

**RETAIL****FOR LEASE**

Downtown Redevelopment

Baker Street Centre is one of downtown Fort Wayne's newest redevelopment projects. Baker Street Centre is anchored by a 400-seat music venue, the complex is expanding to include three additional suites ranging from 6,749 SF to 23,876 contiguous SF. Future tenants can capitalize on the surrounding entertainment district with storefront access on Baker Street facing Parkview Field. Baker Street Centre is an ideal location for restaurants and retail businesses looking to be a part of downtown Fort Wayne's unstoppable growth.

Excellent Location

Located on the central edge of downtown Fort Wayne, Baker Street Centre is surrounded by Fort Wayne's entertainment district, which includes Electric Works, The Fairfield, Parkview Field, Baker Street Station, and several hotels. Baker Street Centre is also easily accessible via Fort Wayne's major downtown thoroughfares (US 27, Jefferson, Calhoun, and Fairfield).

BRAD STURGES

President

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SHELBY WILSON

Broker

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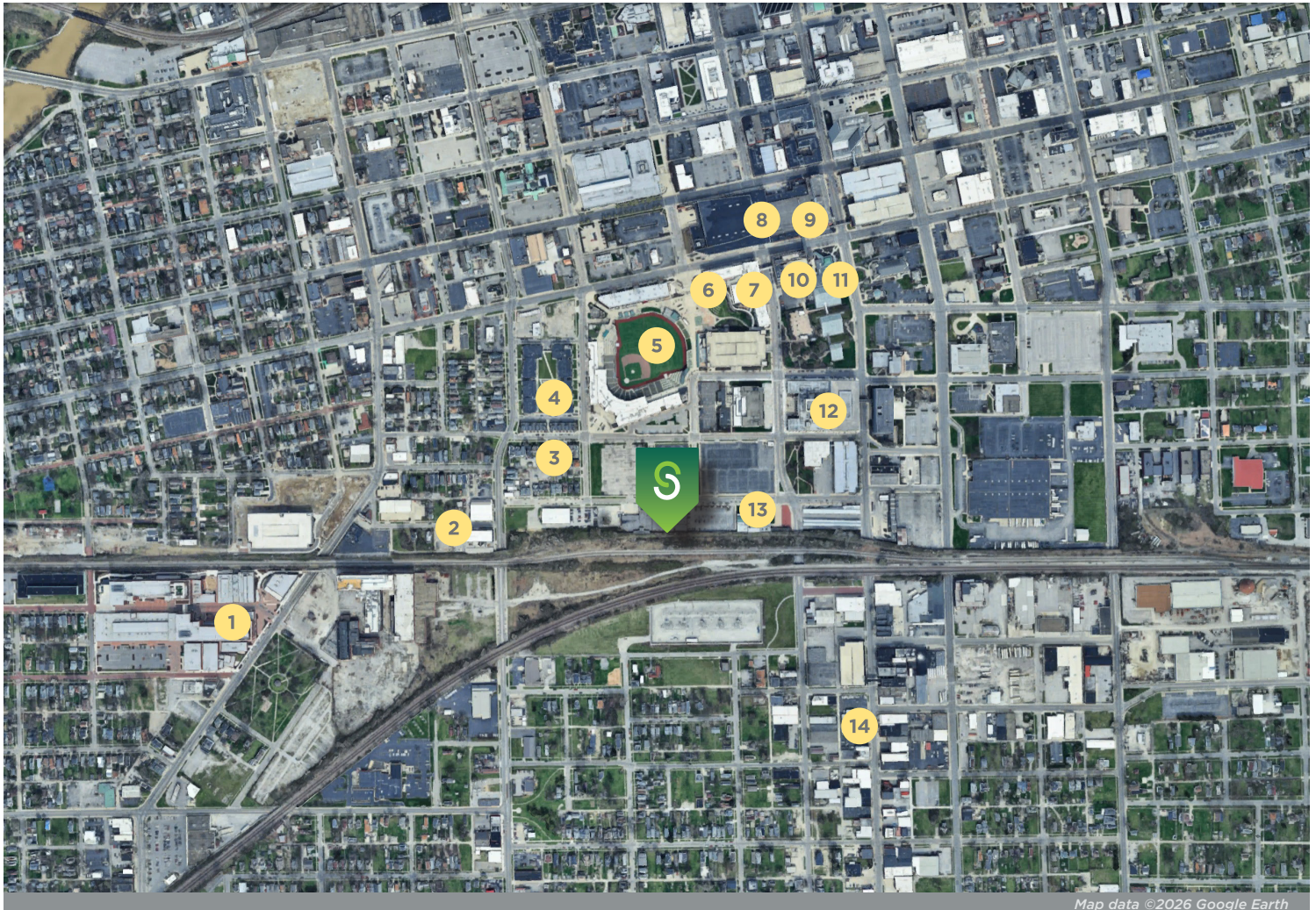
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Baker Street Centre

323 - 359 W Baker Street

Fort Wayne, IN 46802



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Nearby Attractions and Businesses

- | | | |
|-------------------------------|---|-----------------------------------|
| 1. Electric Works | 6. Hampton Inn & Suites | 11. Botanical Conservatory |
| 2. The Fairfield | 7. Courtyard Marriott Downtown | 12. Lincoln Financial |
| 3. Rudy's Cigar Lounge | 8. Grand Wayne Convention Center | 13. Bakers Street Station |
| 4. CityScape Flats | 9. Hilton Fort Wayne | 14. The Oyster Bar |
| 5. Parkview Field | 10. Embassy Theatre | |

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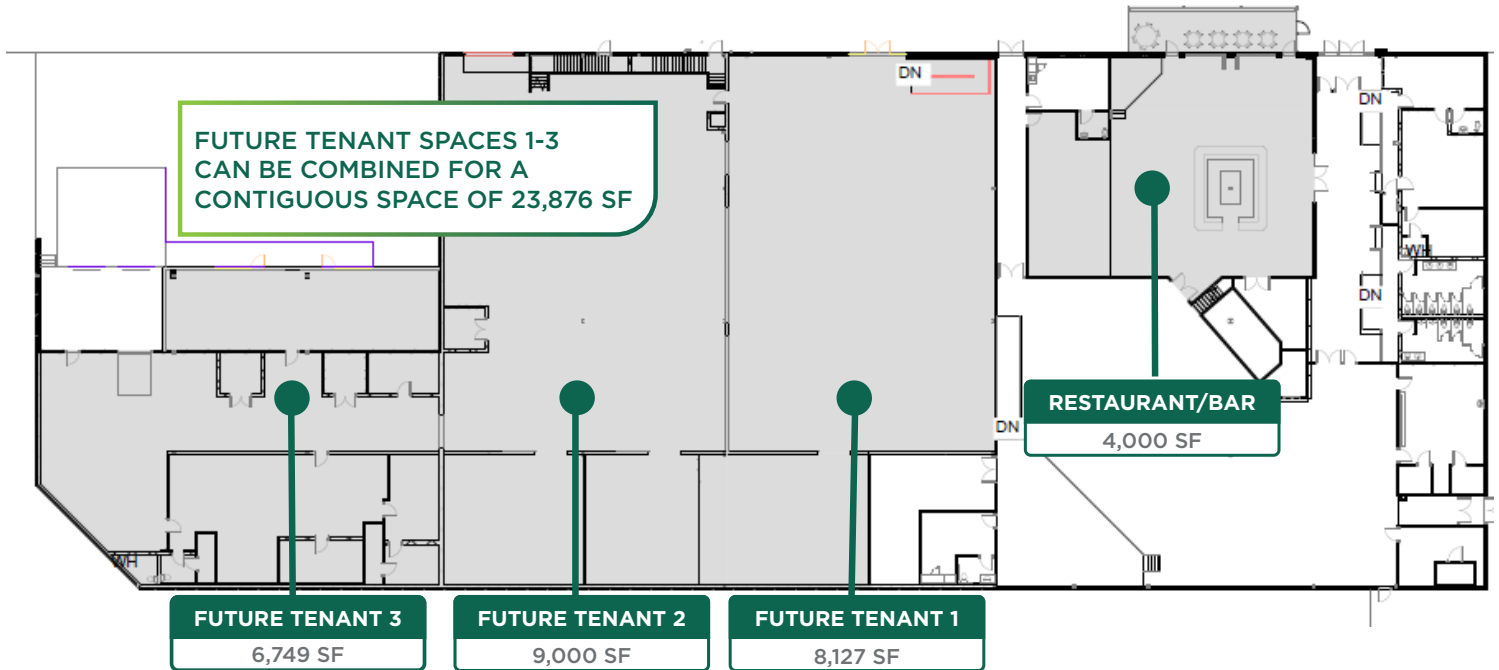


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Units Available



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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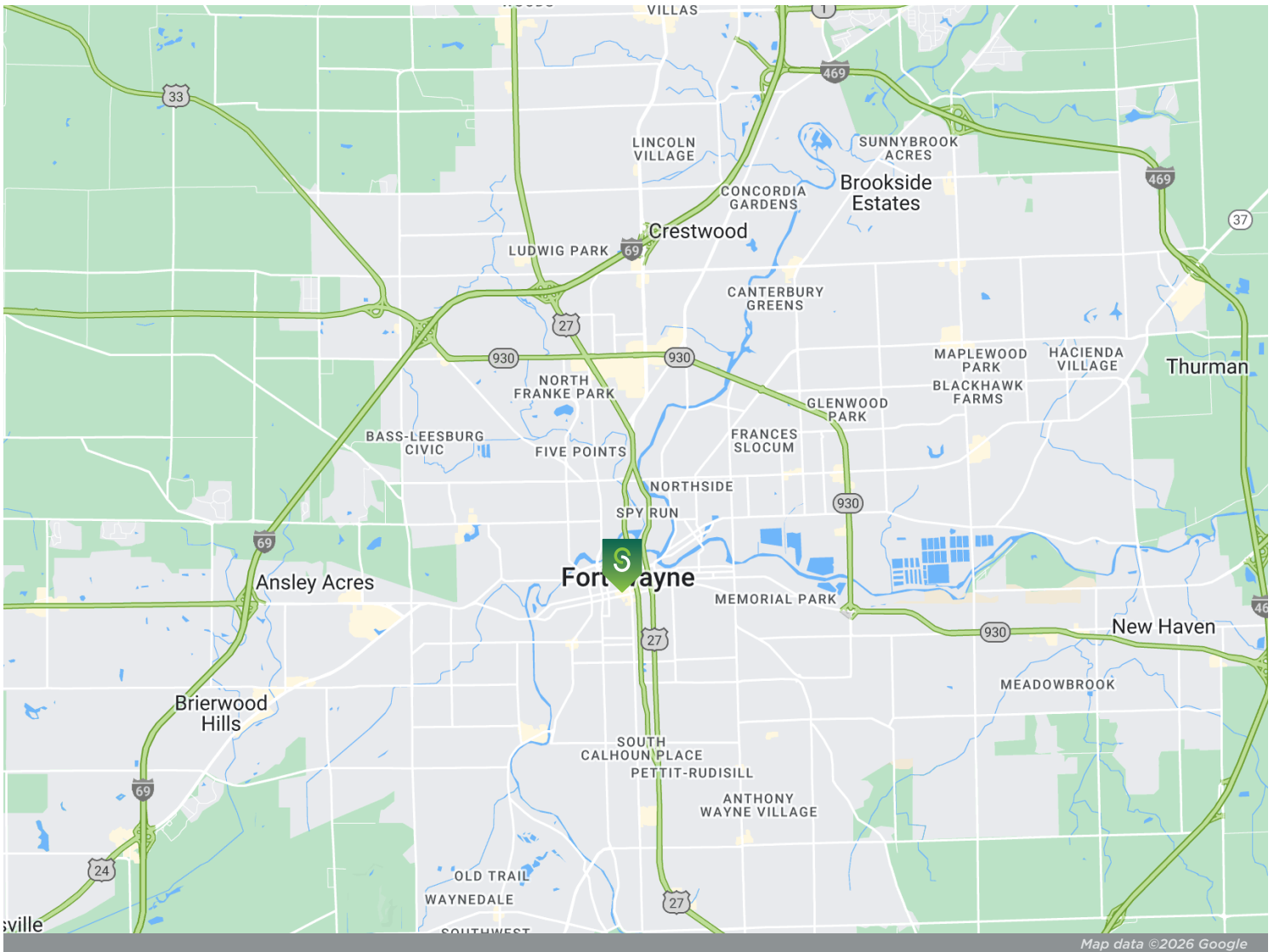
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Baker Street Centre

323 - 359 W Baker Street
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PROPERTY INFORMATION

Address	323 - 359 W Baker Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-11-212-001.000-074



LEASE INFORMATION

Lease Rate & Type	Undisclosed NNN - See Broker
Terms	Negotiable
Availability	Immediate

AVAILABLE UNITS

Total Building Area	39,736 SF
Total Available	27,876 RSF
Max Contiguous	23,876 RSF
Units Available	RSF
• Future Tenant 1	8,127
• Future Tenant 2	9,000
• Future Tenant 3	6,749
• Contig. 1-3	23,876
• Restaurant/Bar	4,000

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast

SITE DATA

Site Acreage	1.06
Zoning	DC - Downtown Core
Parking	Ample/Surface

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Retail
Year Built	1950
# of Stories	1
Construction Type	Brick/Concrete
Roof	Built-up
HVAC	RTU
Sprinkler	Yes
Elevators	No
Signage	Exterior

ADDITIONAL INFORMATION

- Steps from Parkview Field entrance
- 10 minute walk to Electric Works

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