

Office Space | Class A Building



200 E. Main Street
Fort Wayne, Indiana 46802

Property Features

10 story 151,831 SF, class A office building in the Central Business District. One of Fort Wayne's premiere office buildings features 4 floors of indoor parking and houses the new Saisaki restaurant on the ground floor.

- Full service bank and ATM located on the ground floor
- Event room available to tenants
- One block from the Allen County Court House
- Located in the heart of downtown within walking distance to The Landing and the new River Front Development, as well as eminent businesses, restaurants, and retail

BUILDING	151,831 SF
AVAILABLE	6 SUITES; 2,000 SF - 15,260 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$16.50 PSF FS

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	1st Source Bank	Parcel Number	02-12-02-428-003.000-074
Address	200 E. Main Street	Total Building SF	151,831 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.84 AC
County	Allen	Year Built	1989
Township	Wayne	Zoning	DC / Downtown Core
Parking	Indoor Garage	Parking Spaces	Ample
		Signage	Directory in lobby
Property Features			
Construction Type	Brick	Number of Floors	Ten
Roof	Flat	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Yes
Electrical	Single phase	Restrooms	One set per floor
Heating	Boiler	Central Air	Chiller units
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approximately 4 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 27
Internet	Frontier/Comcast	Distance	Minutes
Lease Information			
Suite	Square Feet	Lease Rate	Lease Type
540	2,560 SF	\$16.50/PSF/YR	Full Service
550	3,330 SF	\$16.50/PSF/YR	Full Service
560	2,000 SF	\$16.50/PSF/YR	Full Service
700	15,260 SF	\$16.50/PSF/Yr	Full Service Available 5/1/22
810	2,484 SF	\$16.50/PSF/YR	Full Service
820	6,097 SF	\$16.50/PSF/YR	Full Service
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
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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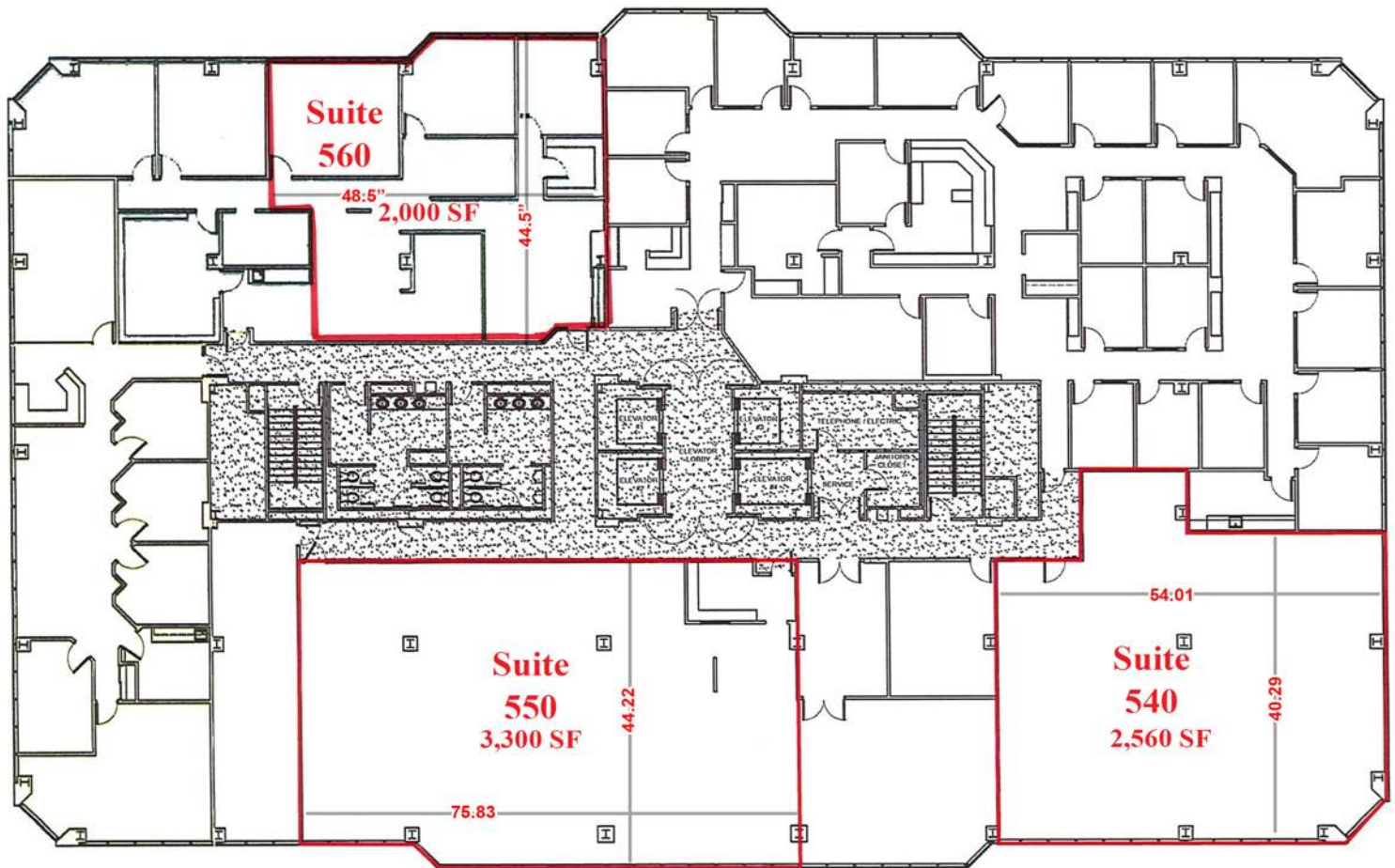
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FIFTH FLOOR
1" = 20'

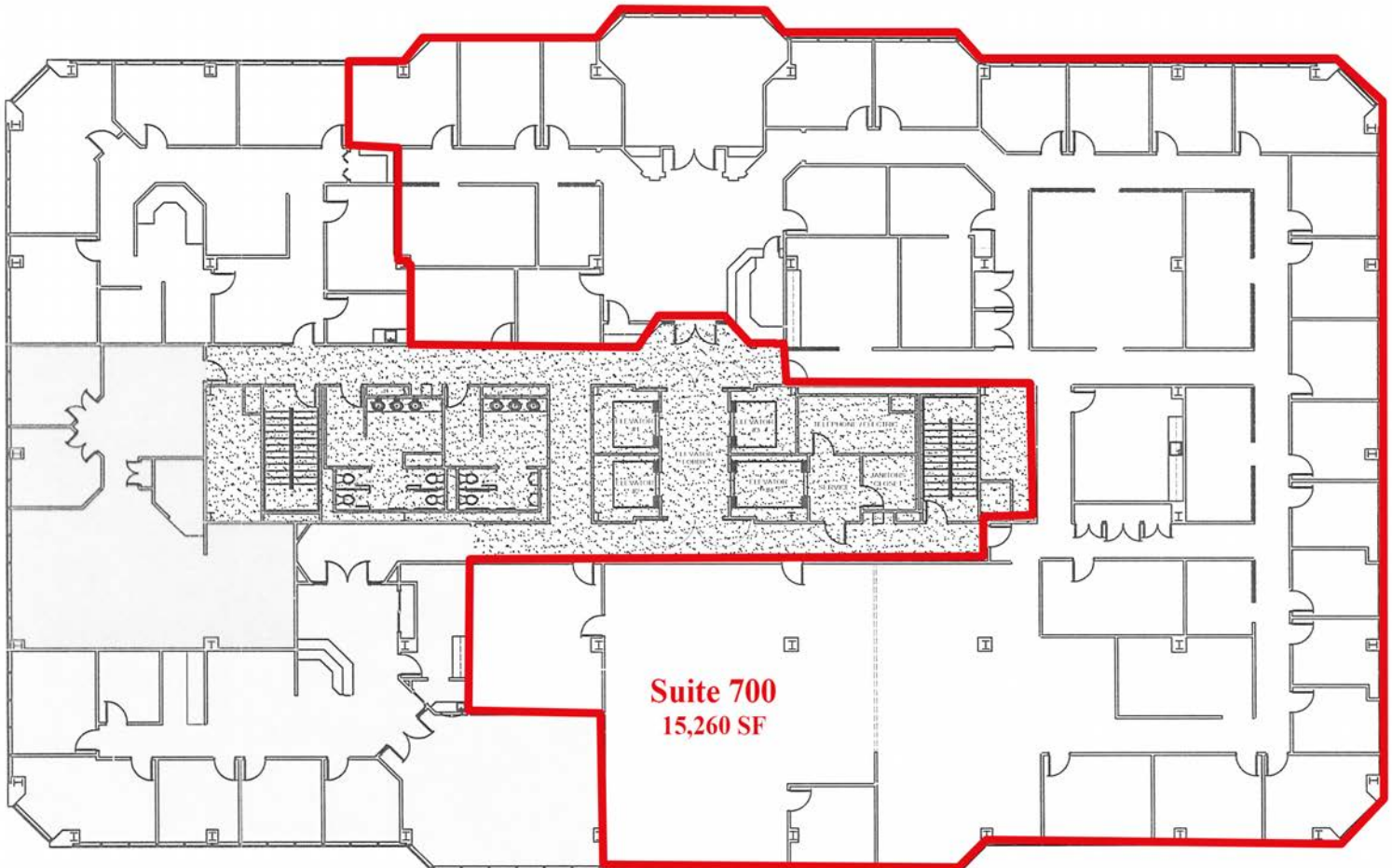


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Suite 700
15,260 SF

SEVENTH FLOOR
1" = 20'



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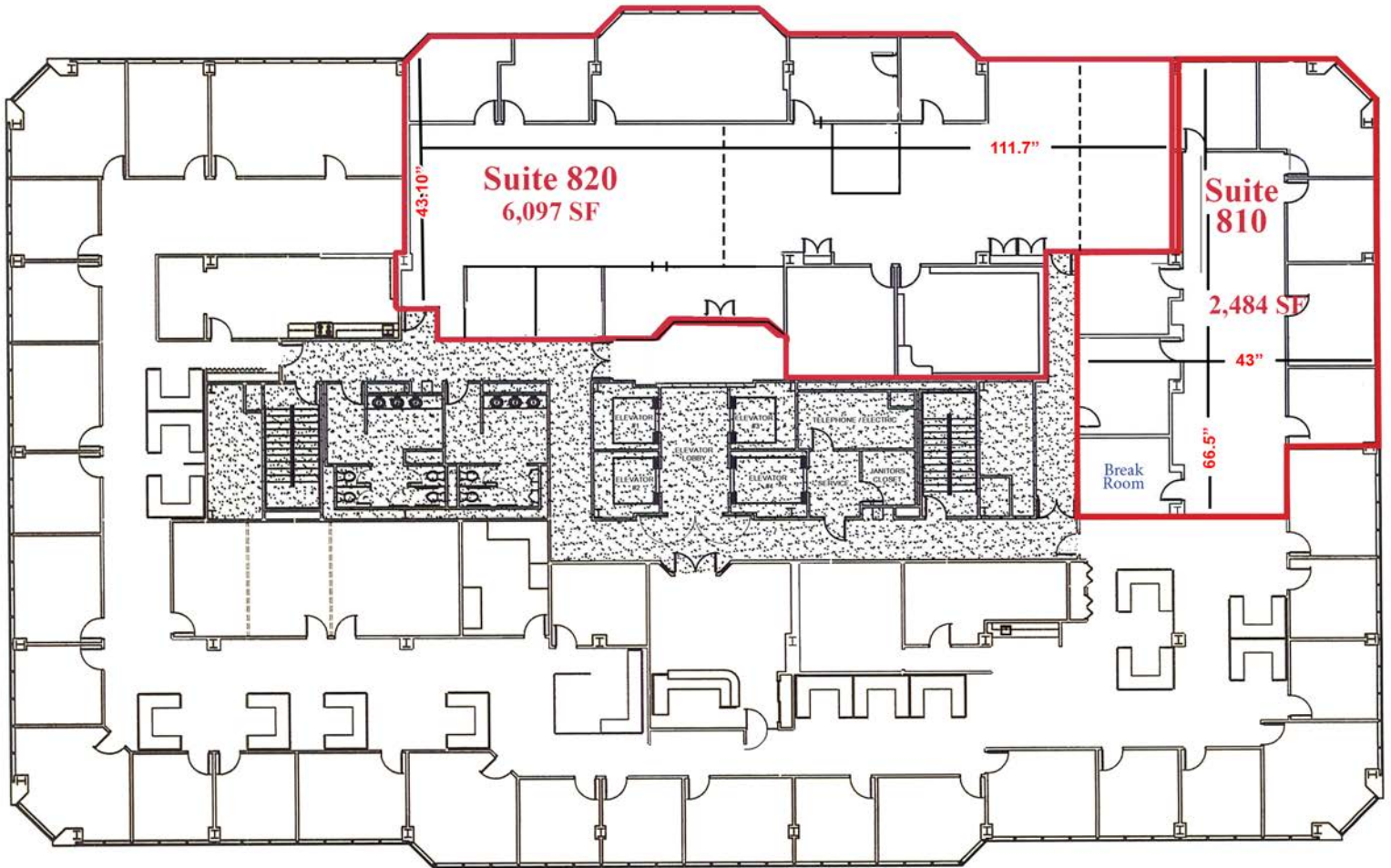
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EIGHTH FLOOR
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Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

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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



Riverfront
FORT WAYNE
Always moving.

PROMENADE PARK



Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS

BROADWAY | DISTRICT



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.



Bank | Insurance | Private Advisory

THE ASHBERRY



A local business investing in the local community.



THE BRADLEY
PROVENANCE



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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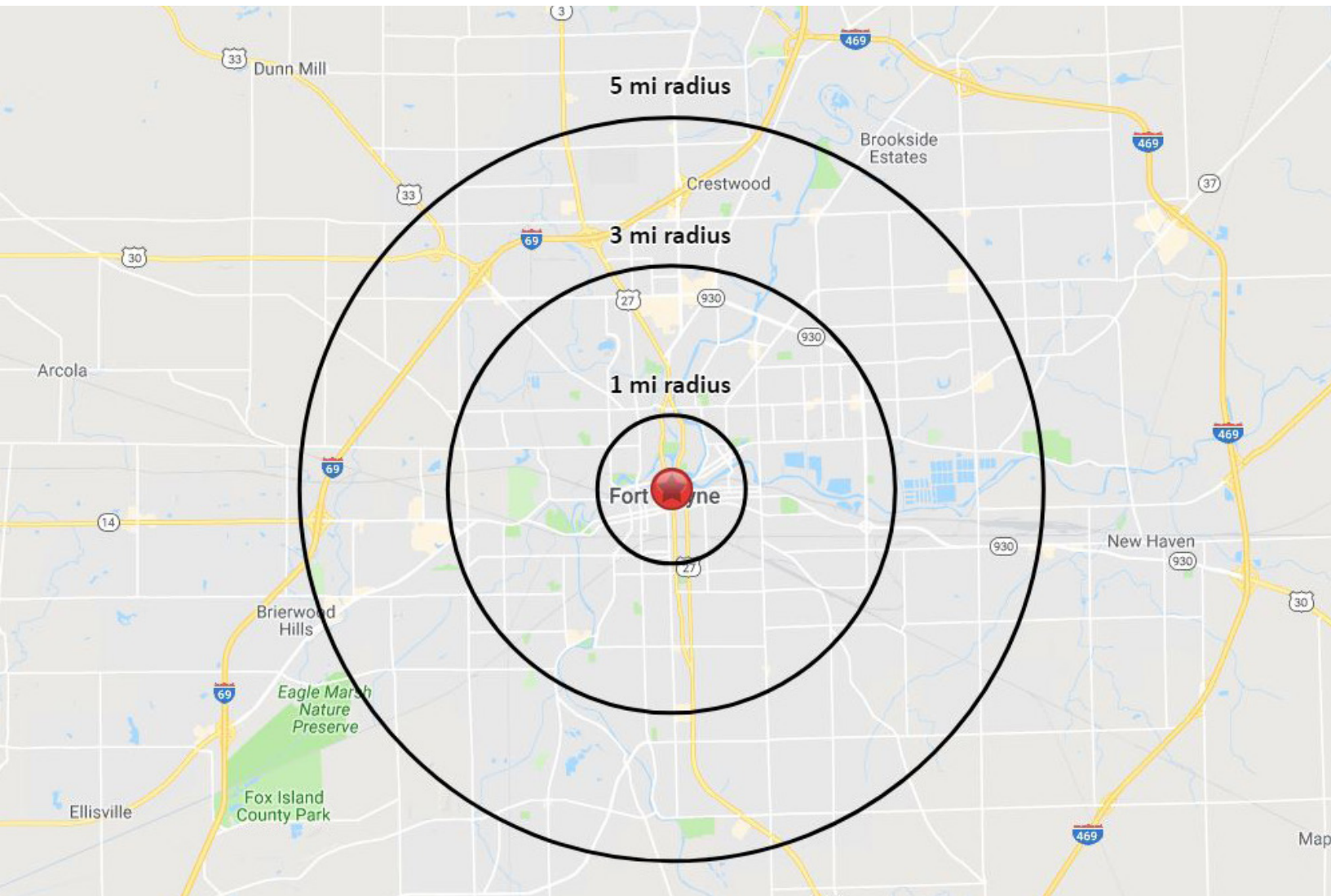
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,982	93,157	182,093
NUMBER OF HOUSEHOLDS	6,240	36,716	73,725
AVERAGE HOUSEHOLD INCOME	\$47,398	\$51,755	\$55,406
MEDIAN HOME VALUE	\$83,641	\$89,954	\$104,456
TRAFFIC COUNT	E. Main Street		11,908 VPD

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