

# Downtown Retail/Office Condo Calhoun City Center, Fort Wayne, Indiana

*First Year Lease Incentive For Qualifying Tenants*

*In The Heart of  
Downtown Fort Wayne's  
Revitalization  
Area!*

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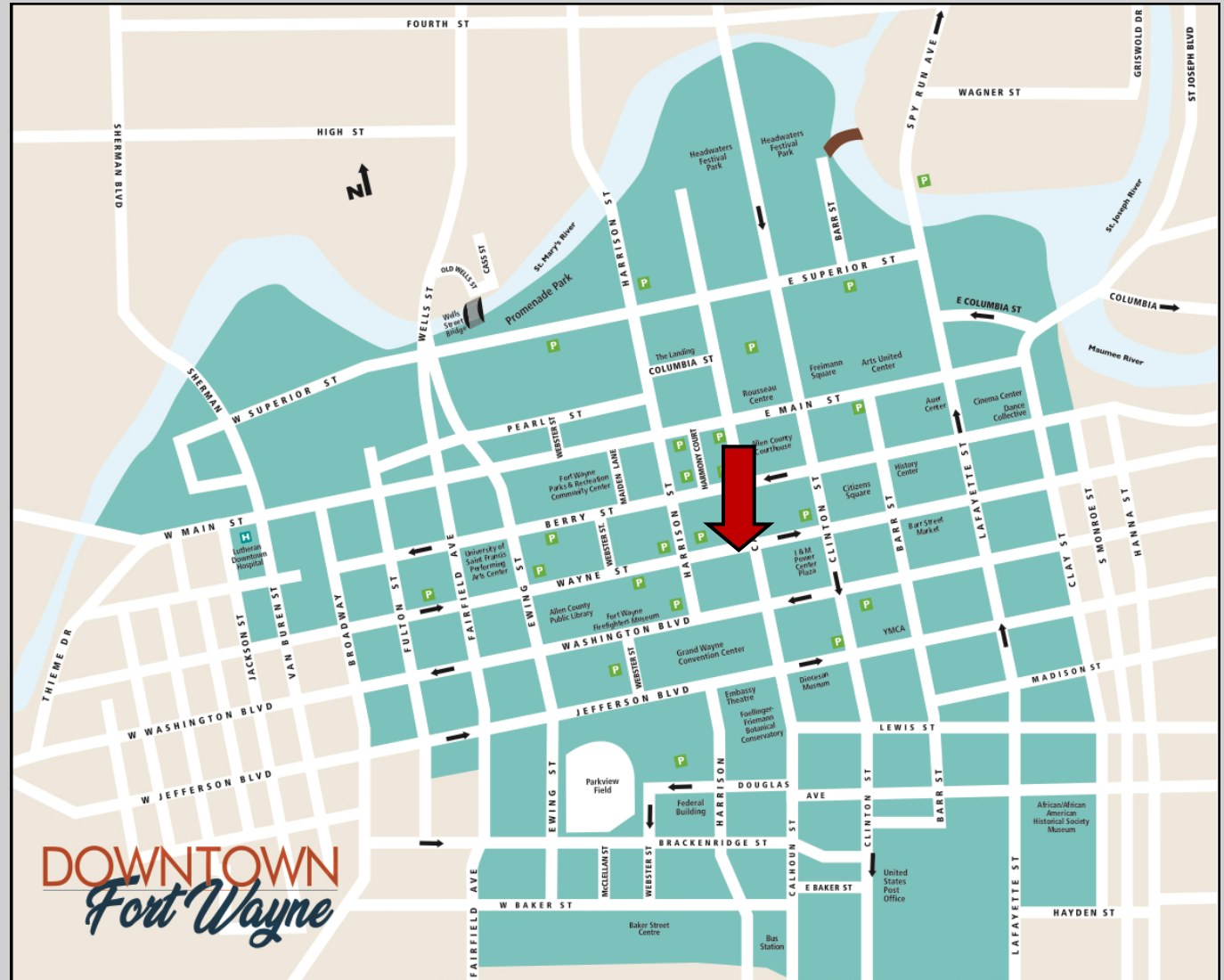
Cell: (260) 704-3283

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# Property Information

*Located in the heart of downtown Fort Wayne at a major intersection of Wayne and Calhoun Streets, this beautiful street-level office/retail space is within walking distance to restaurants, entertainment, financial, legal and governmental offices.*



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# Property Information

## Property Highlights

Parcel Number	02-12-02-458-002.000-074
Address	111 W. Wayne St.
City / State / Zip	Fort Wayne / IN / 46802
Disposition	Lease
Description	Calhoun City Center Office/Retail Space
Available Space for Lease	5,605 SF
Zoning	DC - Downtown Core
Frontage	Approx. 186' on W. Wayne Approx. 158' on S. Calhoun
Parking	Nearby parking lots or street parking
Distance to Interstate	7 Miles to I-69
Distance to Airport	4.3 Miles to FW International

## Building Information

Construction Type	Block
Number of Floors	One
Level	First floor retail/office space beneath 4 floors of residential condo units
Foundation	Reinforced concrete
Floor	Commercial flooring materials
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	Standard electrical service
Air Conditioning	Central
Sprinkler System	None



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# Financials

**Lease Rate:**

**\$10 / SF**

**First Year**

***(For Qualifying Tenants)***

## Lease Information

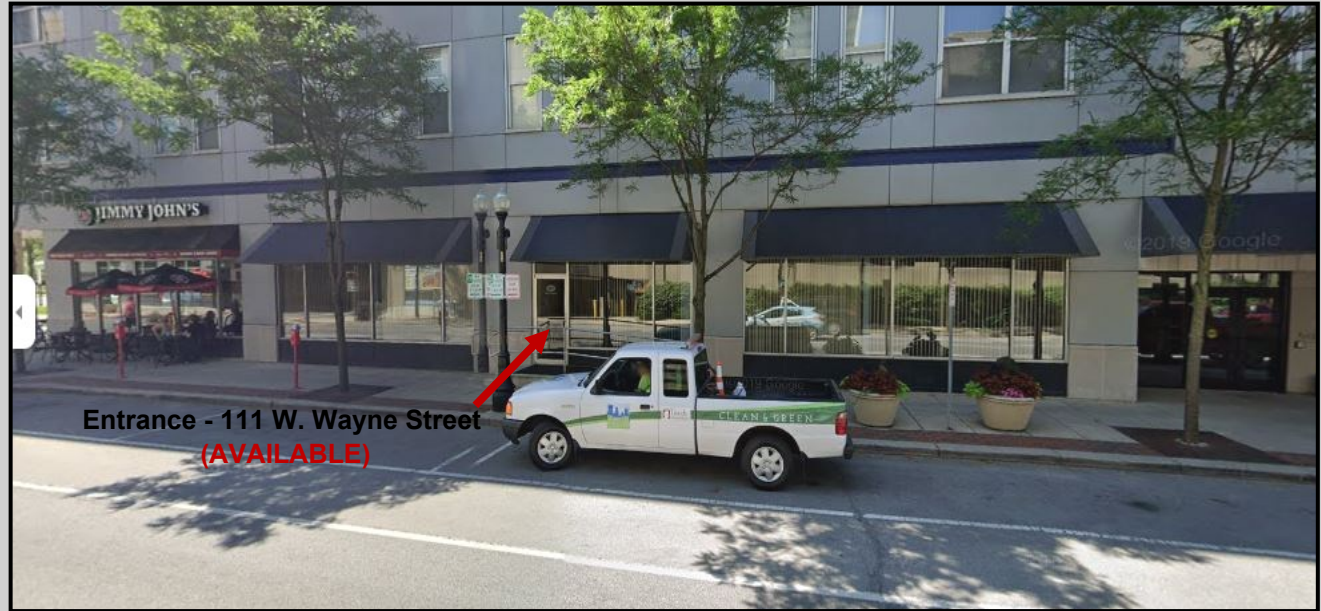
Lease Rate	\$10 - \$16 / SF / Full Service (Ask About Incentives)
Lease Rate / Month	\$7,474 / Month
Term of Lease	3 to 5 Years
Type of Lease	Full Service

**\*Contact Broker. Rate applies to first year only for qualifying Tenants.**

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# Property Photo

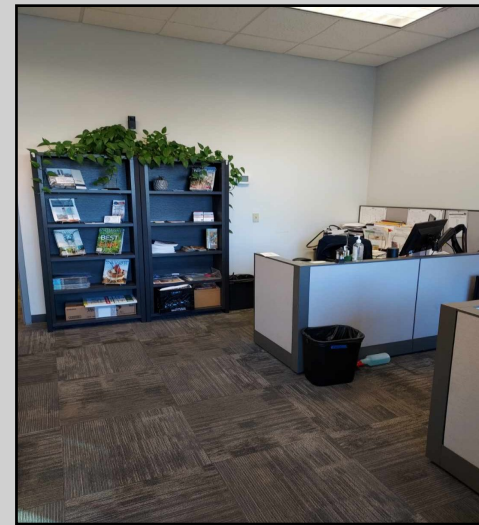


## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,968	93,062	182,088
Avg. H/H Income	\$58,740	\$60,574	\$64,064



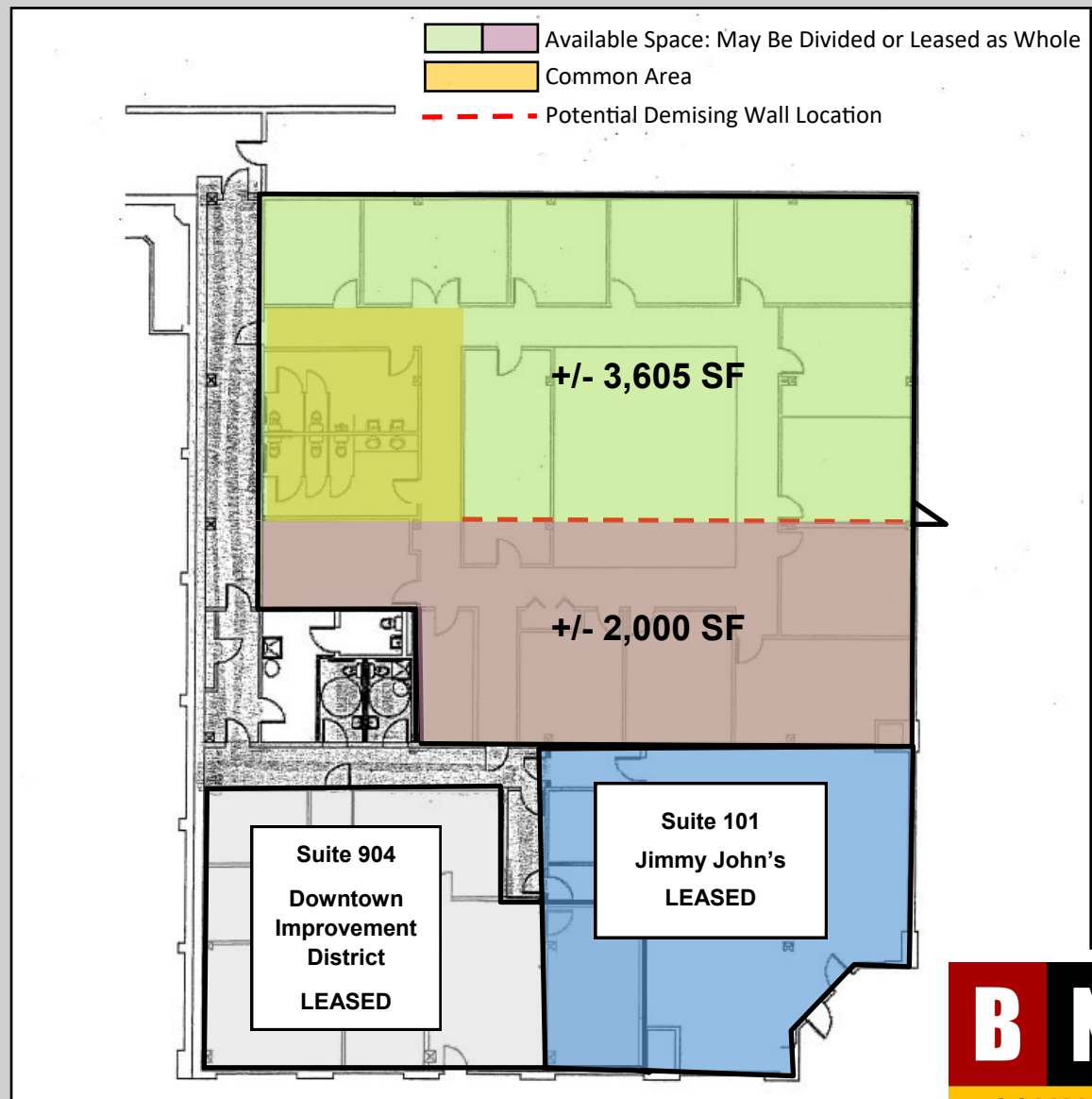
# Interior Photos



# Space Plan

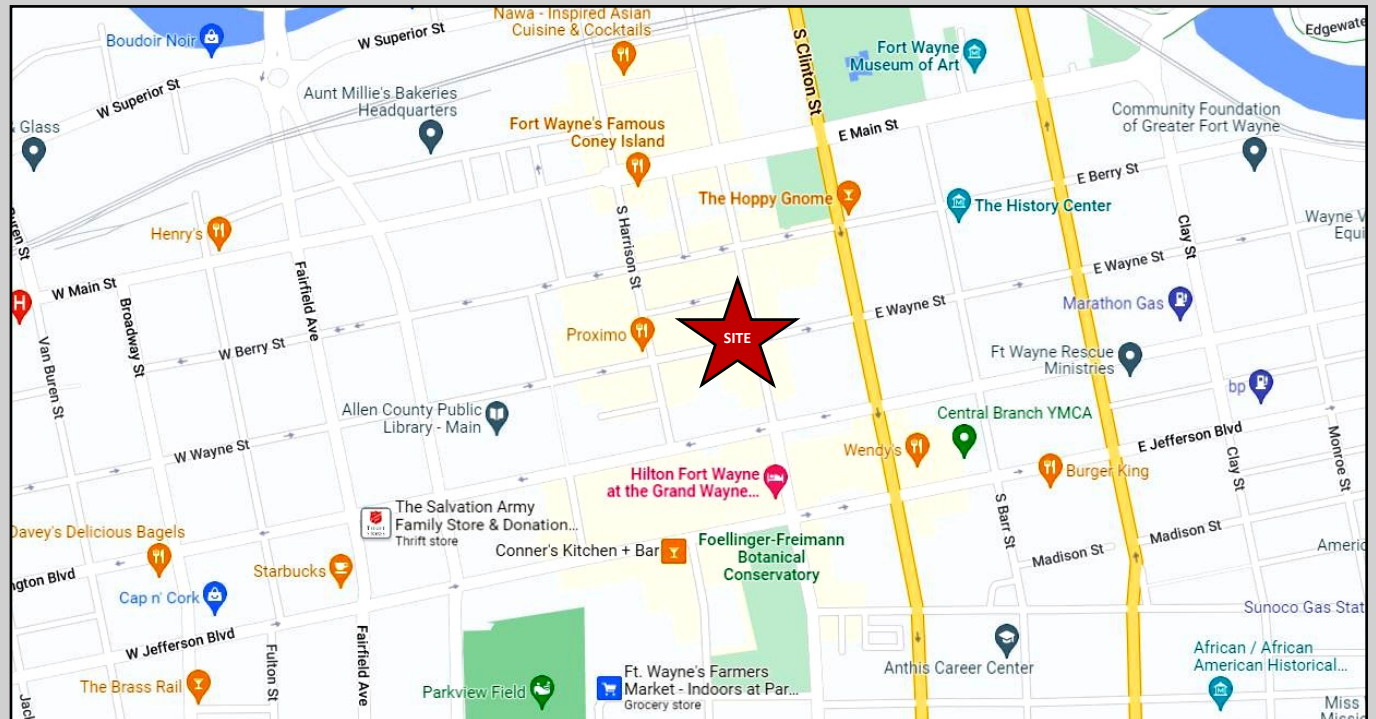
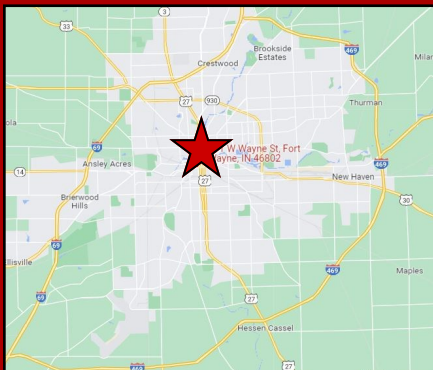
## Potential Leasing Options:

- +/- 2,000 SF
- +/- 3,605 SF
- +/- 5,605 SF



# Location

Calhoun City Center  
Fort Wayne, IN 46802



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# Property Aerial

