



I & M Building

110 E. Wayne Street | Fort Wayne, IN 46802

Property Features

The I&M Building has been completely remodeled 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)

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

www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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	Parking garage connected via skybridge		
Property Features			
Construction Type	Concrete with 27 floors	Electric	I & 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			
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	

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

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naihb.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naihb.com

Space Available



Our available suites can be redesigned to fit your company's exact needs. The landlord will consider a generous tenant improvement allowance to create a first class work environment. Spaces are ready for immediate improvements based on the lease term and allowances provided.

16 - 4,904 SF
15 - 2,652 SF & 3,232 SF
14 - 3,500 SF
13 - 11,495 SF

4 - 3,800 SF
3 - 11,495 SF

1 - 11,495 SF

Ground Floor
2,500 SF Retail

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

www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Ground Floor

Retail Unit - 2,500 Rentable SF

[Click here for virtual tour](#)



2,418 sq. ft.

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

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

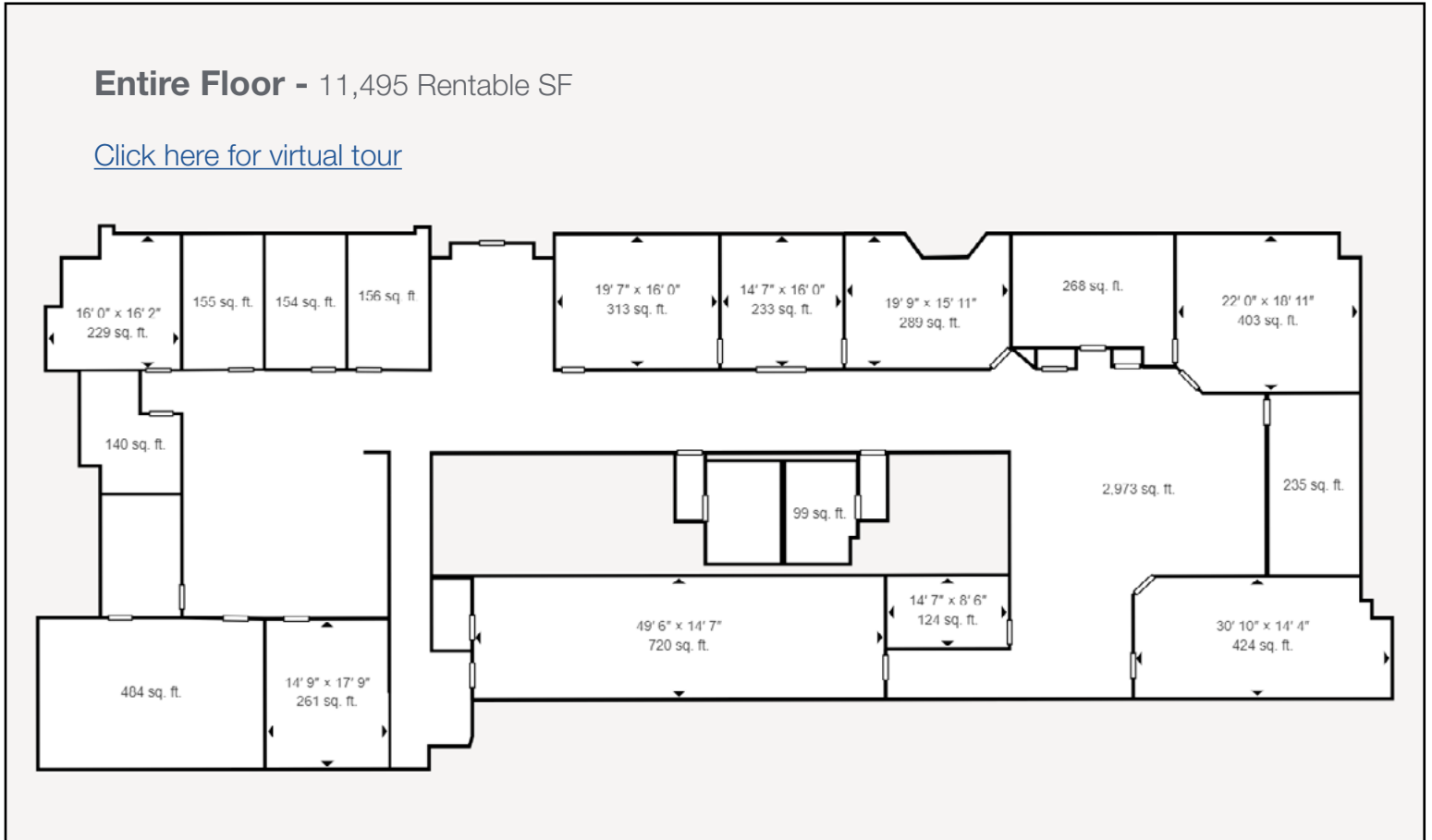
www.naih.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

First Floor

Entire Floor - 11,495 Rentable SF

[Click here for virtual tour](#)



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

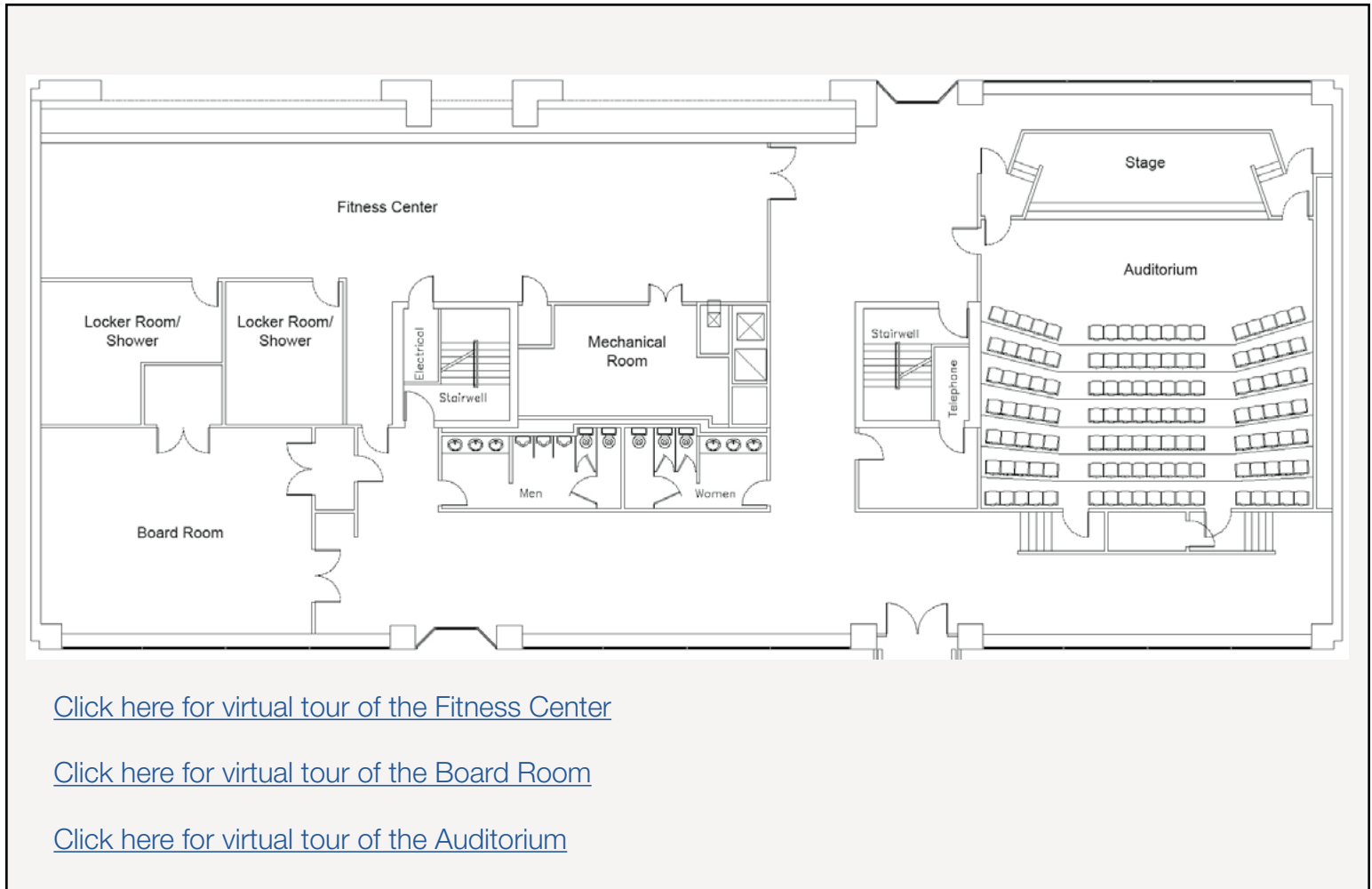
RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com

Second Floor - Free amenities available to tenants

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



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

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

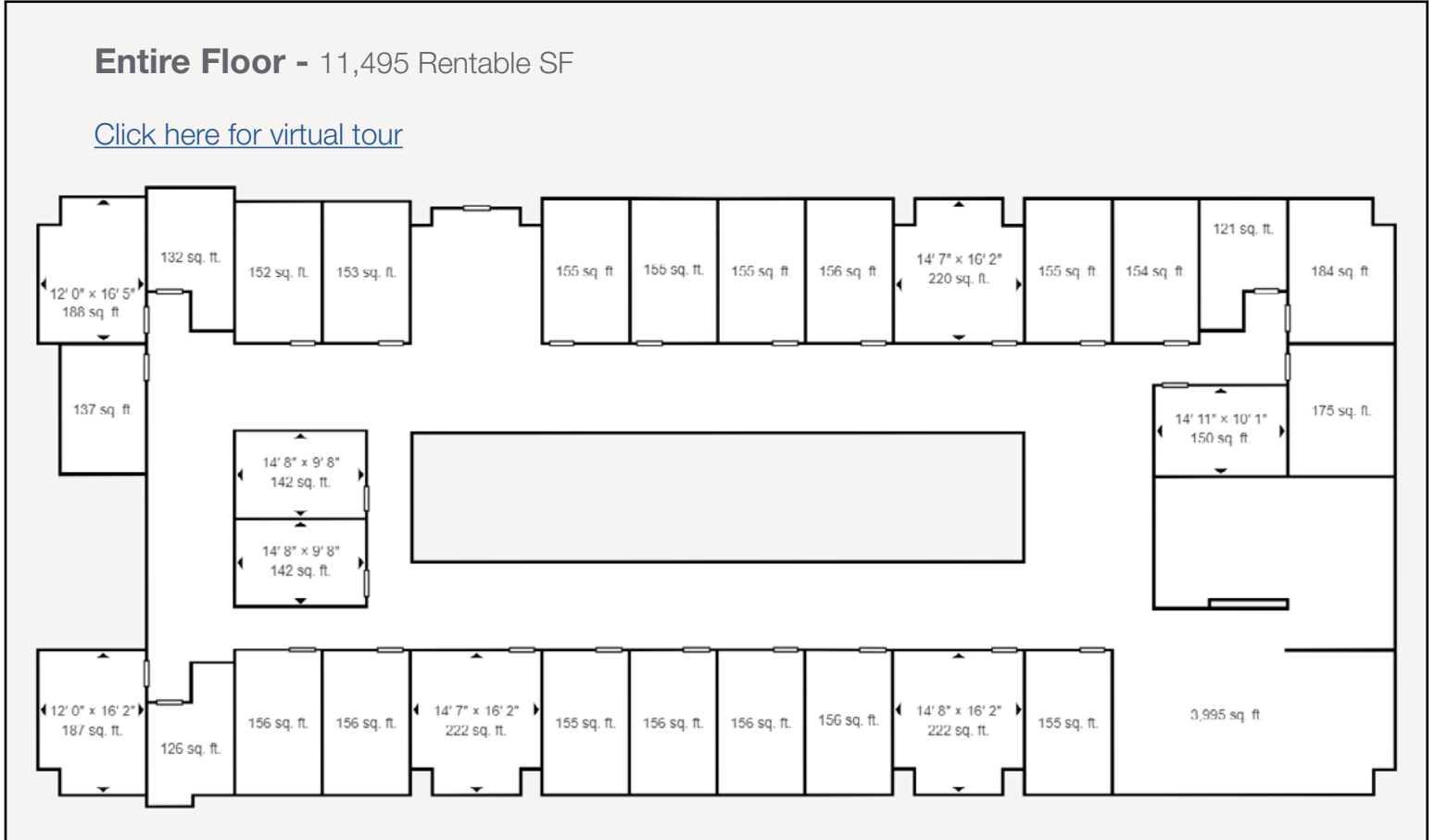
GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Third Floor

Entire Floor - 11,495 Rentable SF

[Click here for virtual tour](#)



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

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

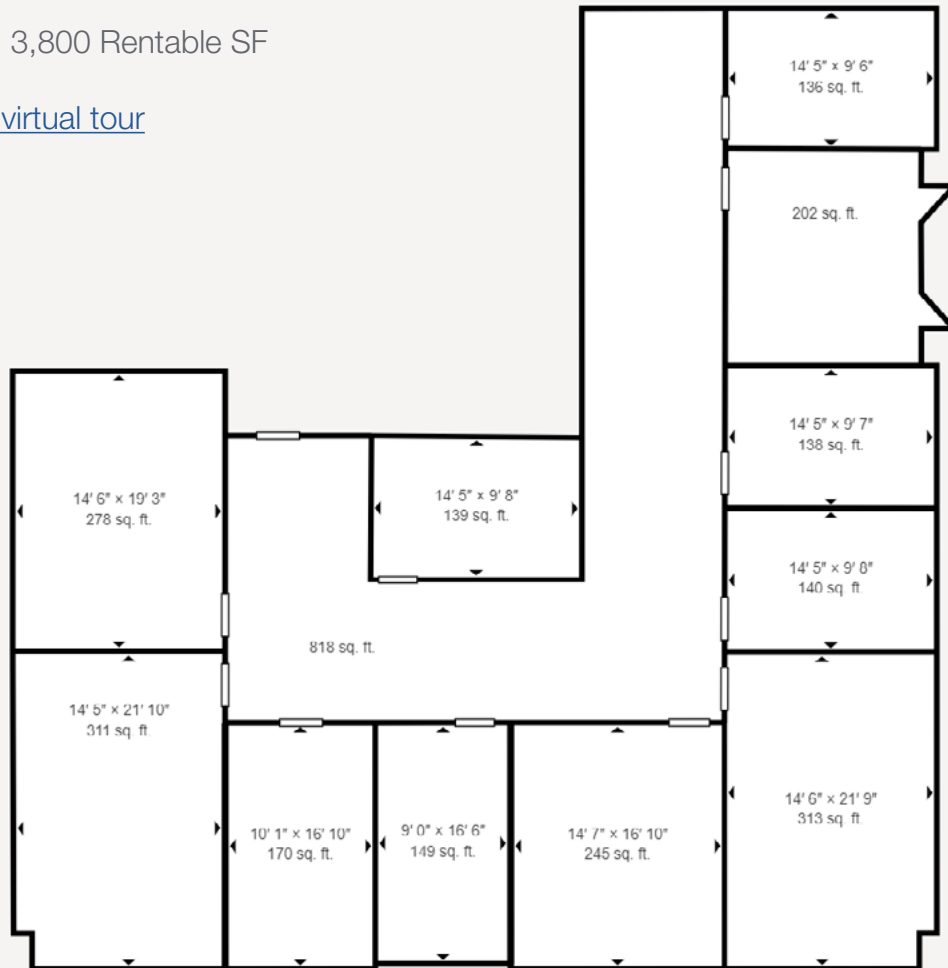
GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com

Fourth Floor

Suite 402 - 3,800 Rentable SF

[Click here for virtual tour](#)



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

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

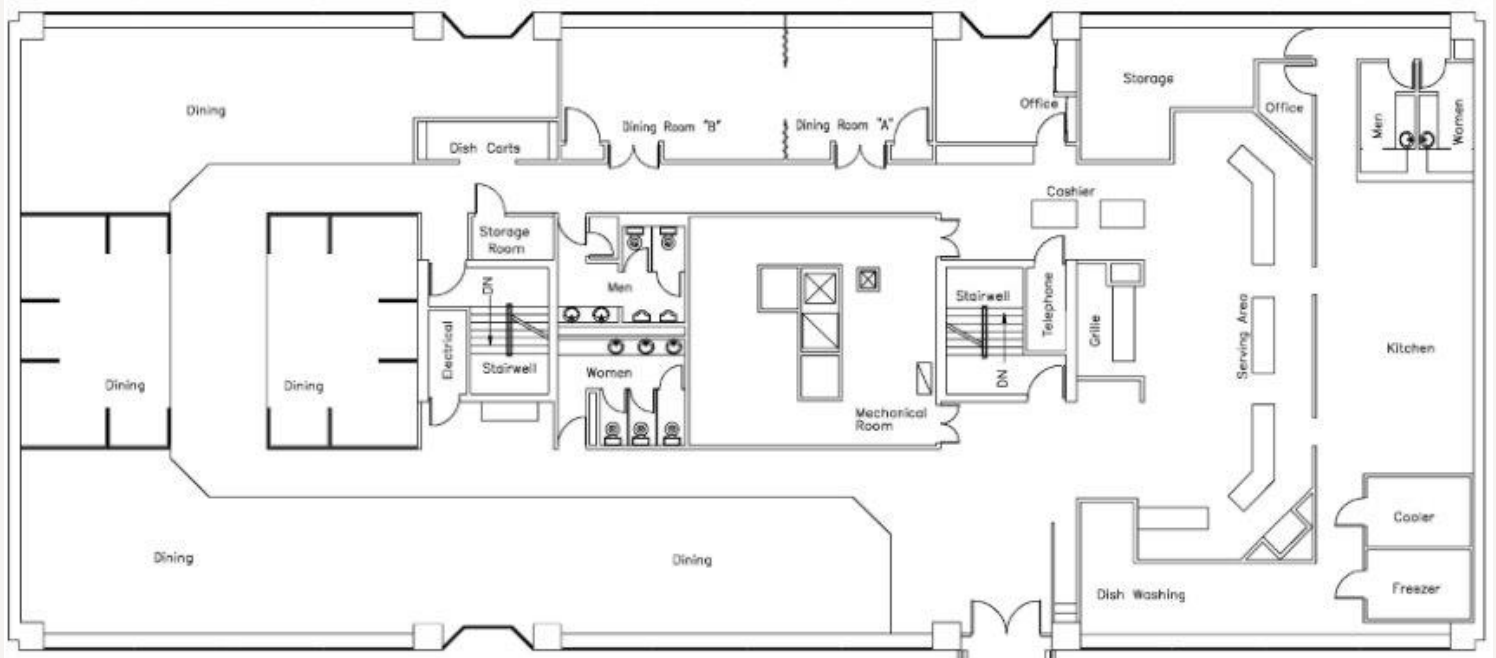
GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com

Thirteenth Floor

Entire Floor - 11,495 Rentable SF

[Click here for virtual tour](#)



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

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

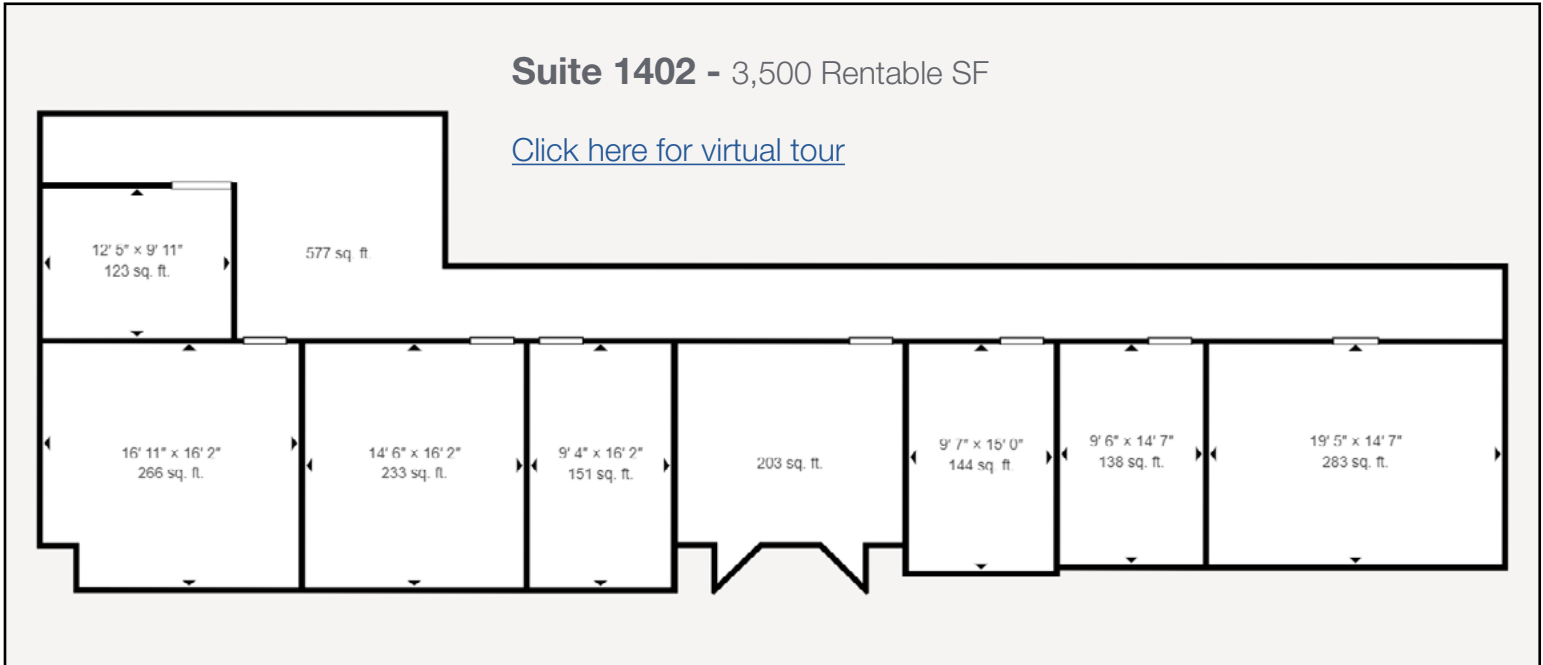
GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Fourteenth Floor

Suite 1402 - 3,500 Rentable SF

[Click here for virtual tour](#)



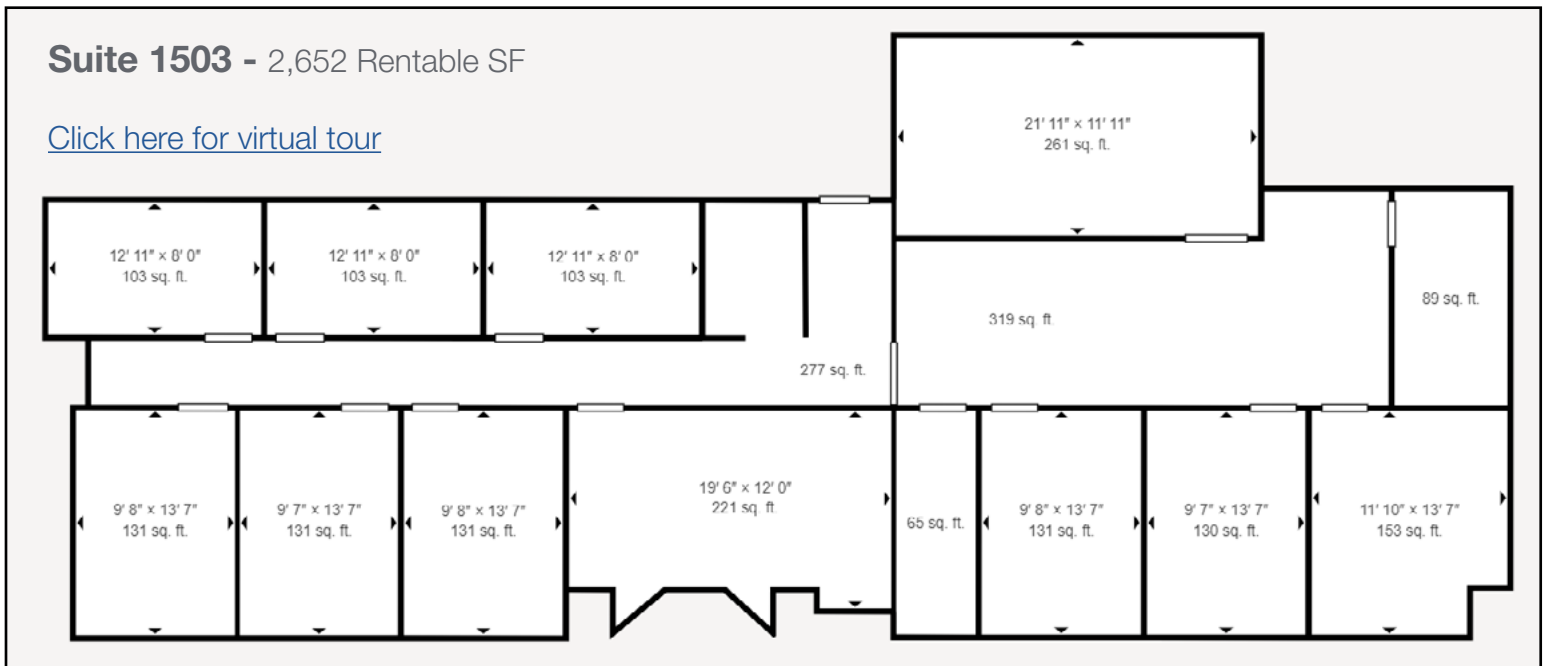
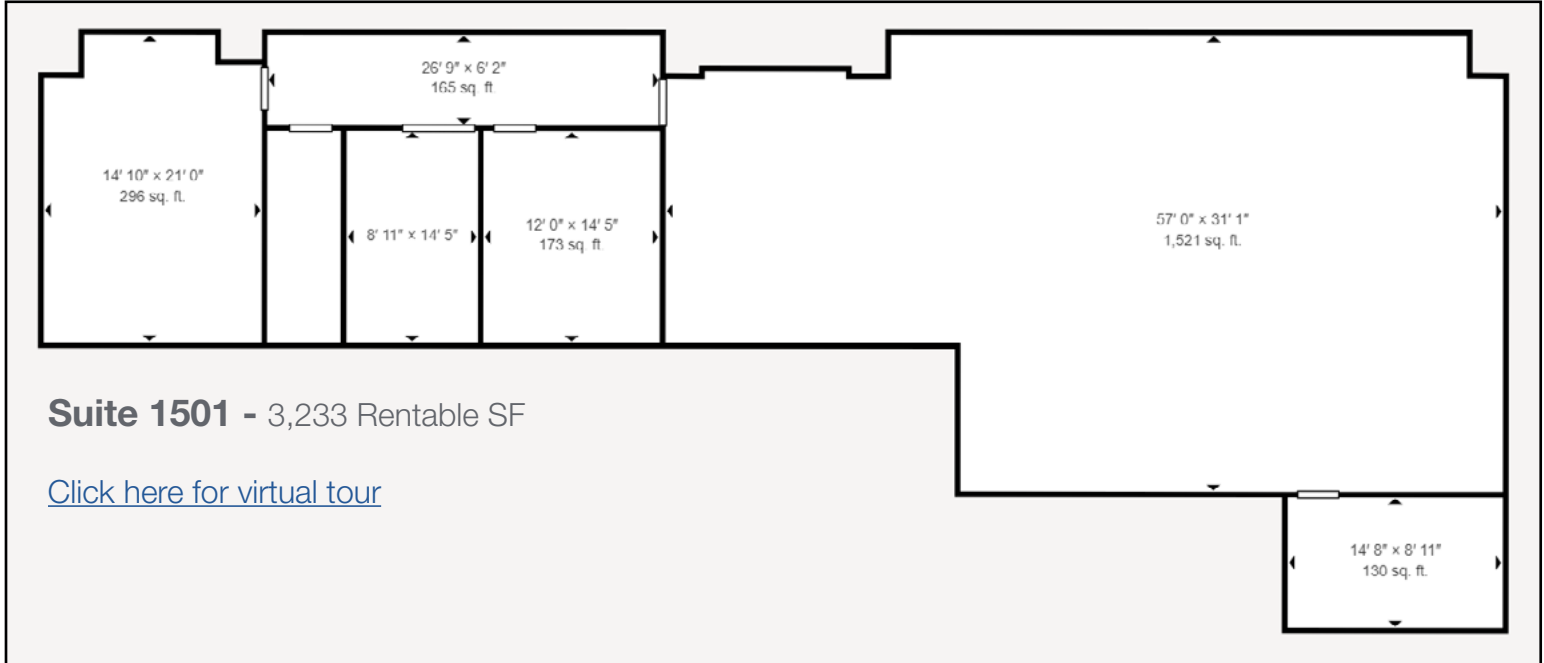
200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Fifteenth Floor



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

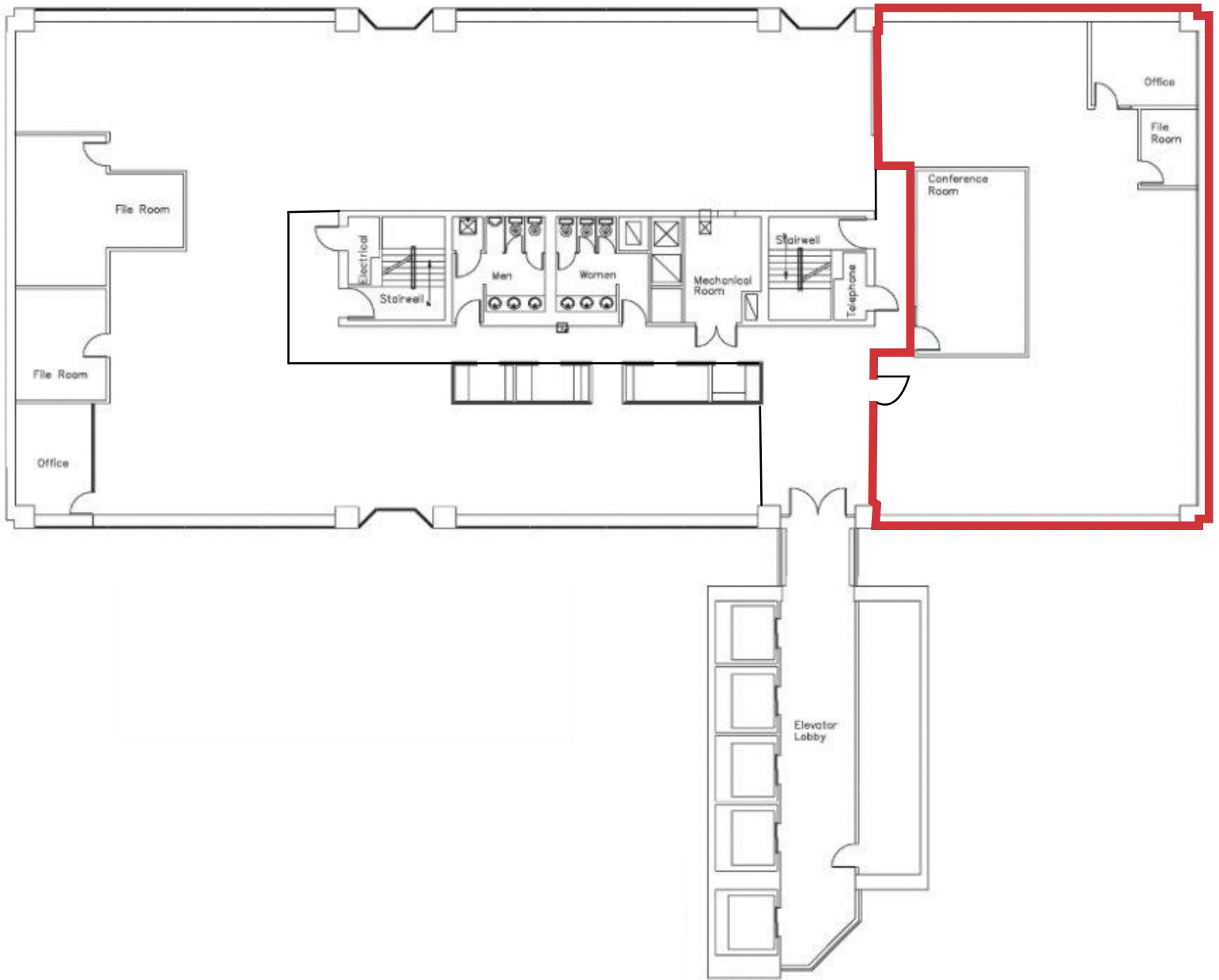
RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com

Sixteenth Floor

4,904 SF available.



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

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

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

www.naih.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

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

www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Auditorium



Auditorium



Fitness Center



Fitness Center



Fitness Center

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

www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

#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



PROMENADE PARK



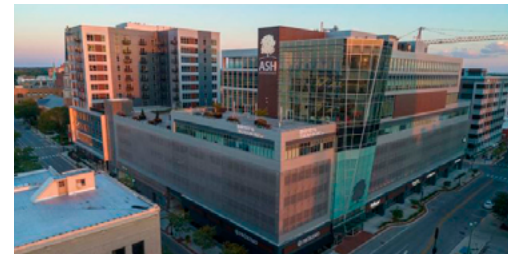
Transforming our riverfront into a vibrant regional landmark.

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.



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.

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

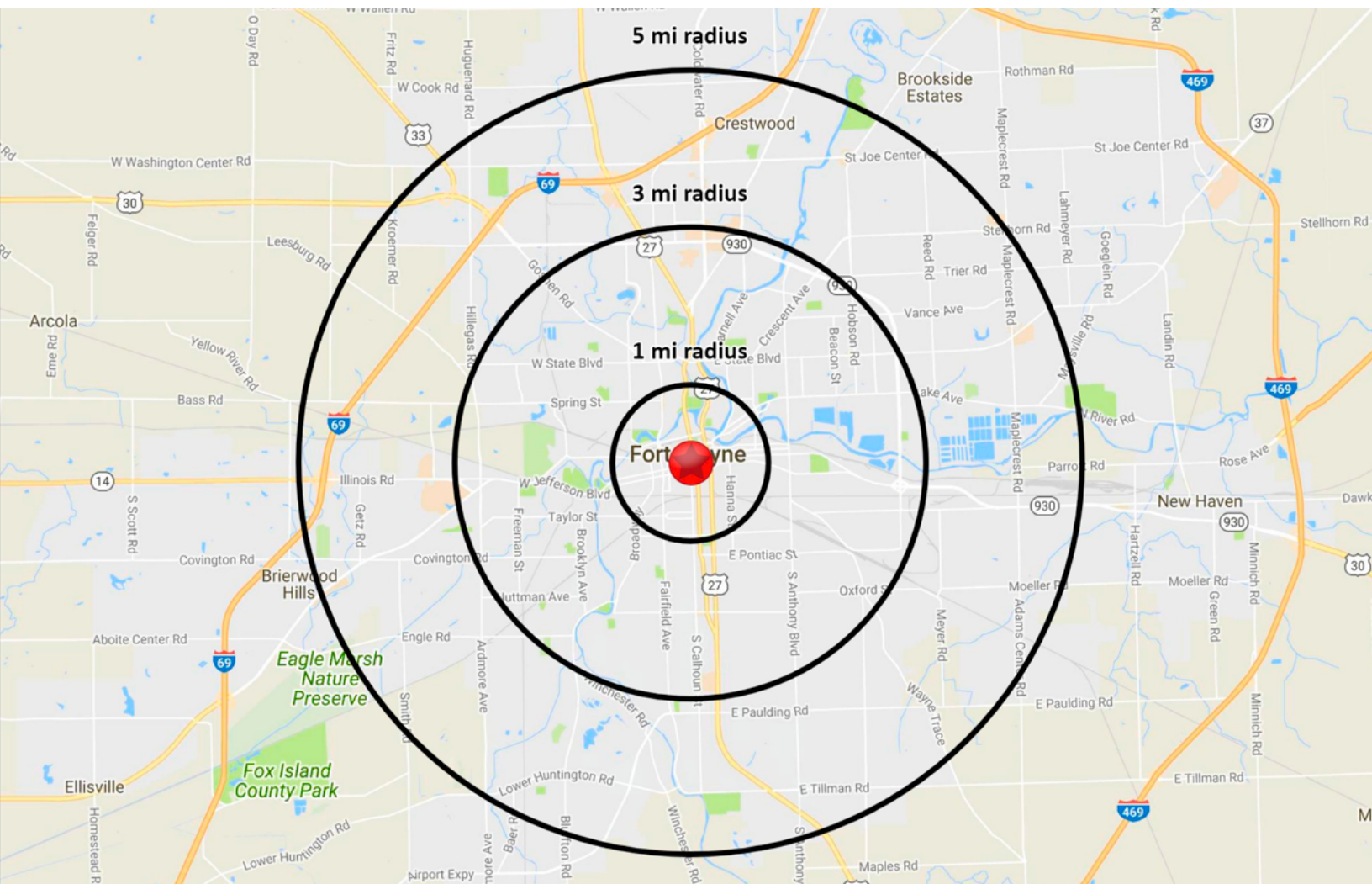
www.naih.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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

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

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com