



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 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	5 SUITES; 1,430 SF - 11,059 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$16.50-\$20.00 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	1 st Source Center	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		

Property Features			
Construction	Masonry	# of Floors	10
Roof	Flat	Restrooms	One set per floor
Heating	Boiler	Central Air	Chiller units
Signage	Directory in lobby	Sprinklers	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4 Miles
Water	City of Fort Wayne	Highway	US 27
Sewer	City of Fort Wayne	Distance	Minutes

Lease Information			
Unit	SF		Lease Rate
540	1,859 SF		\$16.50-\$20.00/SF/YR Full service
550	3,300 SF		\$16.50-\$20.00/SF/YR Full service
700	11,059 SF		\$16.50-\$20.00/SF/YR Full service
746	4,201 SF		\$16.50-\$20.00/SF/YR Full service
810	2,484 SF		\$16.50-\$20.00/SF/YR Full service
815	1,430 SF		\$16.50-\$20.00/SF/YR Full service
Expenses			
Type	Price/SF (Estimate)		Responsible Party (Landlord/Tenant)
Taxes			Landlord
CAM			Landlord
Insurance			Landlord
Maint/Repairs			Landlord
Roof/Structure			Landlord
Utilities			Landlord
Total Expenses			

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Space Available



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FIFTH FLOOR

1/8" = 1'-0"

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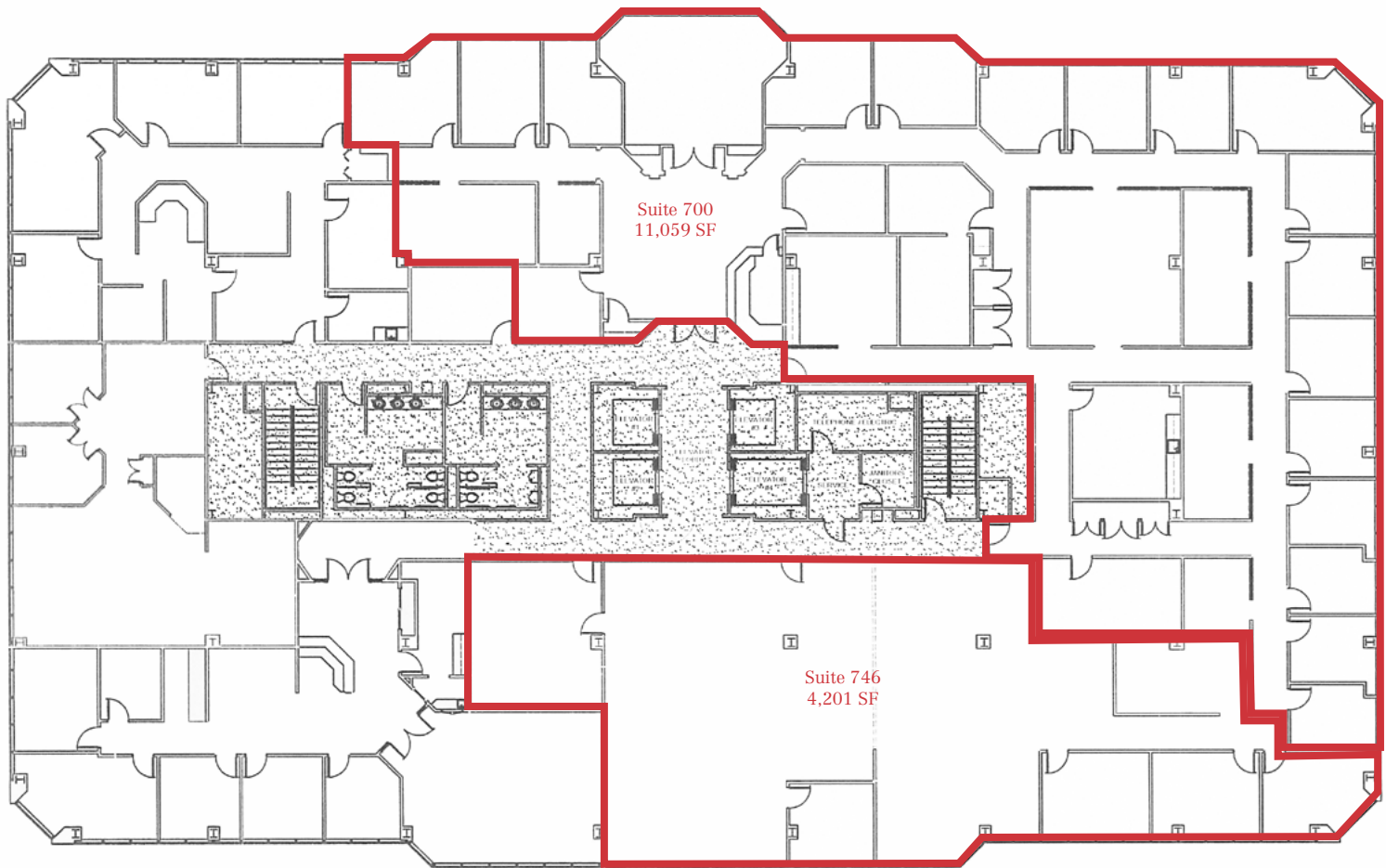
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Suite 700 - 11,059 Rentable SF

[Click here for a virtual tour](#)

Suite 746 - 4,201 Rentable SF

[Click here for a virtual tour](#)



SEVENTH FLOOR
1" = 20'



*Unit floor plans may differ from what is shown

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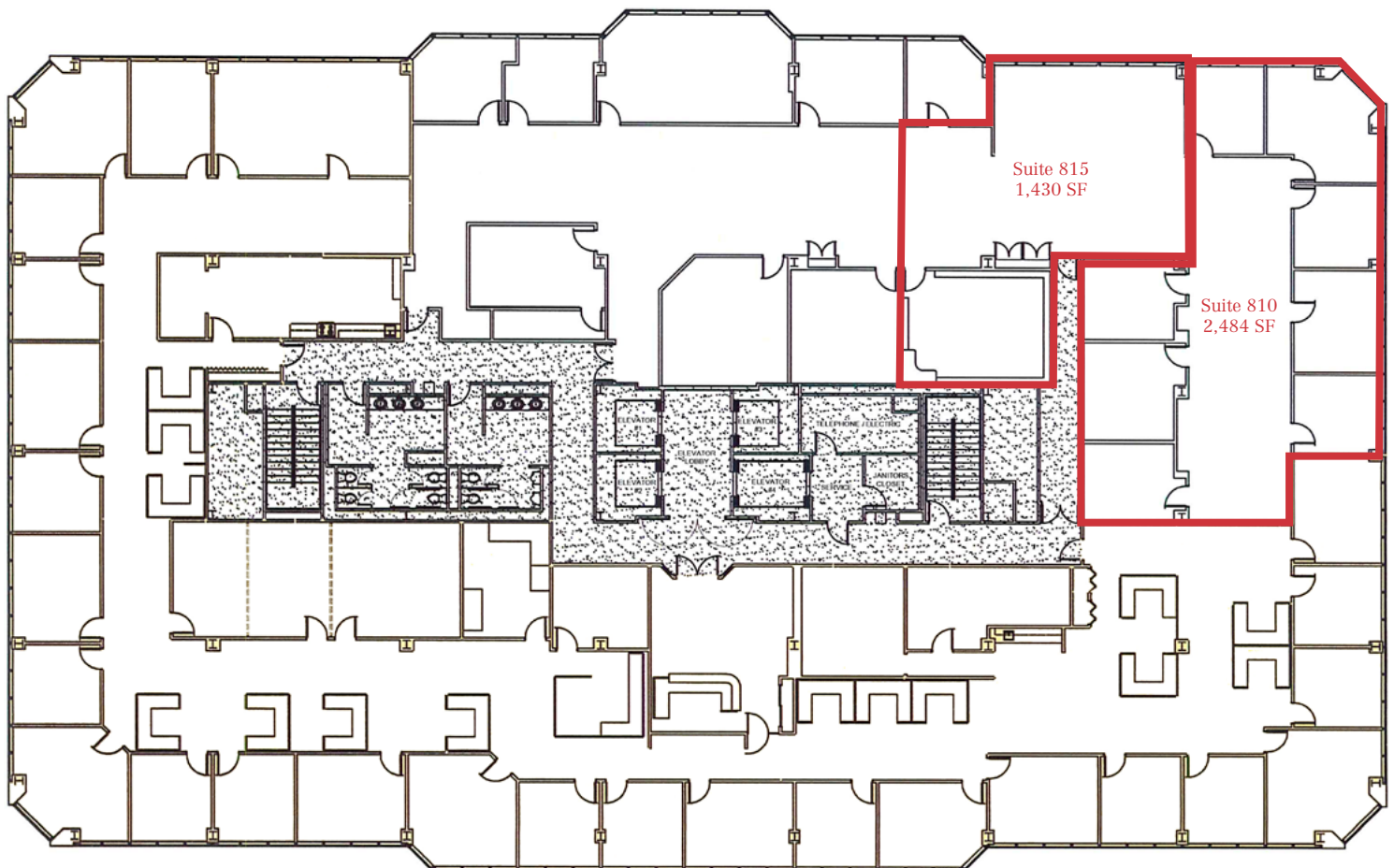
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Suite 810 - 2,484 Rentable SF

[Click here for a virtual tour](#)

Suite 815 - 1,430 Rentable SF

[Click here for a virtual tour](#)



EIGHTH FLOOR

1" = 20'



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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



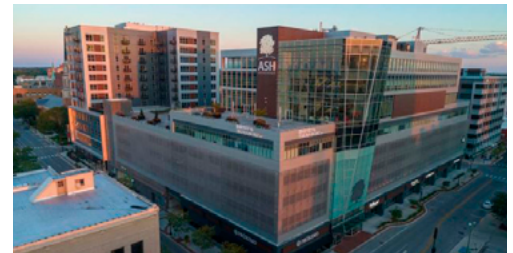
Transforming our riverfront into a vibrant
regional landmark.

ELECTRIC WORKS
BROADWAY | DISTRICT



Reinventing the former General Electric
campus, a historic hub of innovation and
entrepreneurship.

 **ASH**
BROKERAGE  **SKYLINE
TOWER**



Building a live-work-play gem in the heart of
downtown Fort Wayne.

 **STAR**
Bank | Insurance | Private Advisory
THE ASHBERRY



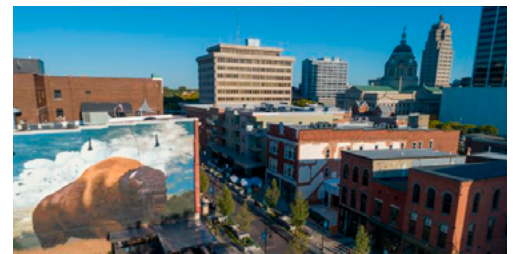
A local business investing in the
local community.

 **THE BRADLEY**
PROVENANCE



Building a world class boutique hotel
experience for visitors and locals.

 **THE LANDING**



Bringing boutique shopping and fine dining
to Columbia Street - Fort Wayne's original
business district.

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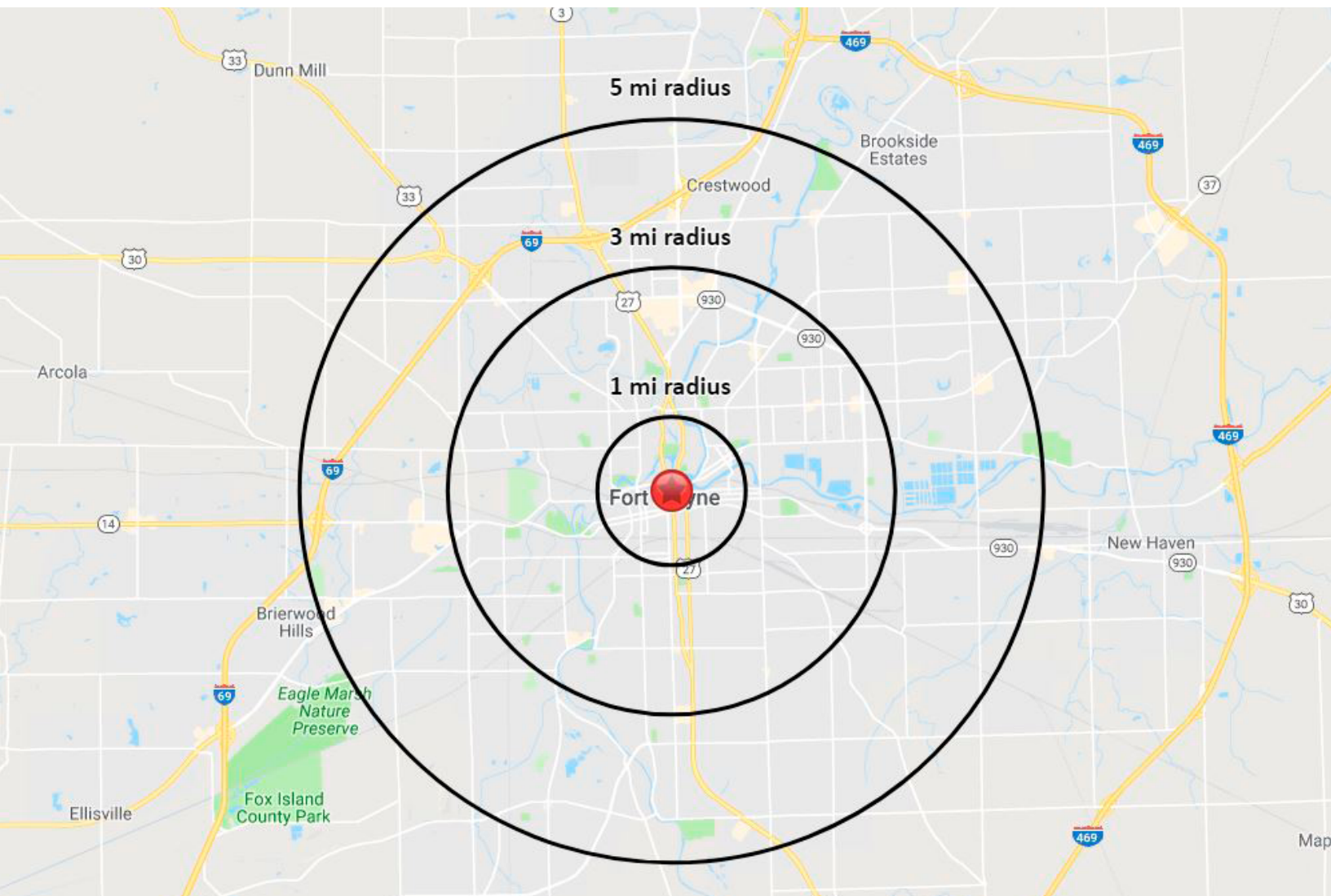
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,982	93,157	182,093
NUMBER OF HOUSEHOLDS	6,240	36,716	73,725
AVERAGE HOUSEHOLD INCOME	\$47,398	\$51,755	\$55,406
MEDIAN HOME VALUE	\$83,641	\$89,954	\$104,456
TRAFFIC COUNT	E. Main Street		11,908 VPD

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