

For Lease

Downtown Commercial Space - ±20,500 SF (Divisible)



102 W. Superior St. / Superior Lofts

Fort Wayne, IN, 46802

Highlights

- Located in the Riverfront Development District in Downtown Fort Wayne
- Newly renovated building consists of ±20,500 SF of commercial space with 72 apartments above
- Fantastic value, costing up to 30% less than neighboring developments under construction
- Excellent location for a restaurant, café, retail, office, convenience, or shared workspace
- Tenant Improvement money allowance available for buildout
- The 900-space parking garage is directly adjacent on the north side of Superior Lofts

Lease Rate \$18.00 SF/yr (NNN)

Available SF 2,300 - ±20,500 SF
(Divisible)

Building Size 125,000 SF

<u>Spaces</u>	<u>Space Size</u>
Unit 1 (Divisible)	9,834 - ±20,500 SF
Unit 2 (Divisible)	3,400 - ±20,500 SF
Common Space (Leasable)	2,300 - ±20,500 SF
Unit 3 (Divisible) Move-in Ready	5,000 - ±20,500 SF

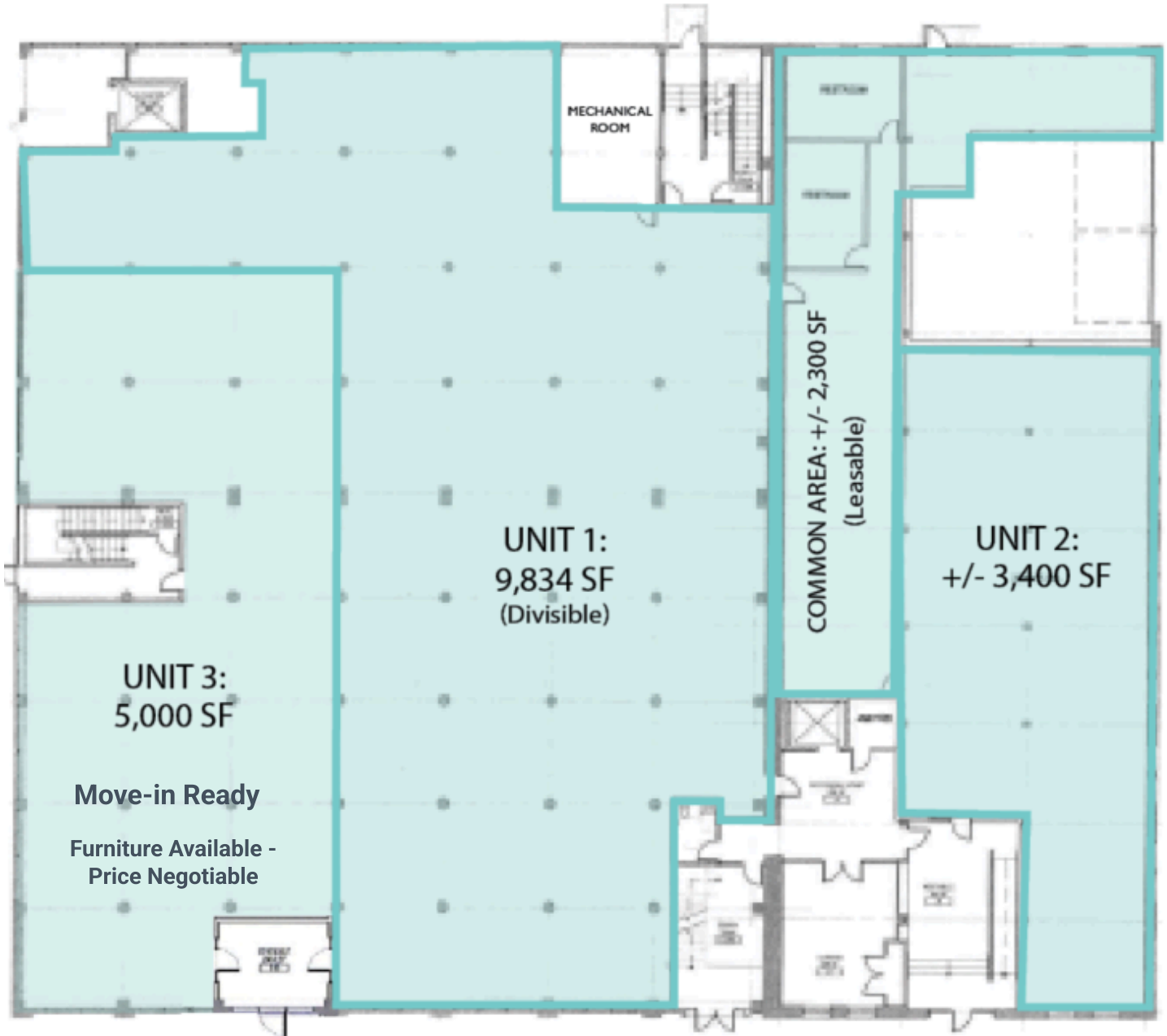
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Floor Plan

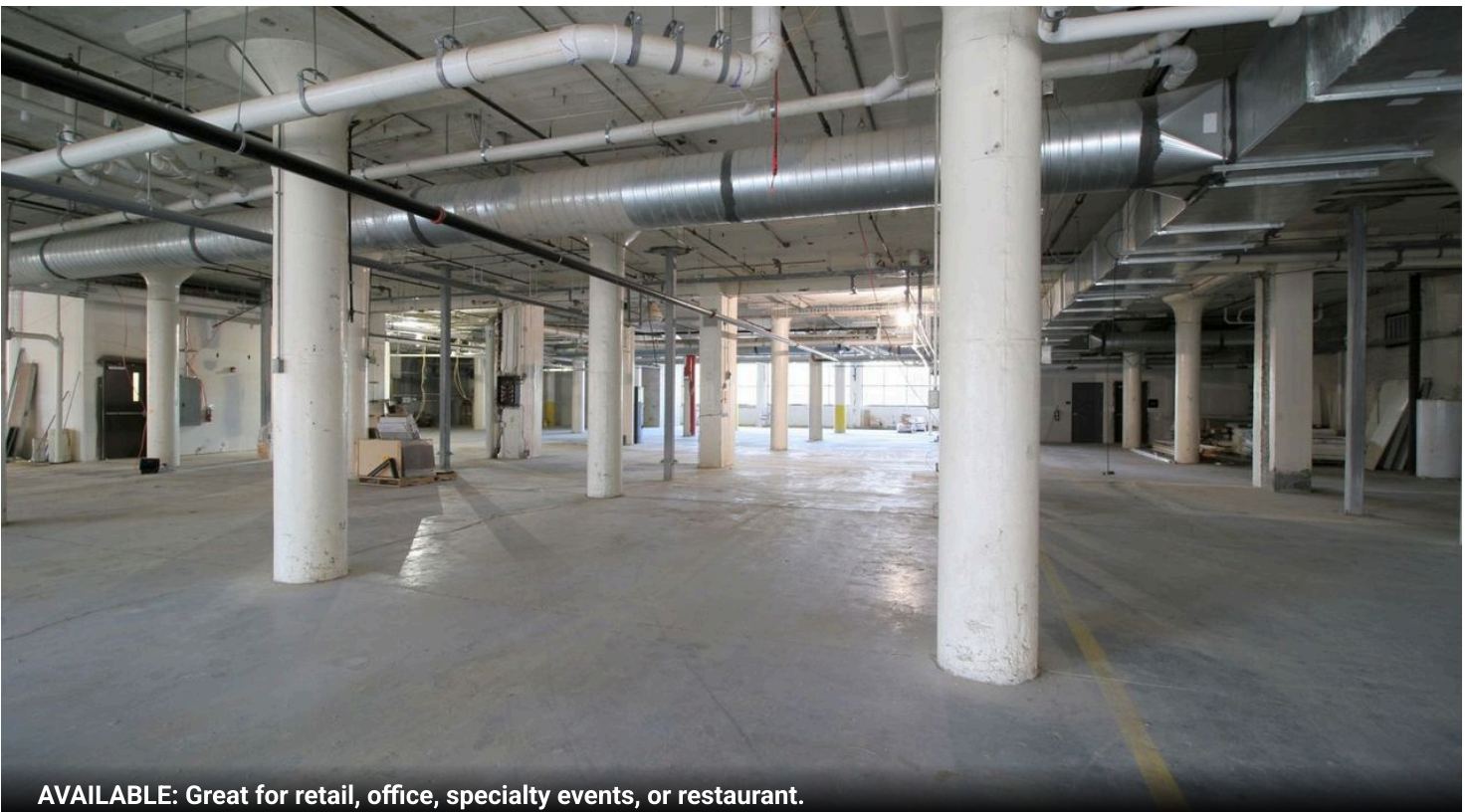
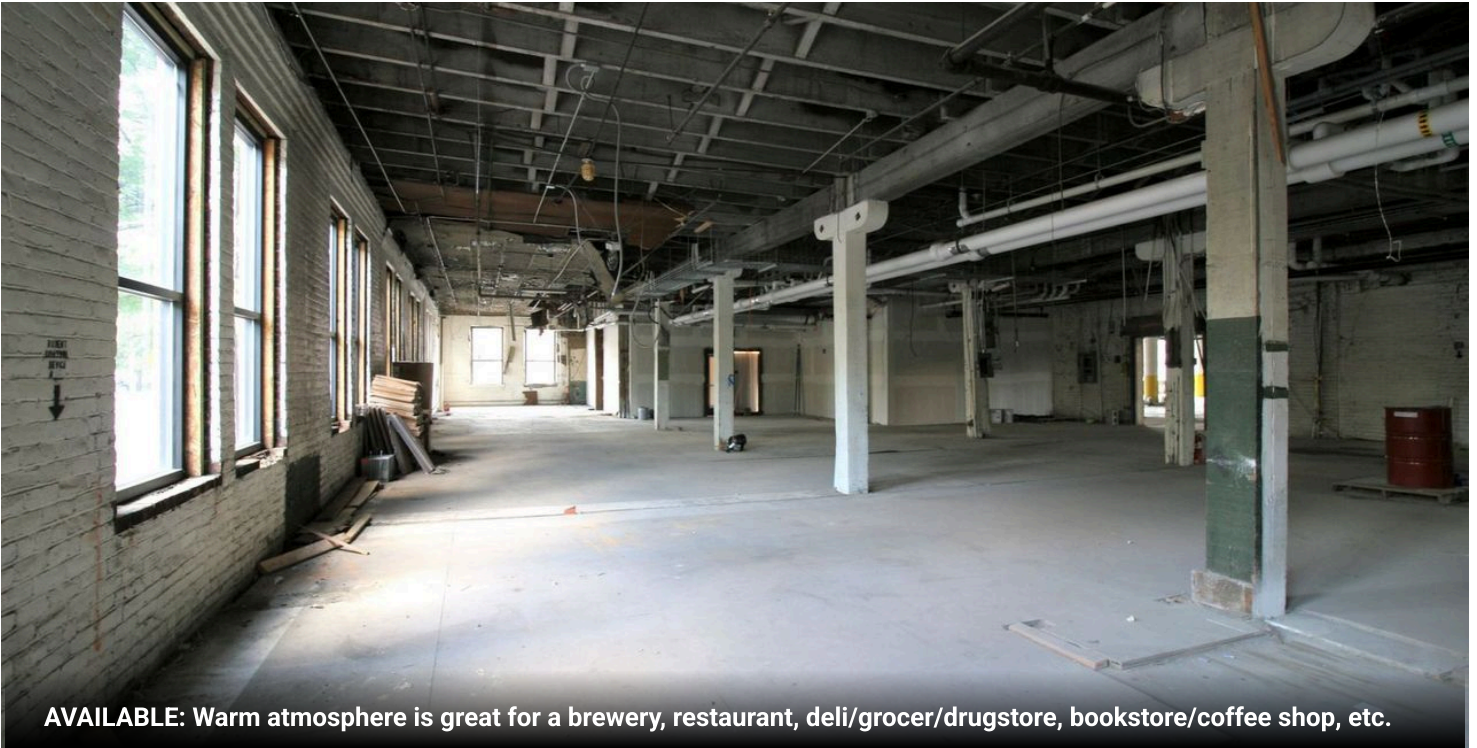
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**Unit 1, Unit 2 and Unit 3 can be combined with the Common Area
to create a contiguous space of up to ±20,500 SF.**

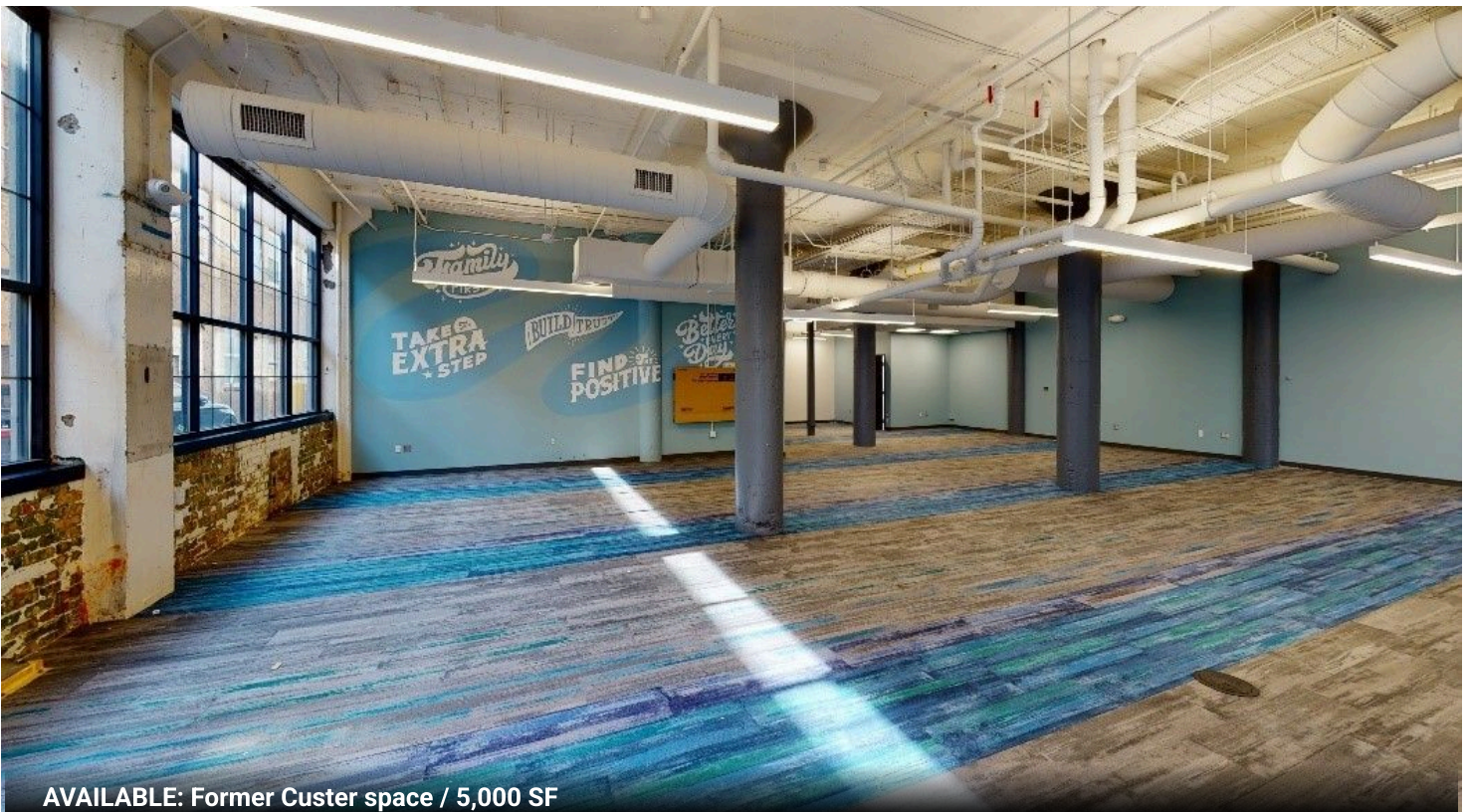
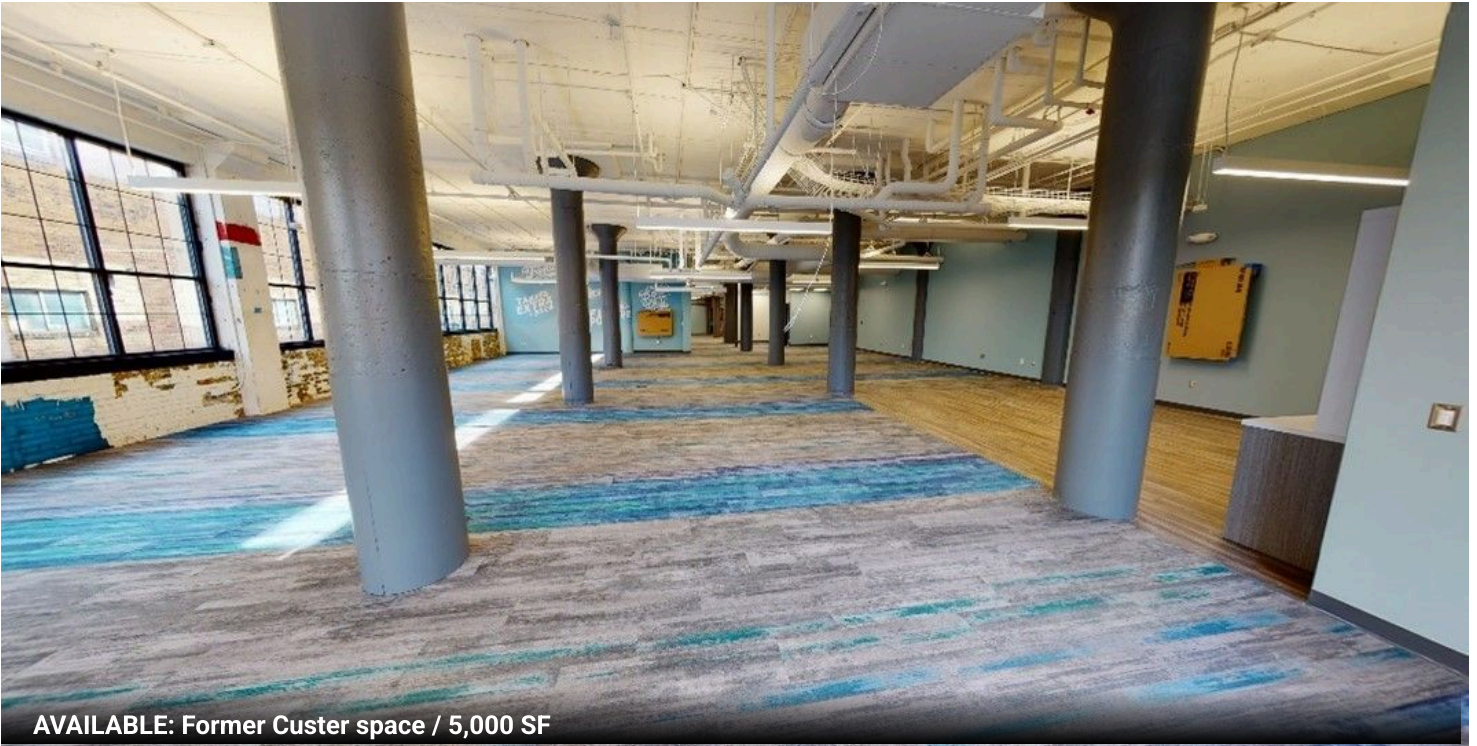
Photos

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Location

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Location Description

Superior Lofts is located in downtown Fort Wayne, Indiana. The city is within 200 miles of 5 major cities, Chicago (150), Detroit (173), Indianapolis (137), Cleveland (200), and Columbus (174). The property is only 4 miles off I-69, with easy access to 80/90 toll road, making Fort Wayne a great central hub for business in the Midwest.

The downtown of Fort Wayne is undergoing significant expansion and development, with nearly \$1 billion in development currently underway and recently completed. This continues to create jobs and opportunities for new and expanding businesses.

Between the new "Promenade Park", "The Landing" redevelopment, "The Bradley" boutique hotel, "The Pearl", and the "Riverfront at Promenade" and parking garage, Superior Lofts is perfectly situated for any business to thrive from the dramatic transformation of this corner in downtown Fort Wayne.

Riverfront Development District

In the heart of the vibrant Riverfront Development District in Downtown Fort Wayne, Superior Lofts is a beautiful historic building that has recently been brought back to life with the renovation of 72 luxury apartment units above the commercial space. The ground level features approximately 20,000 SF of commercial space that would be perfect for restaurant, cafe, retail, office, convenience, or shared workspace.

Construction was completed on the neighboring "Riverfront at Promenade" mixed-use development, adding 225 apartment units along with additional commercial/retail space and a 900-space parking garage. Already the central foot-traffic area of downtown Fort Wayne, this property is situated between "Promenade Park" and "The Landing", a newly redeveloped mixed-use development. Superior Lofts is the perfect location for your downtown business.

The 900-space parking garage is directly adjacent on the north side of Superior Lofts. This parking garage will serve as parking for the "Riverfront on the Promenade" mixed-use development and "Promenade Park" visitors. It will provide a steady flow of pedestrians visiting the downtown and riverfront areas as they will be walking right by Superior Lofts. It also makes it very convenient for employees to park and get to work.

Area Maps

102 W. Superior Street, Fort Wayne, IN 46802

