



5800 Fairfield Avenue Fort Wayne, IN 46807

Property Features

- This building contains after hour keyed access, elevator, new roof, new HVAC, vending/snack room and nine shared restrooms
- Front door parking around the building
- Tenant build-out options available
- Unit 255 includes 8 offices, large conference room, and kitchenette
- Located at intersection of Airport Expressway & Fairfield Avenue 19,835 VPD

BUILDING SIZE: 53,238 SF

AVAILABLE: 1,520 SF - 2,875 SF

LEASE RATE: \$12.00 PSF FULL SERVICE

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

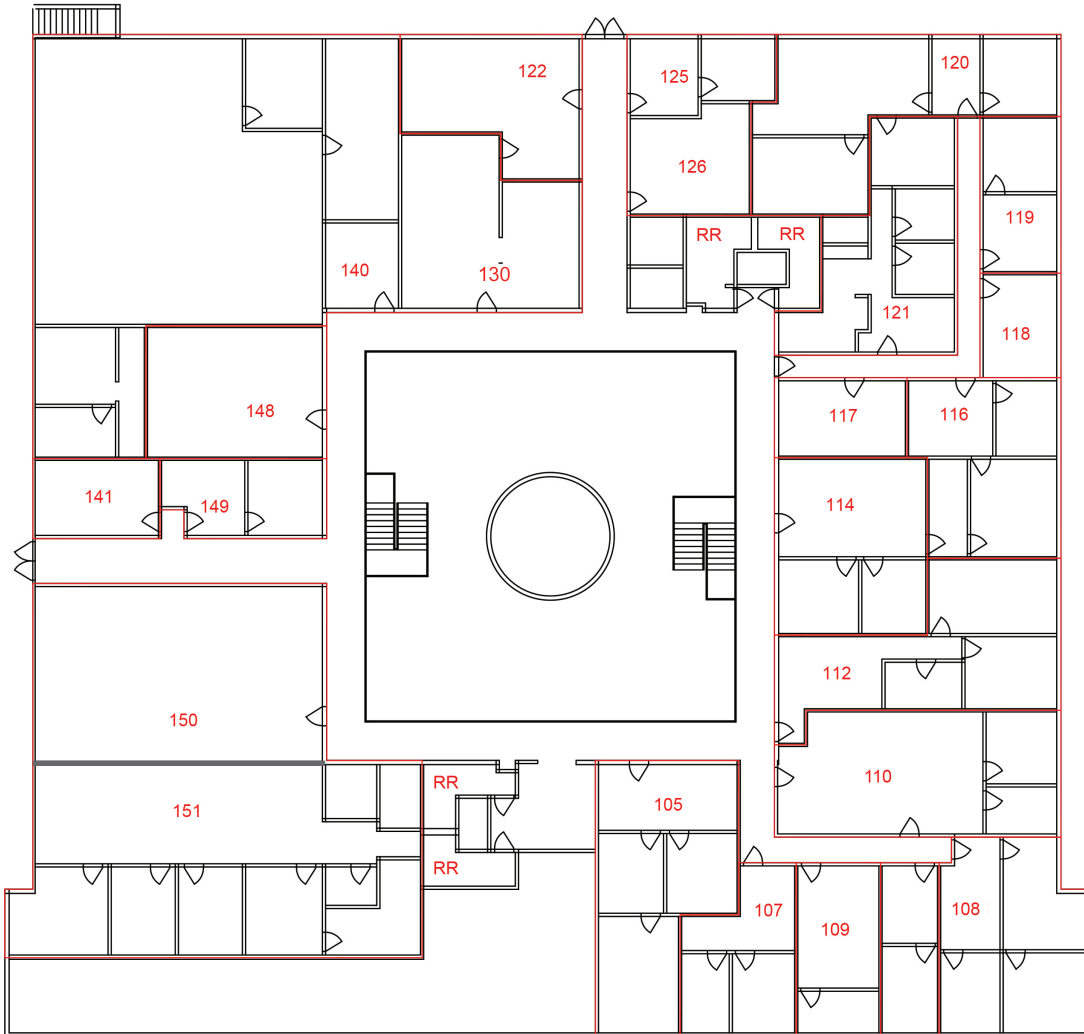
www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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.
Lease Information			
Unit	Size	Lease Rate	Lease Type
217	2,875 SF	\$12.00/SF	Full Service
235	1,520 SF	\$12.00/SF	Full Service
255	2,208 SF	\$12.00/SF	Full Service

FIRST FLOOR



UNIT	SIZE
Fully	Leased

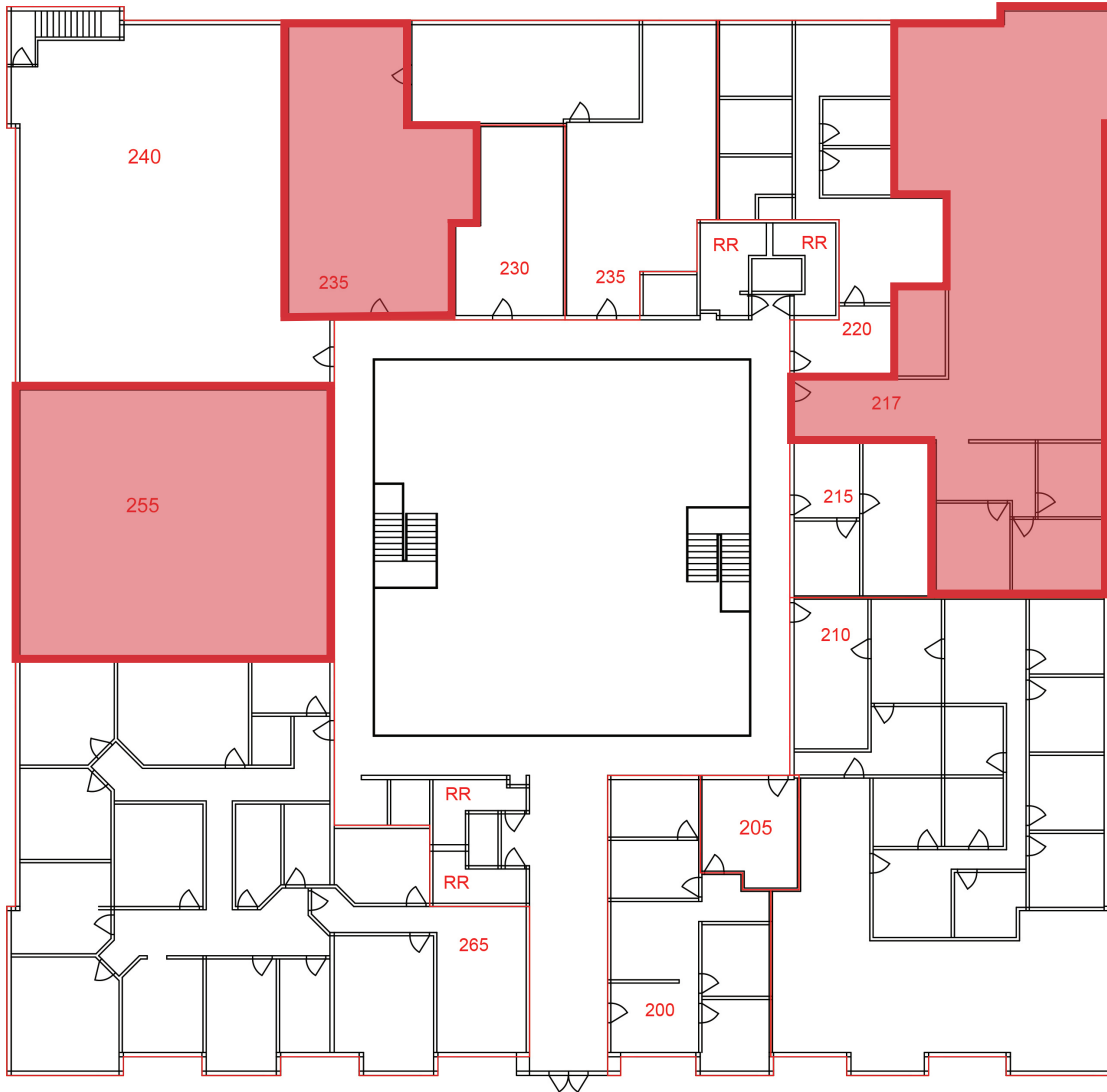
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SECOND FLOOR



UNIT	SIZE
217	2,875 SF
235	1,520 SF
255	2,208 SF

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Suite 255

*Landlord will finish flooring prior to occupancy.

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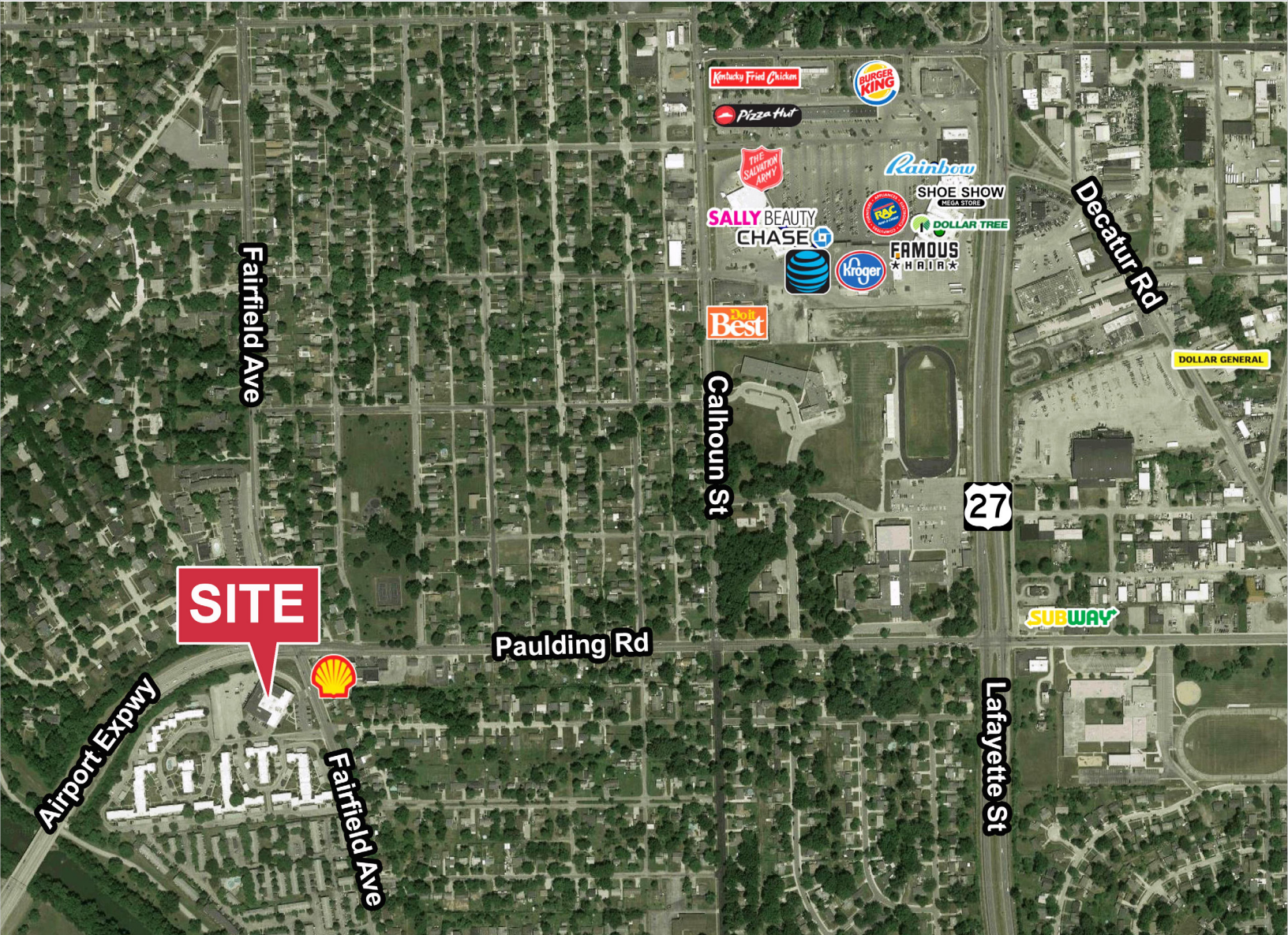


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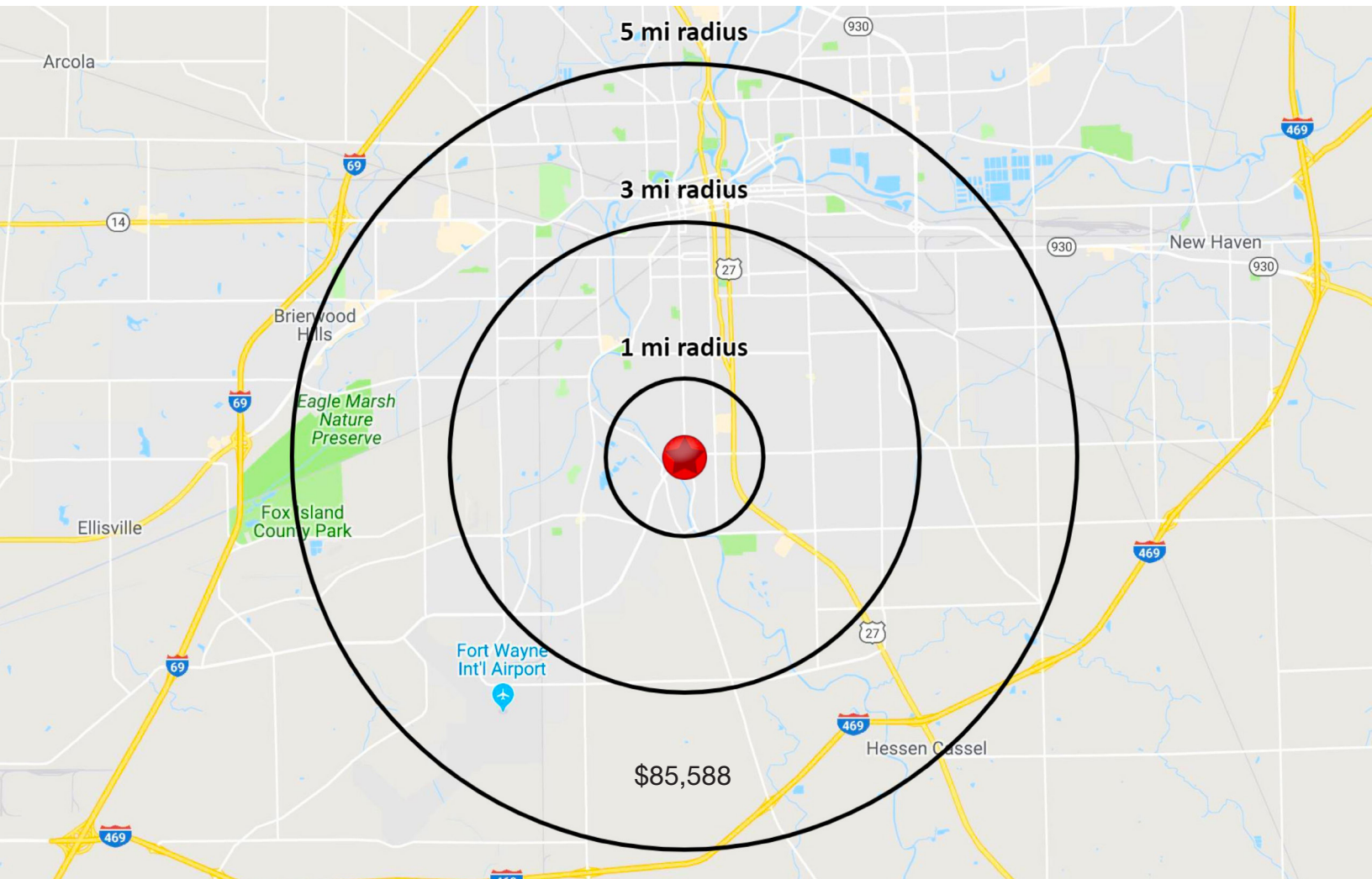


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,456	81,009	132,910
NUMBER OF HOUSEHOLDS	4,229	31,721	53,655
AVERAGE HOUSEHOLD INCOME	\$64,490	\$48,700	\$52,092
MEDIAN HOME VALUE	\$104,765	\$85,588	\$88,973
TRAFFIC COUNT	Airport Expressway		19,835 VPD

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