

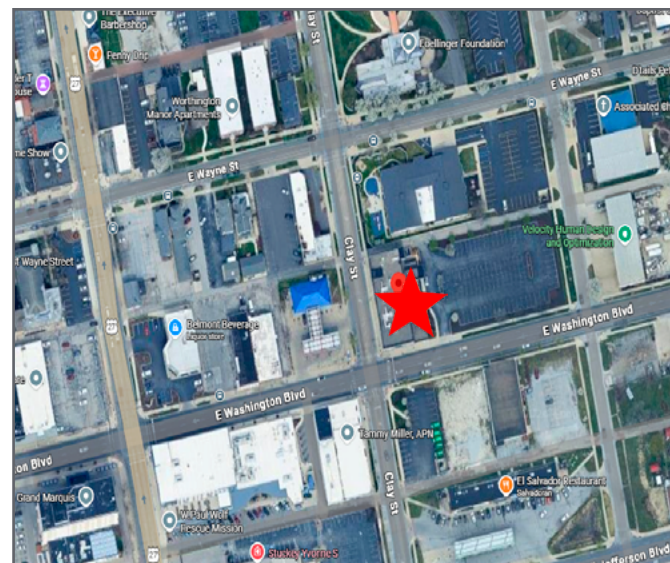


## Krieg DeVault Building

505 E. Washington Blvd. | Fort Wayne, IN 46802

### Property Features

- 22,458 Rentable SF of office space situated on two floors plus 9,120 SF basement
- Consists of numerous offices, work and storage areas
- Beautiful reception area with kitchenette
- Secure entry system with video monitoring and remote door release
- Elevator serves convenient access to all levels
- Parking onsite with 85 spaces
- Ideal downtown location near major attractions with over 22,000 vehicles passing by per day
- Locally owned and professionally managed



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General Property Information			
<b>Name</b>	Krieg DeVault Building	<b>Parcel Number</b>	02-12-01-312-006.000-074
<b>Address</b>	505 E. Washington Boulevard	<b>Total Building SF</b>	31,578 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46802	<b>Acreage</b>	1.27 AC
<b>County</b>	Allen	<b>Year Built</b>	1912, total remodel in 2010
<b>Township</b>	Wayne	<b>Zoning</b>	DE (downtown edge)
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	85 spaces

Property Features			
<b>Construction</b>	Masonry	<b># of Floors</b>	2 plus basement
<b>Roof</b>	Flat	<b>Restrooms</b>	5
<b>Heating</b>	Gas	<b>Central Air</b>	Yes
<b>Other</b>	Elevator		

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	4.3 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	US 27
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	0.2 Miles

Sale Information			
<b>Annual Taxes</b>	\$35,169.48	<b>Sale Price</b>	Negotiable
<b>Tax YR / Pay YR</b>	2024/2025	<b>Terms</b>	Cash at closing

Lease Information			
<b>Unit</b>	<b>Rentable SF</b>	<b>Lease Rate</b>	\$15.50/SF/YR NNN
505	22,458 SF (available 11/1/26)		

Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$1.57/SF	Tenant	
<b>CAM</b>	\$3.50/SF	Tenant	
<b>Insurance</b>	\$0.35/SF	Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>	Tenant specific	Tenant	
<b>Total Expenses</b>	\$5.42/SF		

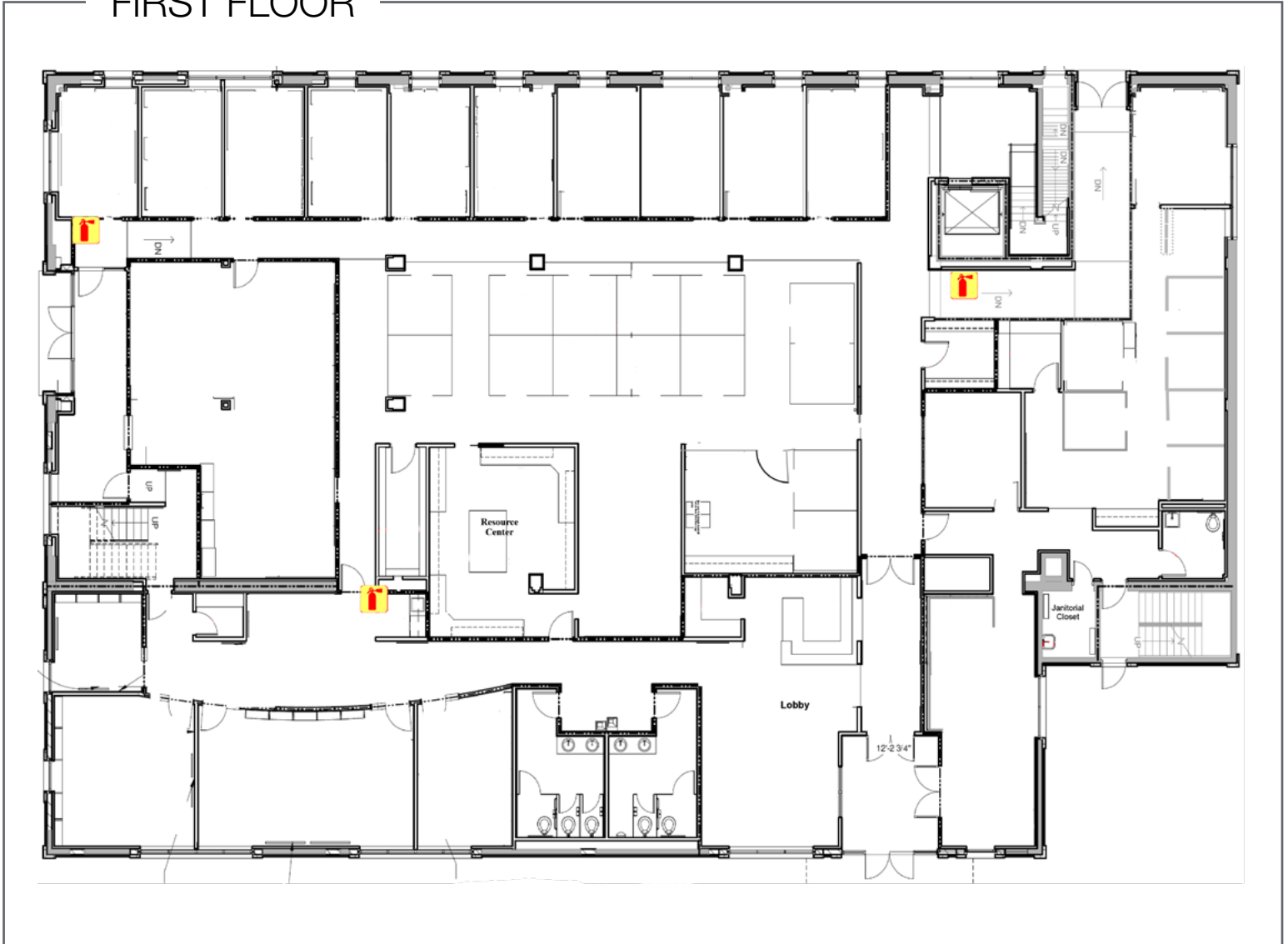
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### FIRST FLOOR



Take the  virtual tour!

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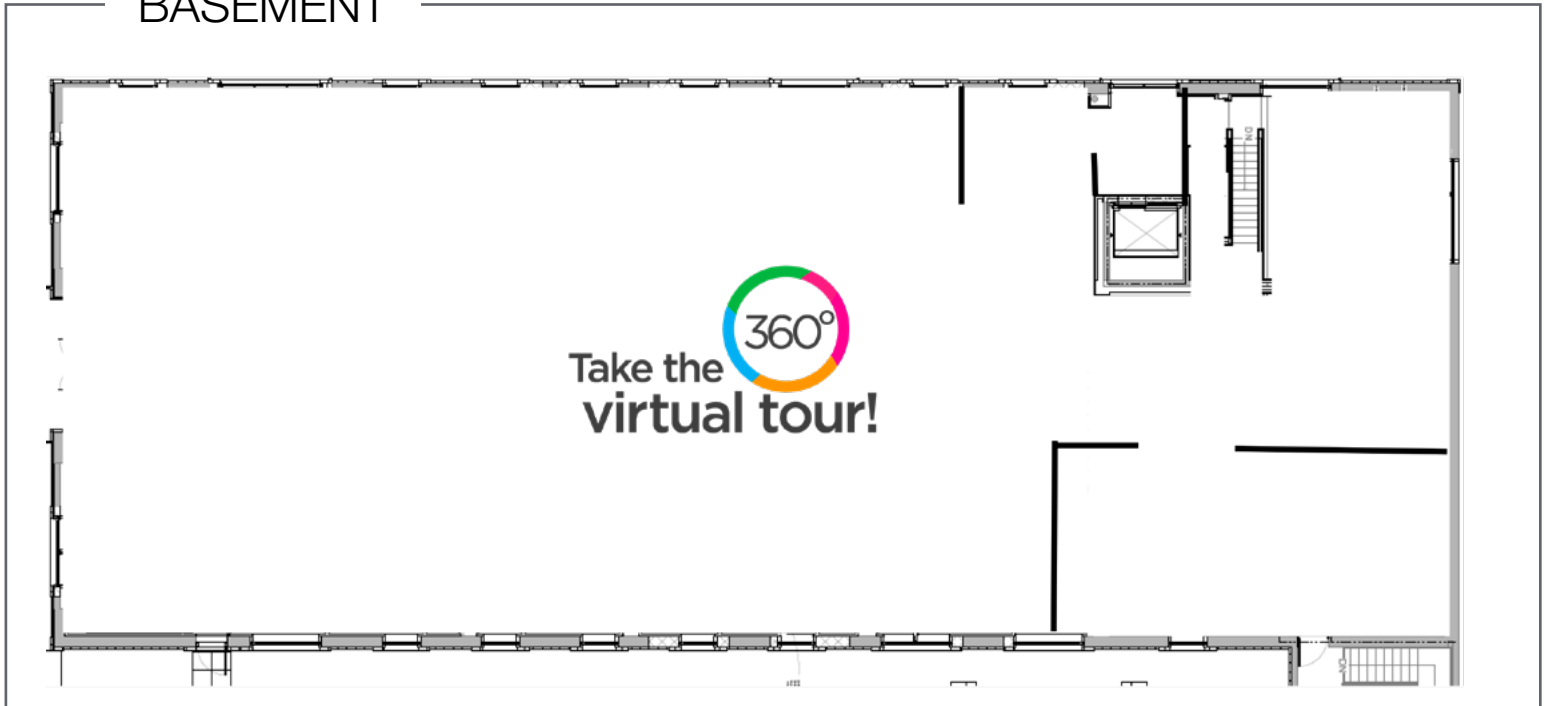
### SECOND FLOOR

Take the  
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### BASEMENT

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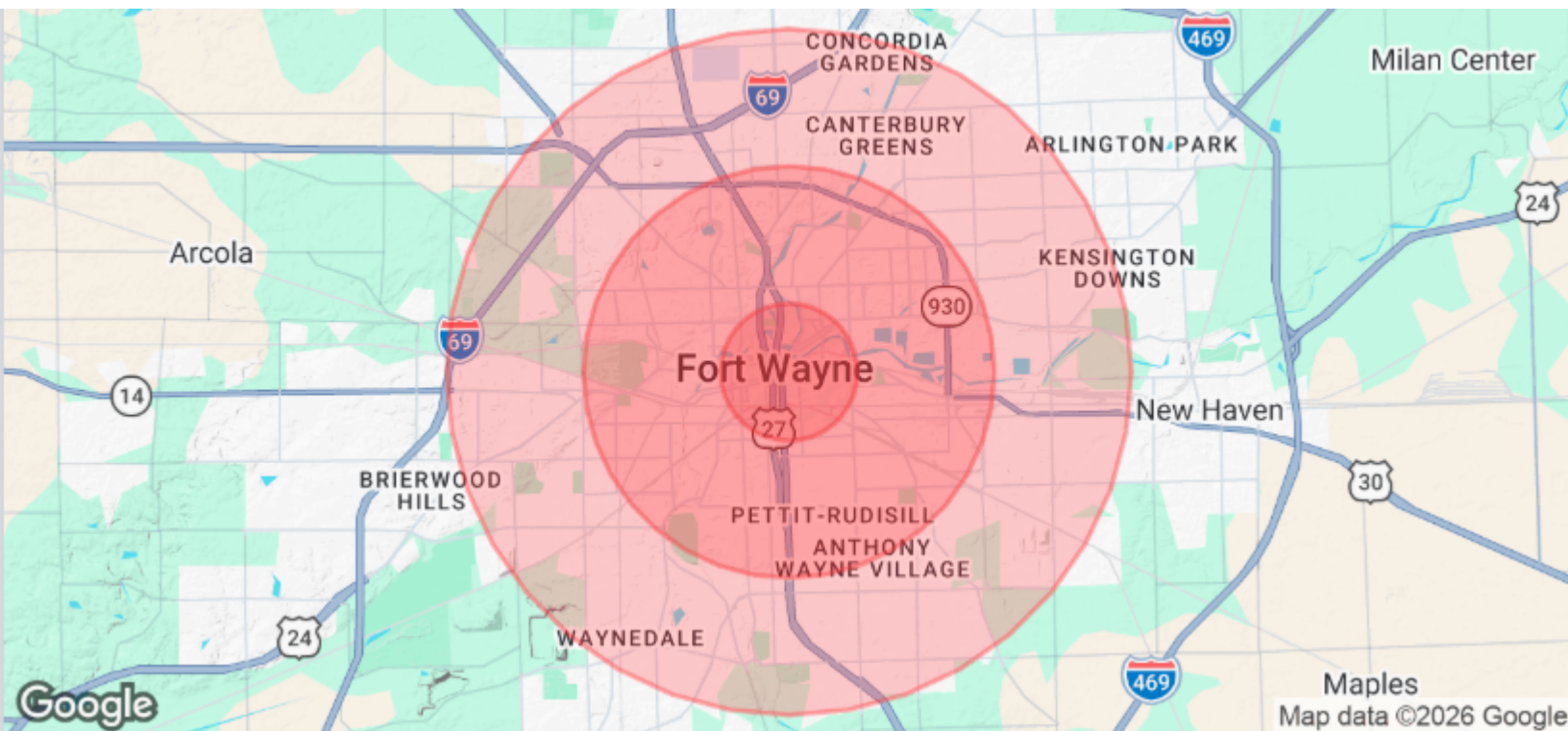
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,747	96,570	193,366
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	36	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,251	38,975	79,194
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$53,643	\$60,466	\$65,785
Average House Value	\$146,460	\$138,738	\$155,604

*Demographics data derived from AlphaMap*

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