

## 333 E. Washington Blvd. Fort Wayne, Indiana 46802

### Property Features

- Various unit configurations available for lease
- 1.27 Acres available for sale
- Professionally managed
- Excellent hard corner visibility with easy access
- Traffic counts of 45,112 VPD on Lafayette Street and 15,262 VPD on Washington Boulevard
- Located in the heart of downtown within walking distance to businesses, restaurants and retail shops

BUILDING	38,129 SF
AVAILABLE	1,000 SF - 20,737 SF
LEASE RATE	\$15.00 PSF FS
SALE PRICE	NEGOTIABLE

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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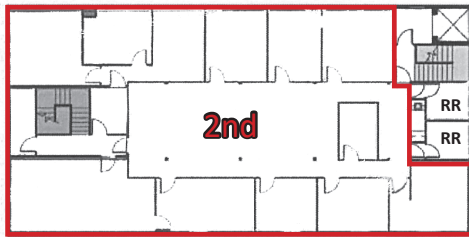
General Property Information				
Name	333 Building		Parcel Number	02-12-02-479-005.000-074
Address	333 E. Washington Boulevard		Total Building SF	38,129 SF
City, State, Zip	Fort Wayne, IN 46802		Acreage	1.27 AC
County	Allen		Year Built	1920
Township	Wayne		Zoning	DC—Downtown Core
Parking	Asphalt		Parking Spaces	70
Property Features				
Construction Type	Wood frame, brick		Number of Floors	2
Roof	Asphalt shingle, built-up		Foundation	Slab
Lighting	Fluorescent		Sprinklers	No
Electrical	Standard office		Restrooms	6
Heating	Gas forced air		Central Air	Central
Utilities			Major Roads	
Electric	AEP		Nearest Highway	US 27
Gas	NIPSCO		Distance	0.01 Mile
Water	City of Fort Wayne			
Sewer	City of Fort Wayne			
Lease Information				
Available SF	*921-B	1,823 SF	Lease Rate	\$15.00/SF
	*303-A	3,420 SF	Lease Type	Full Service
	*303-B	3,200 SF		
	*315	10,165 SF		
	*333-G	1,000 SF		
	*333-H	1,129 SF	*Units can be combined for a total of 20,737 SF	
	Floor 2	3,842 SF		
Expenses				
Type	Price/SF		Responsible Party (Landlord/Tenant)	
Taxes			Landlord	
CAM Fee			Landlord	
Insurance			Landlord	
Maint./Repairs			Landlord	
Roof /Structure			Landlord	
Utilities			Landlord	

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Second Floor

333 E. Washington Boulevard  
Fort Wayne, Indiana



First Floor

Unit	Tenant	Square Footage
921-A	Partners Financial Group	1,585 SF
921-B	Available	1,823 SF
303-A	Available	3,420 SF
303-B	Available	3,200 SF
315	Available	10,165 SF
333-A	Bright Star Care	4,698 SF
333-F	Fort Wayne Audiology	1,000 SF
333-G	Available	1,000 SF
333-H	Available	1,129 SF
Second Floor	Available	3,842 SF



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# #1

Fastest Growing  
Market in  
the Region

(US Census Bureau, 2020)

# #5

Most  
Affordable  
Place to Live

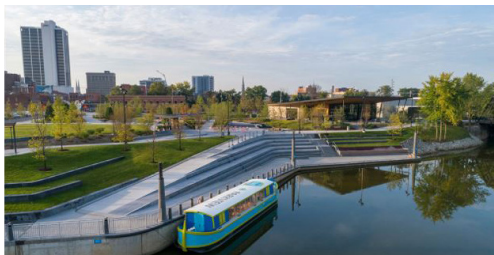
(niche.com, 2020)

# \$3.2B

Private Capital  
Investments Made  
in Allen County

Since 2014 - More Than 1/2  
Originating from Fortune 500 Companies

## Exciting Developments in Downtown Fort Wayne



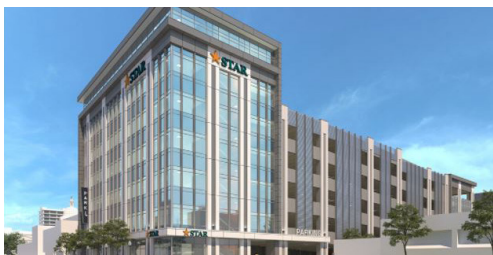
Transforming our riverfront into a vibrant  
regional landmark.



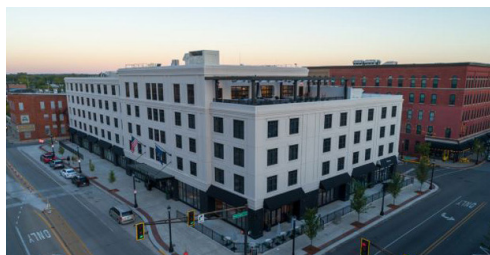
Reinventing the former General Electric  
campus, a historic hub of innovation and  
entrepreneurship.



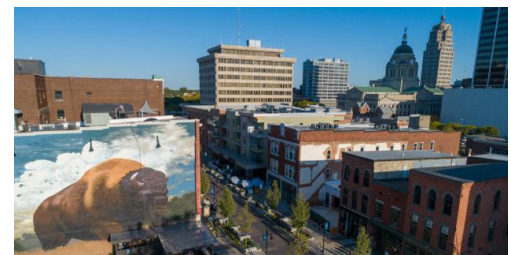
Building a live-work-play gem in the heart  
of downtown Fort Wayne.



A local business investing in the  
local community.



Building a world class boutique hotel  
experience for visitors and locals.



Bringing boutique shopping and fine dining  
to Columbia Street - Fort Wayne's original  
business district.

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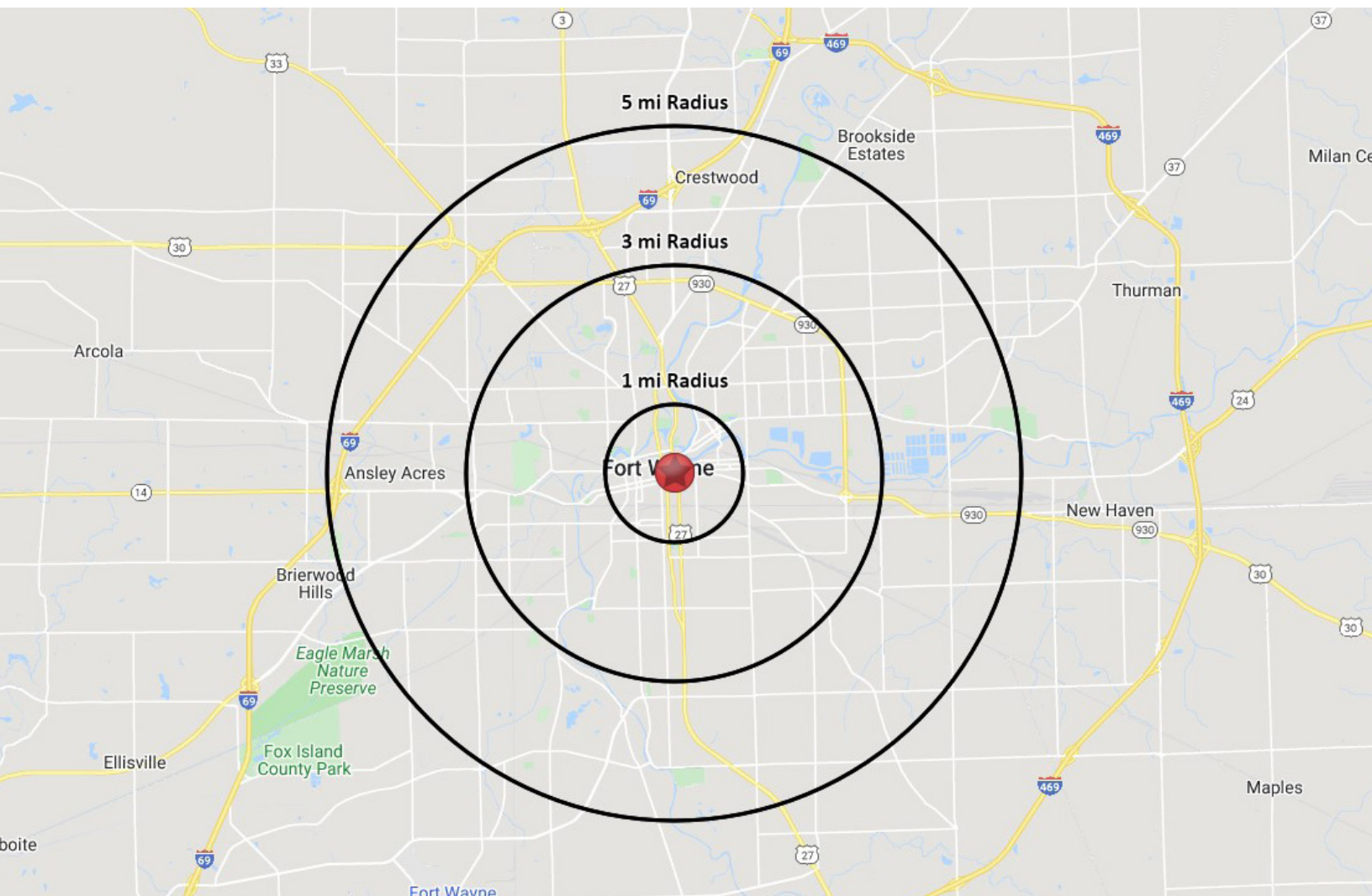
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,483	90,423	179,145
NUMBER OF HOUSEHOLDS	5,448	36,313	73,824
AVERAGE HOUSEHOLD INCOME	\$46,969	\$55,618	\$57,701
MEDIAN HOME VALUE	\$90,262	\$88,115	\$99,947
TRAFFIC COUNT	Washington Boulevard & Lafayette St.		60,374 VPD

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