



I & M Building

110 E. Wayne Street | Fort Wayne, IN 46802

Property Features

The I&M Building has been completely remodified from top to bottom. With 27 floors of premiere class A office space standing 442 Feet, it is the tallest building in Fort Wayne and offers the best views of the ever-growing downtown landscape.

- Located in the heart of downtown within walking distance to Parkview Field, The Embassy, Grand Wayne Center, the Landing and the Riverfront Development
- Boardroom and auditorium available with newly designed fitness center on 2nd floor
- T.I. allowance negotiable

BUILDING	291,178 SF
AVAILABLE	2,652 SF - 43,200 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$15.50 PSF FS (Office) \$19.50 PSF NNN (Retail)
	\$15.50 PSF FS (Office)

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

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General Property Information			
Name	I & M Building	Parcel Number	02-12-02-459-004.000-074
Address	110 E. Wayne Street	Total Building SF	291,178 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.08
County	Allen	Year Built	1981
Township	Wayne	Zoning	DC—Downtown Core

Parking garage connected via skybridge

Property Features			
Construction Type	Concrete with 27 floors	Electric	1 & M
Loading	3 docks, freight elevator	Gas	NIPSCO
Elevators	8 + one service	Water/Sewer	City of Fort Wayne
Sprinklers	Yes	Internet	Comcast, Frontier
Security	24-Hour, on site		

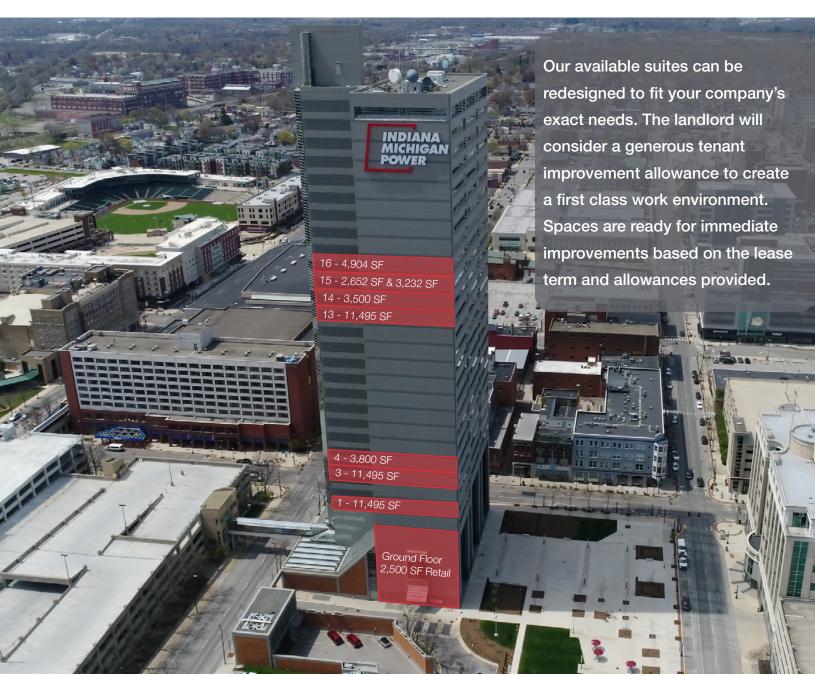
Lease Information			
Space	Available (Rentable)	Lease Rate	Lease Type
Retail (ground lvl)	2,500 SF	\$19.50/SF/YR	NNN
Floor 1	11,495 SF	\$15.50/SF/YR	Full Service
Floor 3	11,495 SF	\$15.50/SF/YR	Full Service
Floor 4	3,800 SF	\$15.50/SF/YR	Full Service
Floor 13	11,495 SF (restaurant)	\$15.50/SF/YR	NNN
Floor 14	3,500 SF	\$15.50/SF/YR	Full Service
Floor 15	3,232 SF + 2,652 SF	\$15.50/SF/YR	Full Service
Floor 16	4,904 SF	\$15.50/SF/YR	Full Service
Expenses			
Туре	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	Included	Landlord	
CAM Fee	Included	Landlord	
Incurance	Included	Landlord	

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Taxes	Included	Landlord
CAM Fee	Included	Landlord
Insurance	Included	Landlord
Maint./Repairs	Included	Landlord
Roof /Structure	Included	Landlord
Utilities	Included	Landlord
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Space Available



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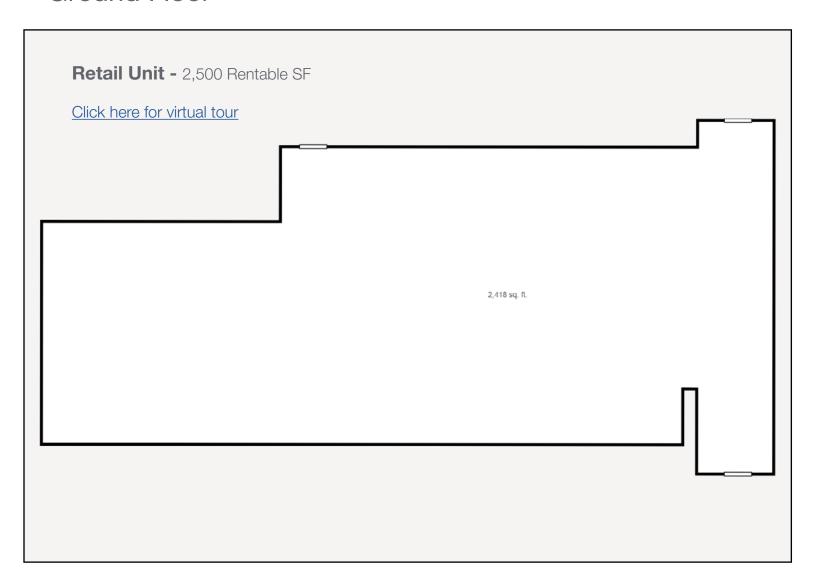
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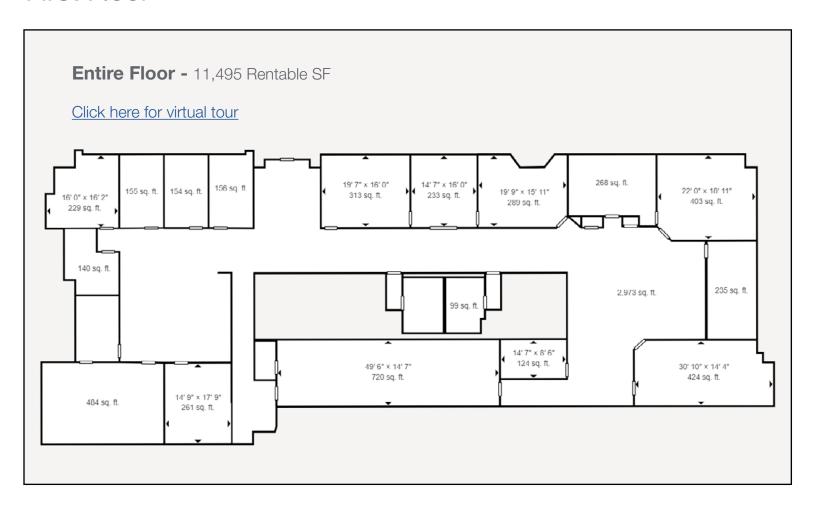


Ground Floor





First Floor

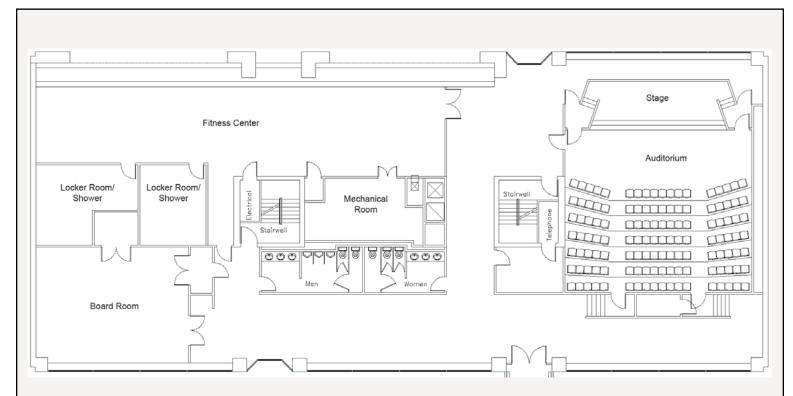


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Second Floor - Free amenities available to tenants

Board room, auditorium and fitness center for use by tenants.



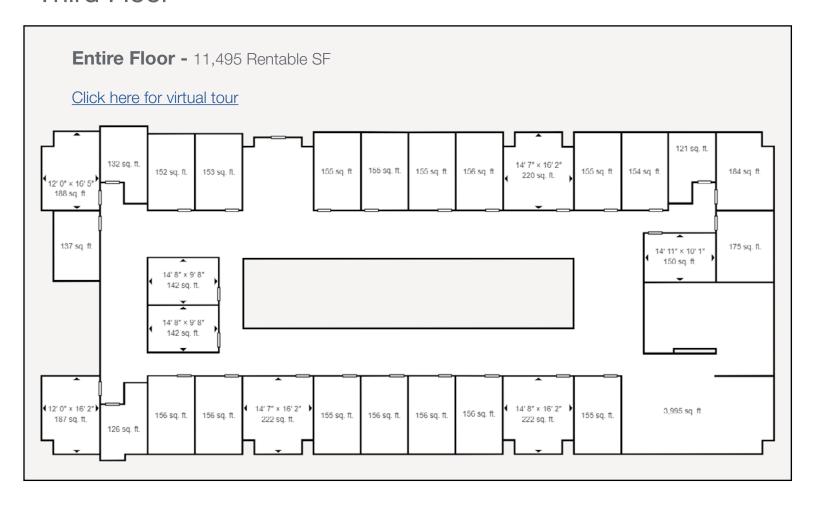
Click here for virtual tour of the Fitness Center

Click here for virtual tour of the Board Room

Click here for virtual tour of the Auditorium



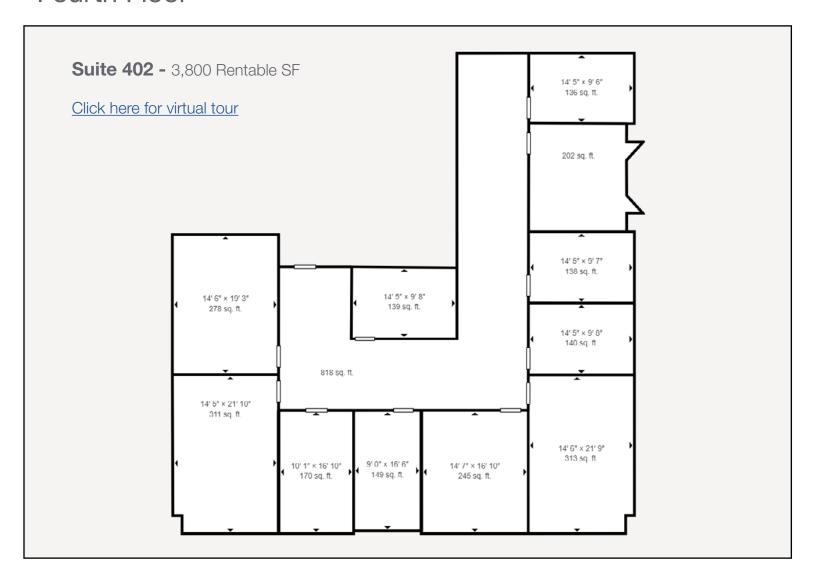
Third Floor



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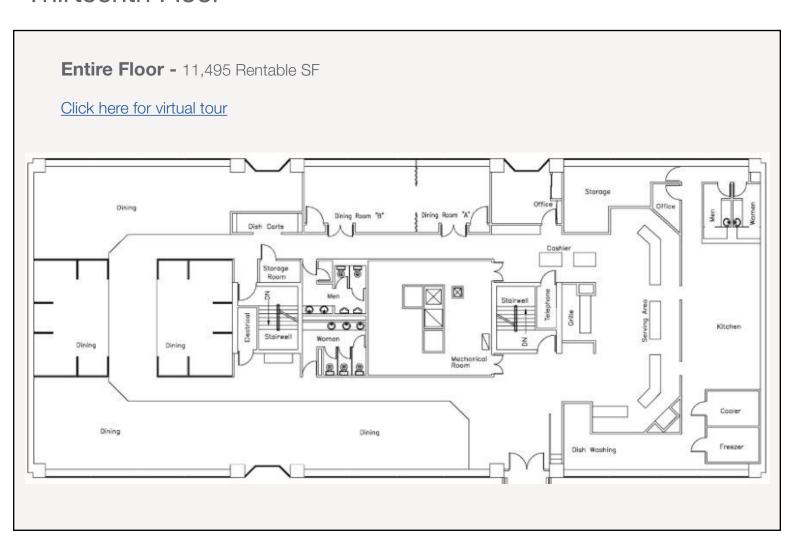


Fourth Floor



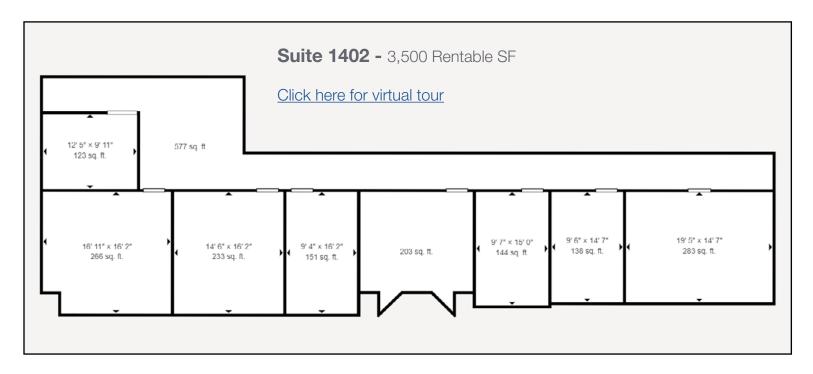


Thirteenth Floor



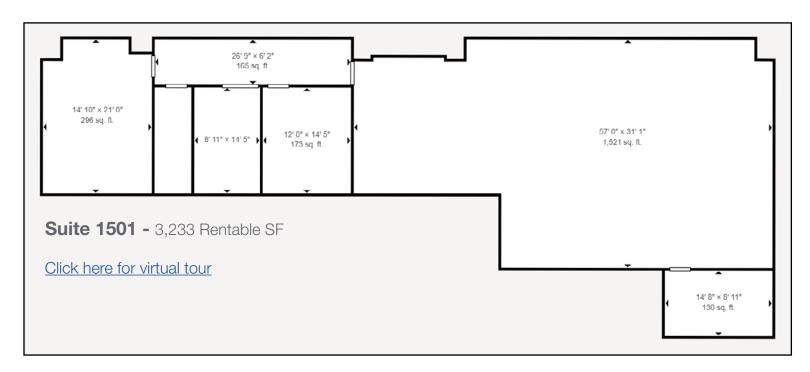


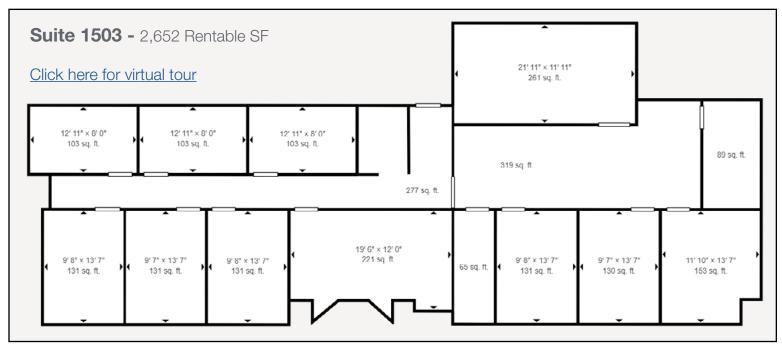
Fourteenth Floor





Fifteenth Floor





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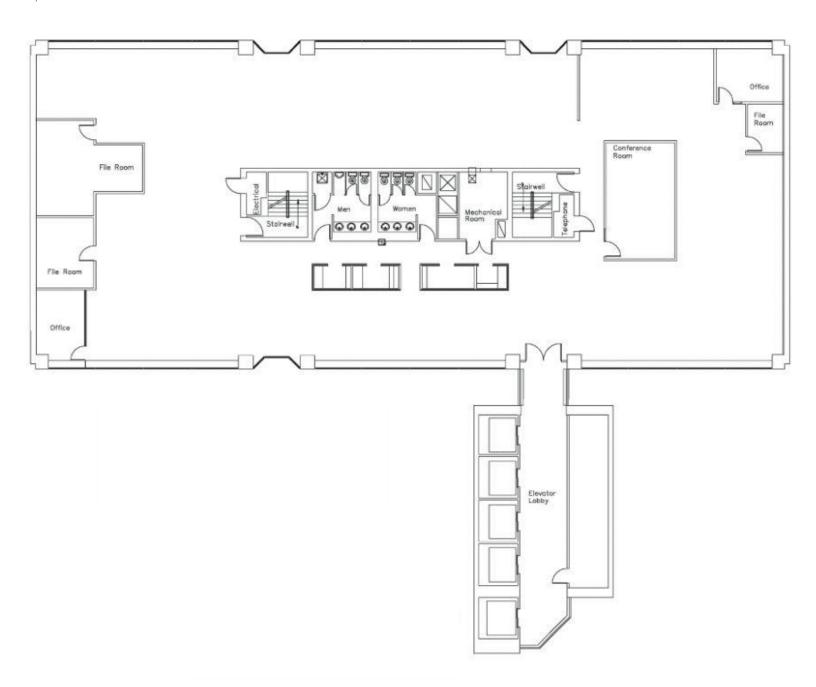
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Sixteenth Floor

4,904 SF available.



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RACHEL ROMARY Senior Broker

on the broker herein.

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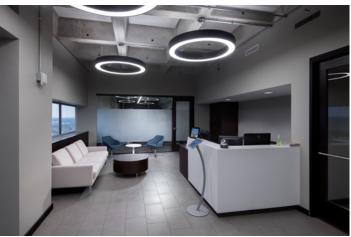


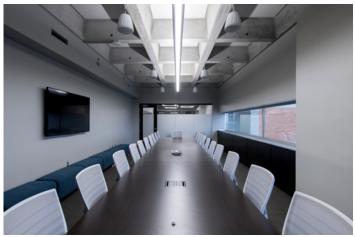
Current Tenant Photos













*Photos courtesy of BFA Commercial Photography.

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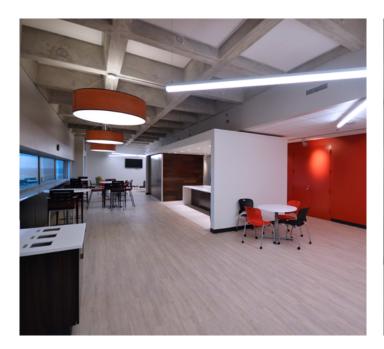
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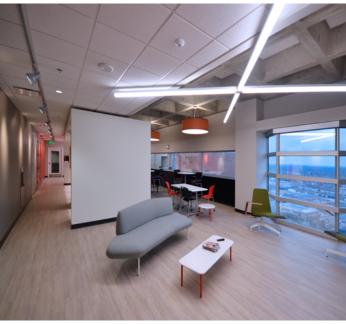
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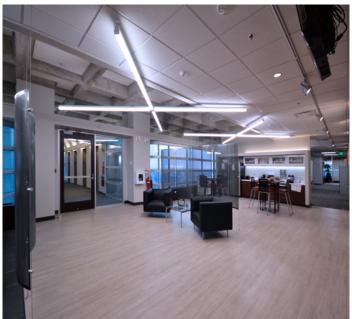


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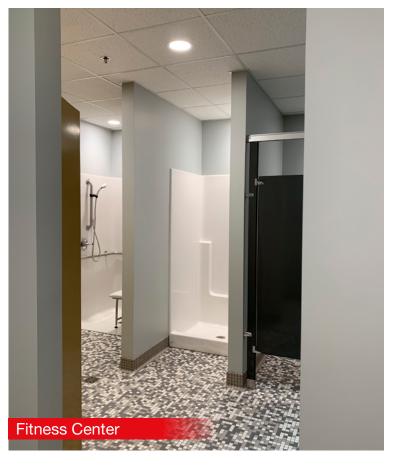












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#1

Fastest Growing

Market in the Region

(US Census Bureau, 2020)

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.

ELECTRIC WORKS



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.



THE ASHBERRY



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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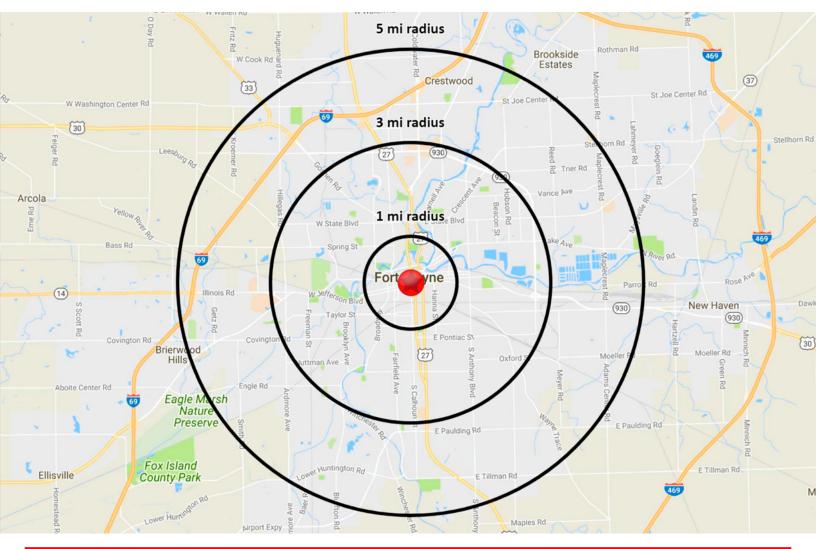
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,474	95,428	183,121
NUMBER OF HOUSEHOLDS	6,070	37,352	74,021
AVERAGE HOUSEHOLD INCOME	\$46,132	\$51,347	\$55,340
AVERAGE HOME VALUE	\$126,070	\$131,137	\$138,895
TRAFFIC COUNT	S. Clinton St.		28,559 VPD

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