

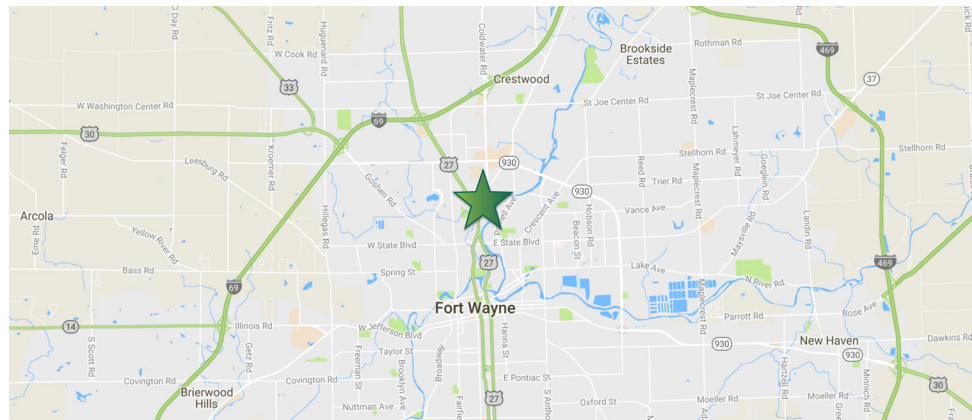


Downtown Retail Space

840 S. Calhoun Street
Fort Wayne, Indiana 46802

Unbeatable Location

- Rare opportunity to be located in the heart of downtown Fort Wayne’s central business district
 - › Over 20,000 daytime employees within a few blocks
 - › 1,991 SF available with retail and employee parking on site
- Within walking distance to popular restaurants, banking, Allen County Courthouse, and downtown’s largest office buildings
- Highest Pedestrian-count corner in all of Downtown!
- Generous Tenant Improvement allowance



Estimated Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,386	92,980	179,686
Daytime Population	28,912	77,966	144,187
Households	5,624	36,195	72,230

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Fort Wayne, Indiana 46802

Retail Space in the Heart of Downtown Fort Wayne

The available space is located on the northwest corner of Calhoun and Wayne Streets, directly across from Indiana Michigan Power Center, Fort Wayne's tallest building. The property is attached to the City Center Parking Garage and also to the Indiana Office Center building via skybridge. The parking garage has a validation system that can be used for customers.

This street-level retail space is in the center of Downtown Fort Wayne, in walking distance to popular restaurants, office buildings, banking centers, hotels, and local attractions. It is only one block away from Grand Wayne Center, which hosts over 315 events per year.



- 1. Parkview Field
- 2. Grand Wayne Center
- 3. Ash Brokerage
- 4. 202 Metro
- 5. Promenade Park
- 6. The Landing
- 7. Allen County Courthouse
- 8. Indiana Office Center
- 9. Embassy Theatre
- 10. The Bradley

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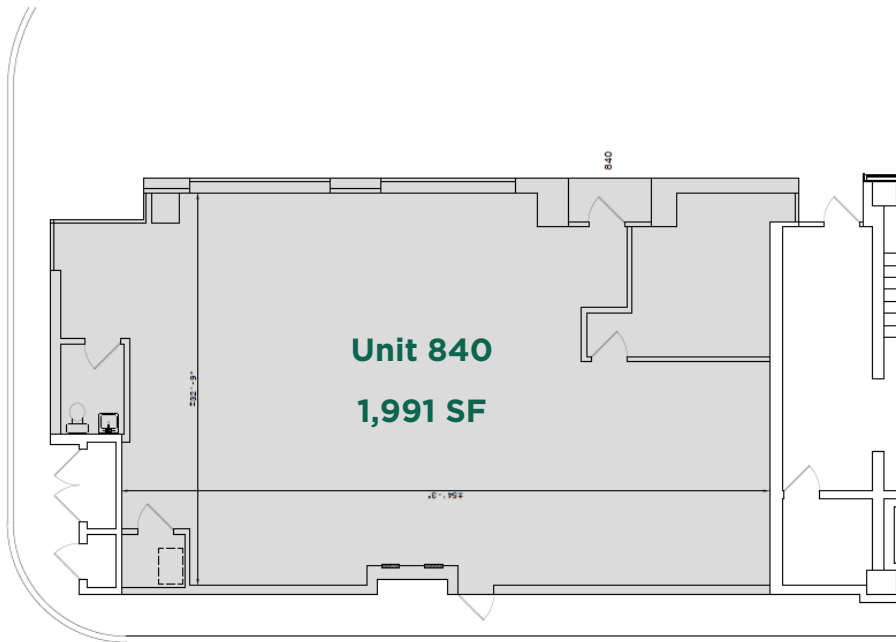
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One Unit Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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COMMERCIAL IMPROVED FOR LEASE

Property Name Wells Fargo Adjoining Retail
 Address 840 S. Calhoun St.
 City, State, Zip Fort Wayne, IN 46802
 County Allen
 Township Wayne

BUILDING INFORMATION

Property Type Retail
 Year Built 1993
 No. of Stories 7
 Construction Type Concrete
 Roof Asphalt
 Heating Boiler
 A/C Chiller
 Sprinklered None
 ADA Compliant None
 Elevators Yes
 Signage Exterior street-level



LEASE INFORMATION

Lease Rate \$20.00/SF/Yr
 Lease Type Modified Net
 Terms 5-10 Years
 Availability Immediate

AVAILABLE SUITES

Total Building Area 1,991 SF
 Total Available SF 1,991 RSF
 Max. Contiguous Available 1,991 RSF

Suites Available	RSF	Monthly Rate
Suite 840	1,991	\$3,318.33

RESPONSIBLE PARTIES

Utilities Tenant
 Lawn & Snow Landlord
 Property Taxes Landlord
 Property Insurance Landlord
 Int. Maintenance Tenant
 Common Area Landlord
 Roof & Structure Landlord
 Janitorial Tenant

SITE DATA

Site Acreage
 Zoning & Description DC, Downtown Core
 Parking Description Garage
 Traffic Count 9,500 VPD

UTILITIES

Electric Supplier AEP
 Natural Gas Source NIPSCO
 Water & Sewer Source City Utilities

ADDITIONAL INFORMATION

- Street-level retail space at the corner of Wayne St. and Calhoun St. in the heart of downtown Fort Wayne
- Within walking distance of banking, restaurants, Allen County Courthouse, Citizens Square, and Parkview Field
- Parking garage has validation system that can be used for customers
- Generous Tenant Improvement allowance for qualified Tenant!

CONTACT US

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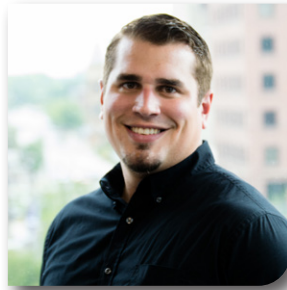
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Sturges Property Group

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