

THE HARRISON



Photo courtesy of Design Collaborative

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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www.naihb.com



RACHEL ROMARY

Broker

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| General Property Information | | | |
|------------------------------|----------------------------|--------------------------|--------------------------|
| Name | The Harrison | Parcel Number | 02-12-02-463-003.000-074 |
| Address | 301 W. Jefferson Boulevard | Total Building SF | 136,270 SF |
| City, State, Zip | Fort Wayne, IN 46802 | Acreage | 1.02 AC |
| County | Allen | Year Built | 2012 |
| Township | Wayne | Zoning | DC |

| Utilities | | Nearest Major Roads | |
|-----------------|--------------------|---------------------|------------------------|
| Electric | AEP | Interstate | I-69 |
| Gas | NIPSCO | Distance | 4.6 Miles |
| Water | City of Fort Wayne | Highway | US 27 (Clinton Street) |
| Sewer | City of Fort Wayne | Distance | 0.5 Miles |

| Lease Information | | | |
|-----------------------|---------------------|-------------------------------------|------------|
| Unit | SF | Lease Rate | Lease Type |
| 105 | 1,418 SF | Negotiable | NNN |
| 120 | 3,450 SF | Negotiable | NNN |
| 145 | 1,830 SF | Negotiable | NNN |
| Expenses | | | |
| Type | Price/SF (Estimate) | Responsible Party (Landlord/Tenant) | |
| OPEX/Ins./Tax | \$6.93/SF | Tenant | |
| Maint/Repairs | | Tenant | |
| Roof/Structure | | Landlord | |
| Utilities | | Tenant | |
| Total Expenses | \$6.93/SF | | |

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Property Description

The Harrison is a vibrant, four-story mixed-use building situated in the heart of downtown Fort Wayne. The first floor offers eight prime retail units, with space still available for lease, featuring street-level entry on Jefferson Boulevard and the added bonus of outdoor patio seating on the Parkview Field concourse. The second floor houses Carson-Boxberger LLP, one of the city's largest and most respected law firms. The third and fourth floors are home to 43 fully occupied residential apartments. Adjacent to Parkview Field, home of the TinCaps minor league baseball team with an average crowd of 5,590 in attendance, The Harrison is perfectly positioned surrounded by notable landmarks, including Hampton Inn & Suites, a 136-room hotel, Courtyard by Marriott, a 250-room hotel, and a 900-space parking garage. The Grand Wayne Convention Center is just across the street, and the historic Embassy Theater is only a block away, making The Harrison an ideal location for both business and leisure.

Location Description

The Harrison is ideally located along Jefferson Boulevard at the corner of Ewing Street in downtown Fort Wayne. This prime location places it within walking distance of key downtown landmarks, including the Botanical Conservatory, Grand Wayne Convention Center, Allen County Public Library, and notable properties like The Ashberry and Skyline Plaza. The building is surrounded by a dynamic mix of residential, office, retail, and dining establishments, creating a bustling urban environment. Within just a 15-minute walk, there are approximately 1,093 businesses employing over 23,000 people, making The Harrison a central hub in the heart of the city's business district.

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Jefferson Boulevard (Traffic Count of 18,797 VPD)



Parkview Field Side

Each unit has a private outdoor seating area with a spectacular view of Parkview Field!

| UNIT | TENANT | SIZE |
|------|--------------------------------|----------|
| 100 | Copper Spoon | 4,600 SF |
| 105 | AVAILABLE | 1,418 SF |
| 108 | Notre Dame FCU | 2,084 SF |
| 120 | AVAILABLE | 3,450 SF |
| 130 | Delhi Heights Indian Resturant | 4,000 SF |
| 135 | Domino's | 2,130 SF |
| 145 | AVAILABLE | 1,830 SF |
| 150 | 3 Rivers Credit Union | 3,800 SF |

- Located in the DORA (Designated Outdoor Refreshment Area)
- \$3,500 3-Way riverfront liquor license applies

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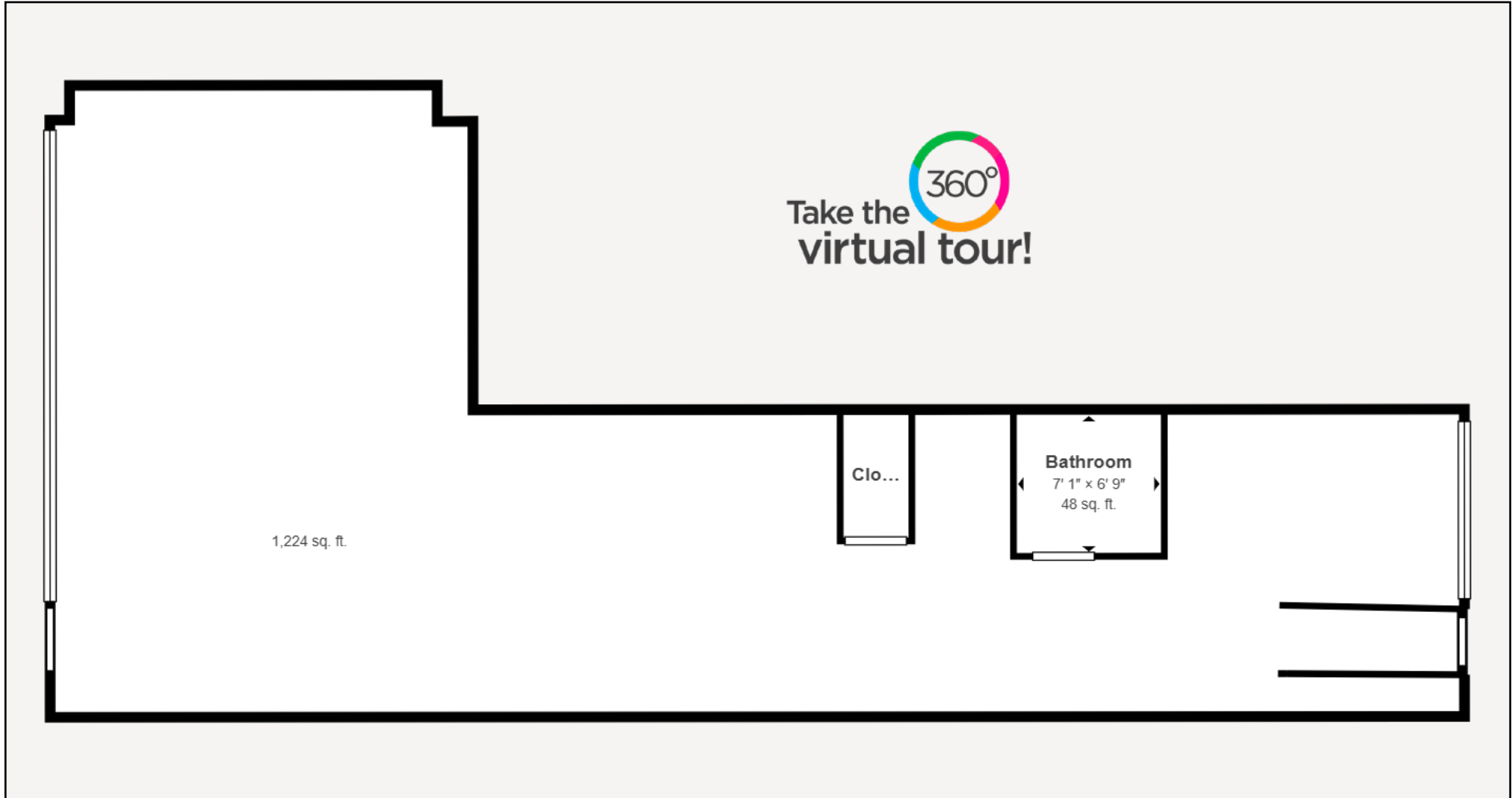
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Suite 105 - 1,418 Rentable SF



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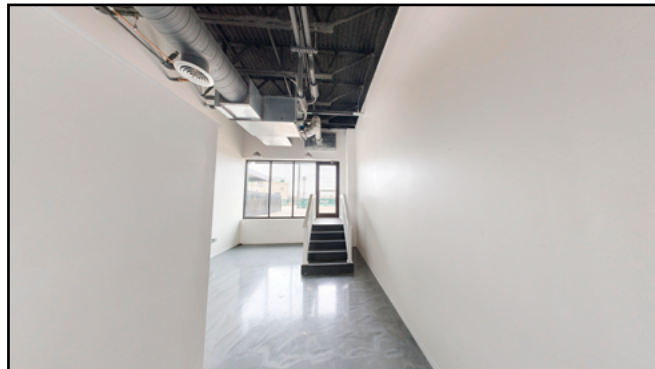
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Photos - Suite 105



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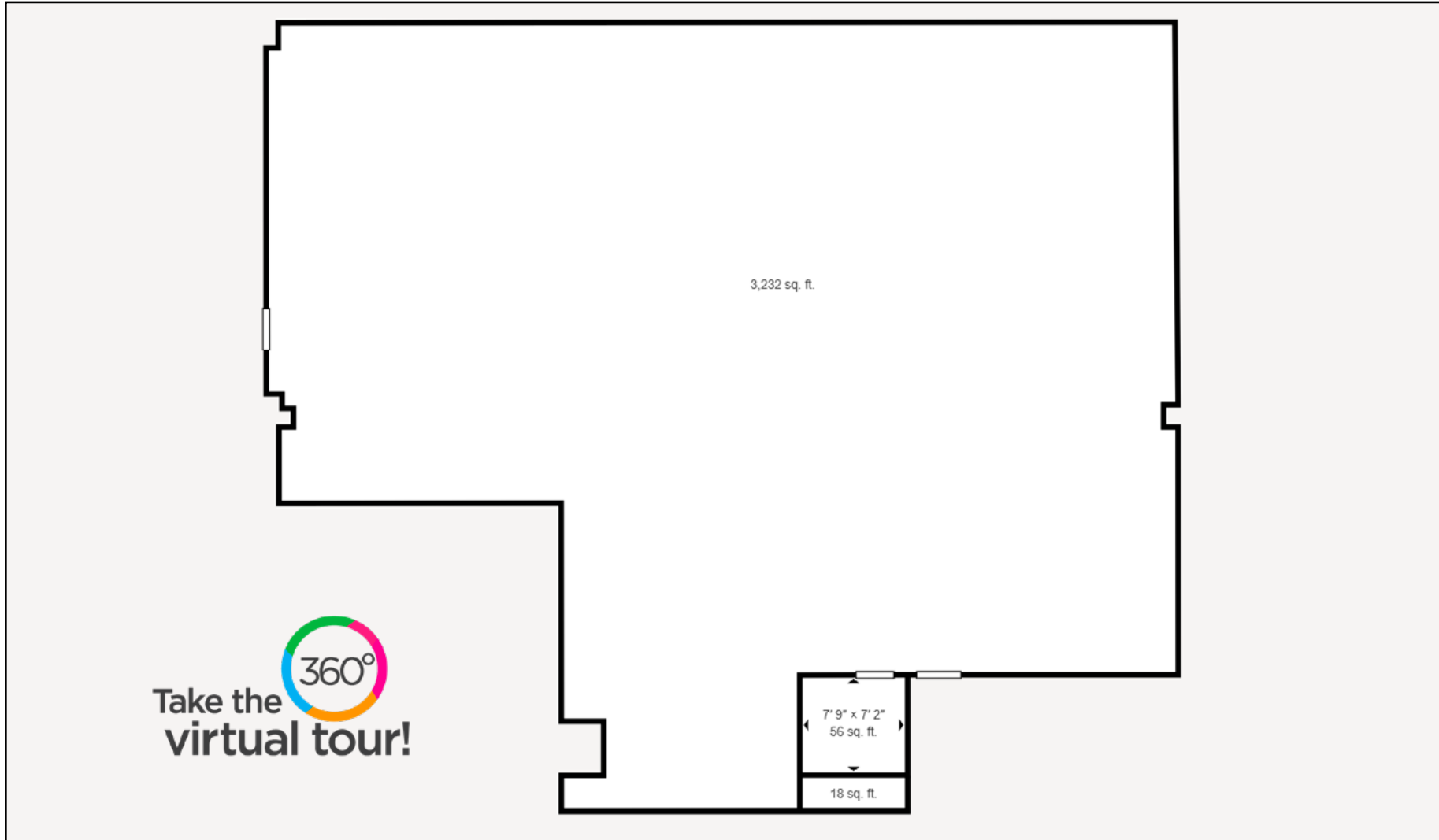
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Suite 120 - 3,450 Rentable SF



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Photos - Suite 120



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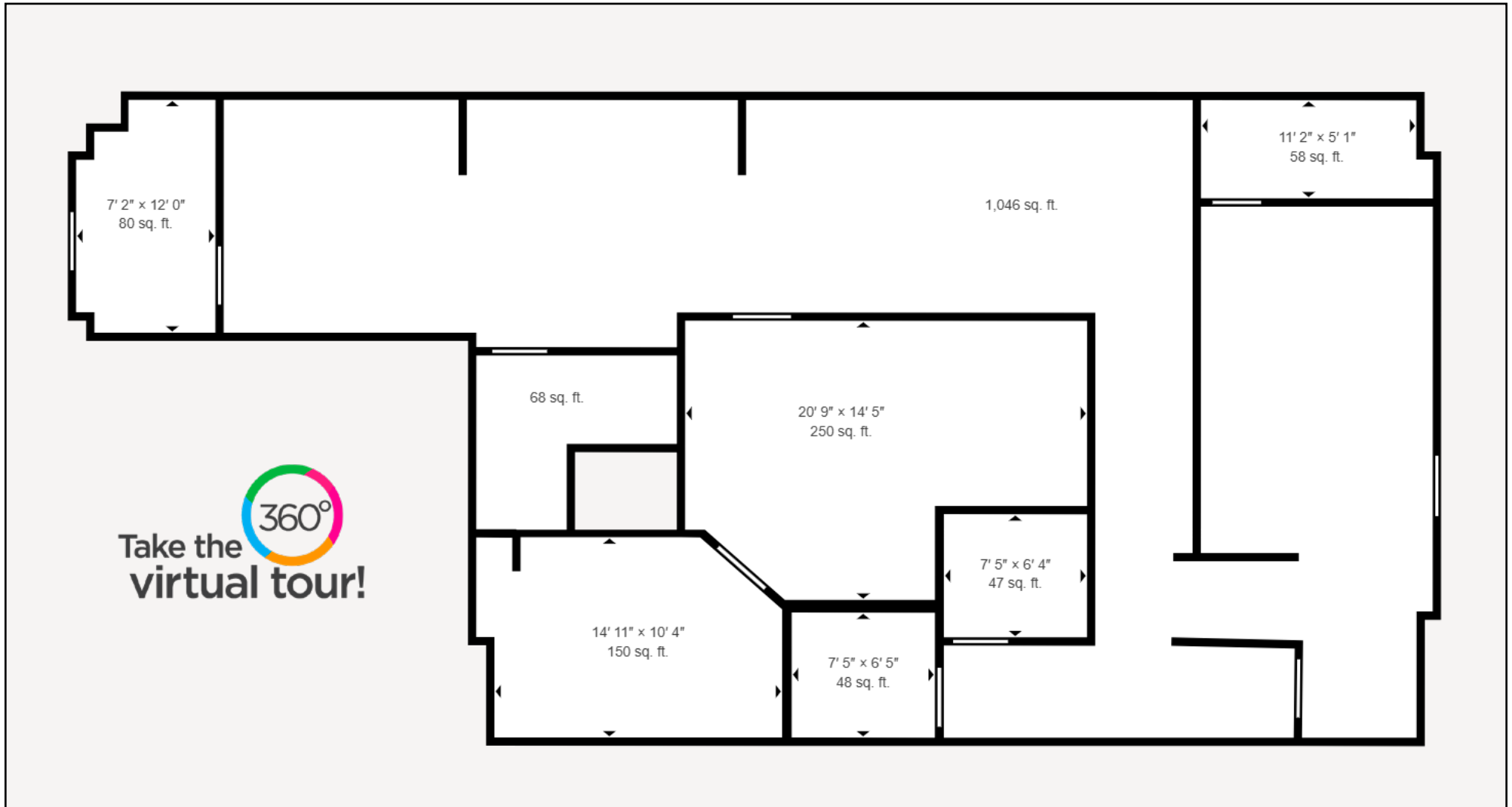
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Suite 145 - 1,830 Rentable SF



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Parkview Field is not just for baseball; it's a versatile venue that hosts a wide range of events throughout the year. Boasting over 11,000 square feet of indoor event space, the stadium offers a variety of unique settings for gatherings of all sizes. From the nearly 4,000-square-foot Suite Level Lounge, with stunning views of downtown Fort Wayne, to the expansive Lincoln Financial Event Center on the concourse level, Parkview Field provides a fun and dynamic atmosphere for any event. Featured events at Parkview Field extend beyond the baseball diamond, including the Fort Wayne Philharmonic Patriotic Pops, Holiday Lights, Country Fest Concert, Paralympics Opening Ceremony, "Fill the Field" yoga sessions, high school graduations, batting cage rentals, and the Fort Wayne Farmers Market, among others. With free parking available in the Silver Lot on non-TinCaps game days (located at Brackenridge and Ewing Streets), hosting an event at Parkview Field is convenient and accessible.

Event Space Capacity:

- Suite Level Lounge: Up to 220 guests
- Lincoln Financial Event Center: Up to 220 guests
- 400 Club: Up to 150 guests
- Meeting Room: Up to 25 guests
- Concourse: Varies by event

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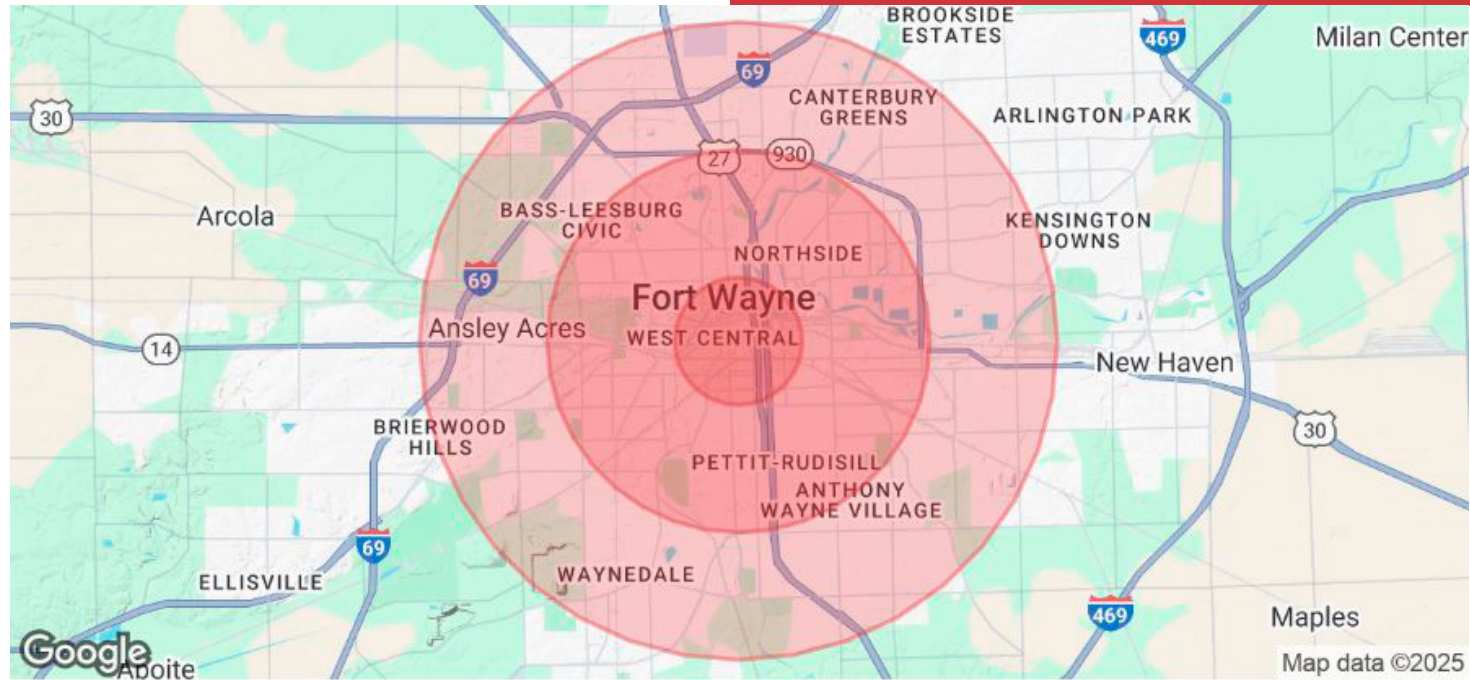
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 13,011 | 94,681 | 171,858 |
| Average Age | 36 | 36 | 37 |
| Average Age (Male) | 37 | 35 | 36 |
| Average Age (Female) | 36 | 37 | 38 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,701 | 38,602 | 70,417 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$57,587 | \$60,276 | \$64,288 |
| Average House Value | \$156,119 | \$138,372 | \$155,008 |

Demographics data derived from AlphaMap

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