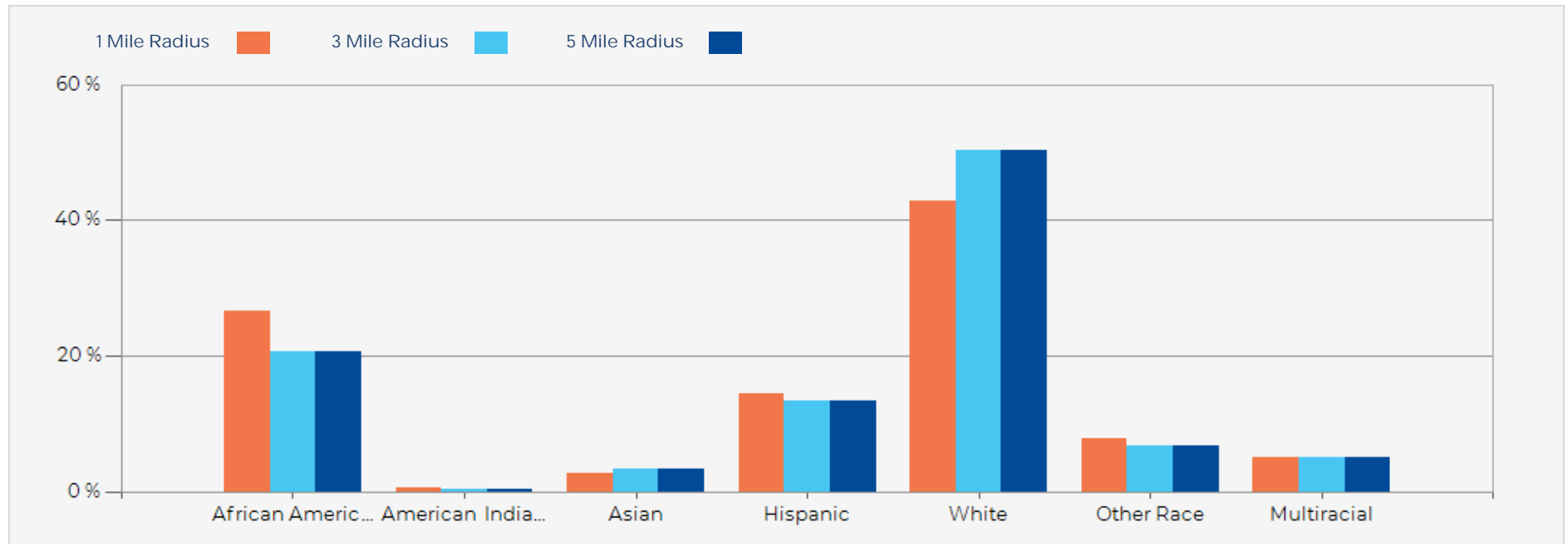




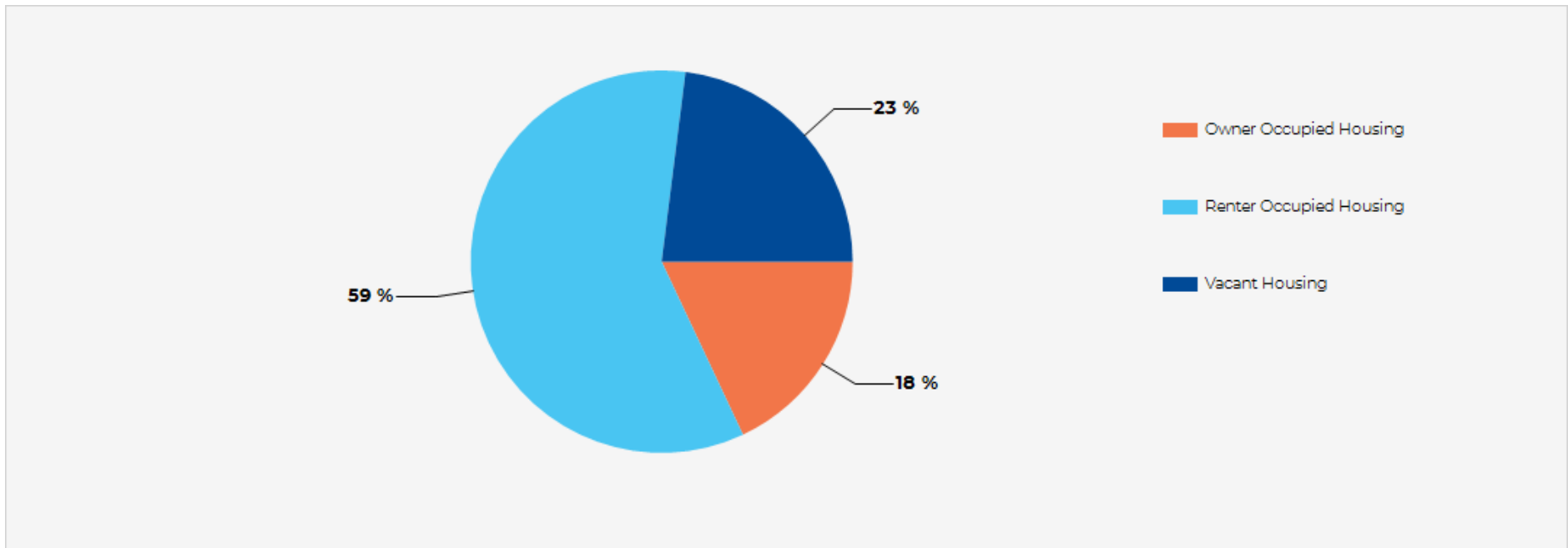
2019 Household Income



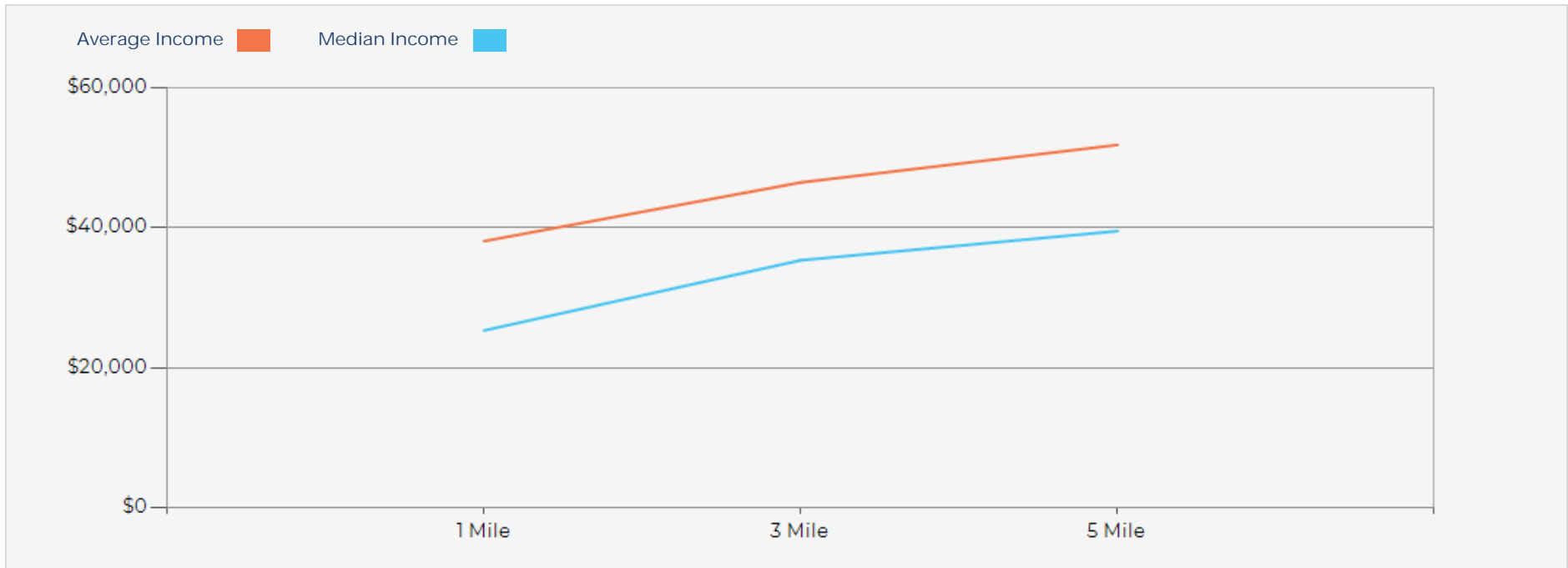
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





Whitney Peterson

Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

Abridge Pointe

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