



Journal-Gazette Building

701 S Clinton Street
Fort Wayne, IN 46802

OFFICE

FOR LEASE

Historic Office in the Heart of Downtown

The Fort Wayne Journal-Gazette Building is on the National Register of Historic Places and is located at the bustling intersection of Main Street and Clinton Street. There are currently multiple suites available which can be combined to make a larger office space. The building is zoned DC - Downtown Core and could be a great location to take your business to the next level.

Property Highlights

- ▶ Aggressive rental rate
- ▶ Unique 3-story atrium
- ▶ Spectacular views of Allen County Courthouse
- ▶ Variety of available suite sizes starting at 708 SF
- ▶ Up to 5,365 SF of contiguous space available
- ▶ Located in designated "Opportunity Zone"

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

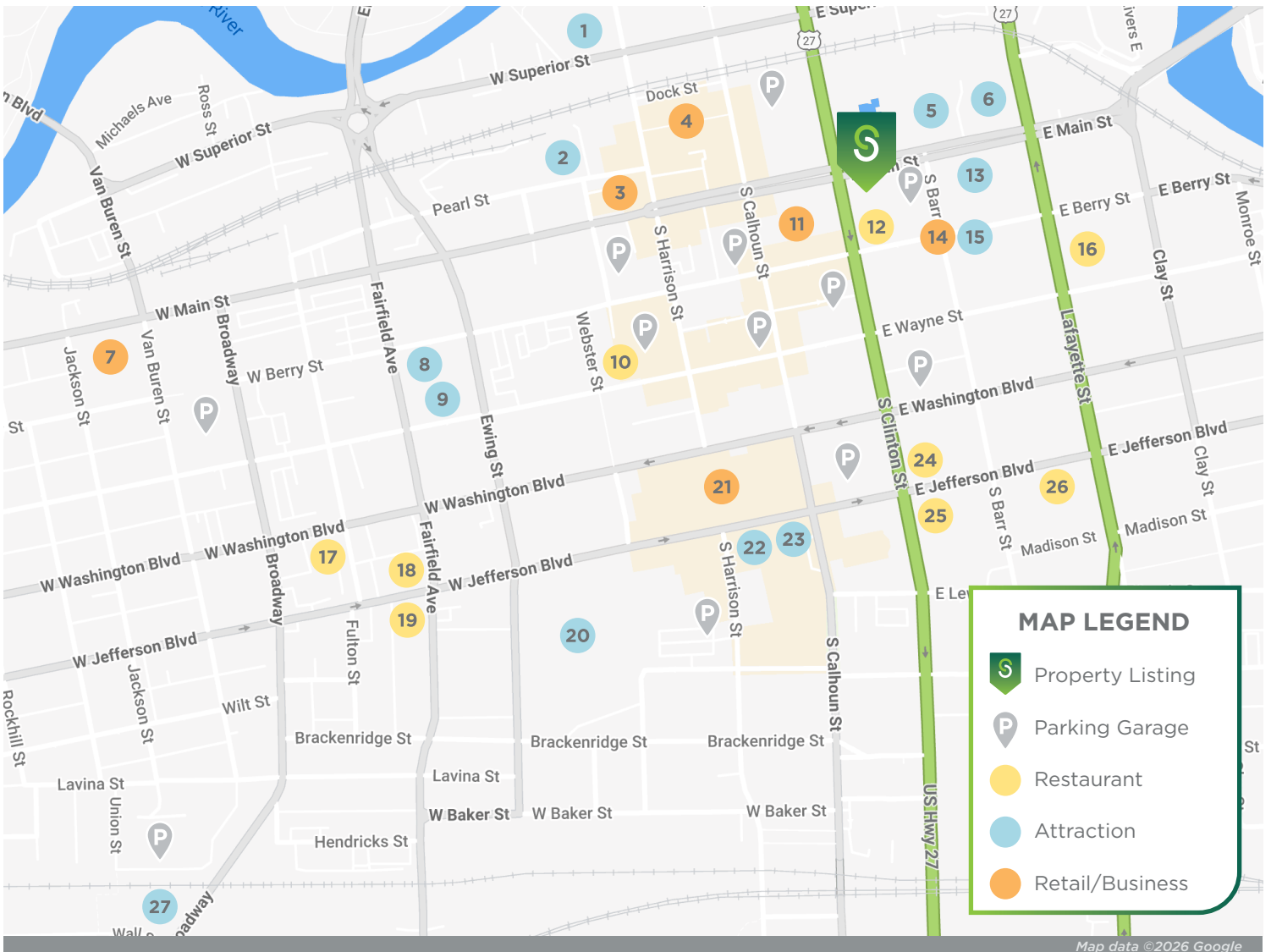
ANGIE DAVIS

Brokerage Administrator
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Downtown Attractions and Businesses

- | | | |
|--------------------------------------|--|--|
| 1. Promenade Park | 10. Ruth's Chris Steakhouse | 19. McDonald's |
| 2. Pearl Street Arts Center | 11. Allen County Courthouse | 20. Parkview Field |
| 3. The Bradley Boutique Hotel | 12. Hoppy Gnome | 21. Grand Wayne Convention Center |
| 4. The Landing District | 13. Auer Center for Arts & Culture | 22. Embassy Theatre |
| 5. Arts United Center | 14. YLNI Barr Street Farmers Market | 23. Botanical Conservatory |
| 6. Fort Wayne Museum of Art | 15. The History Center | 24. Wendy's |
| 7. Lutheran Downtown Hospital | 16. Penny Drip | 25. Burger King |
| 8. USF Performing Arts Center | 17. Arby's | 26. Subway |
| 9. The Bell Mansion | 18. Starbucks | 27. Electric Works |

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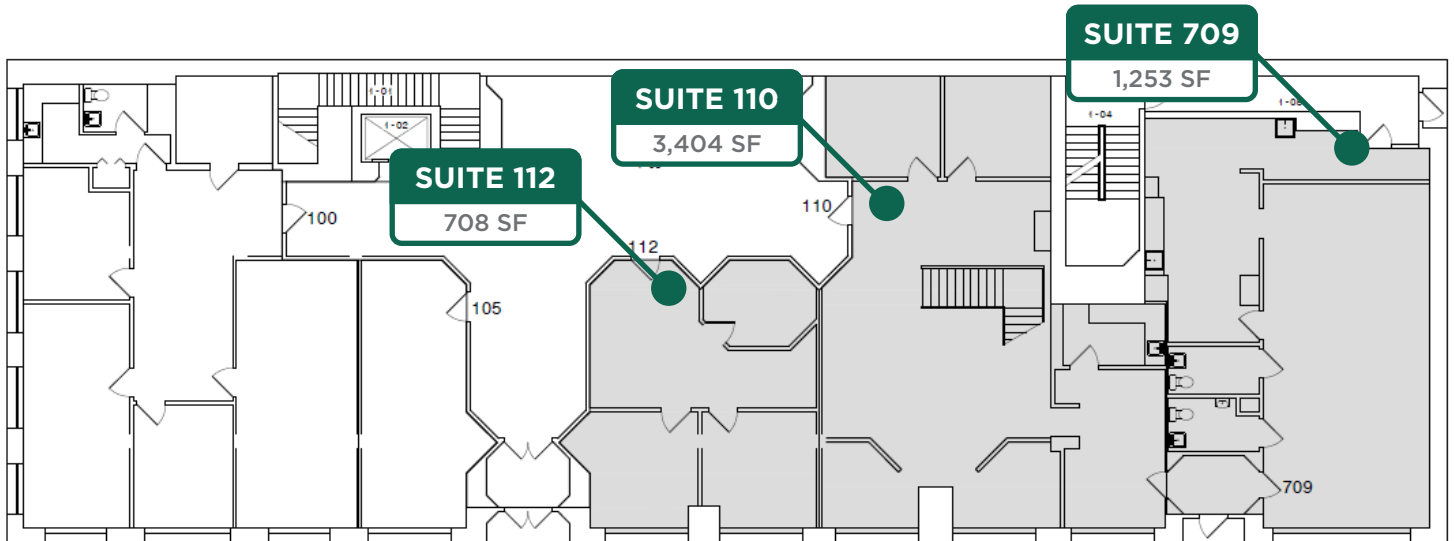
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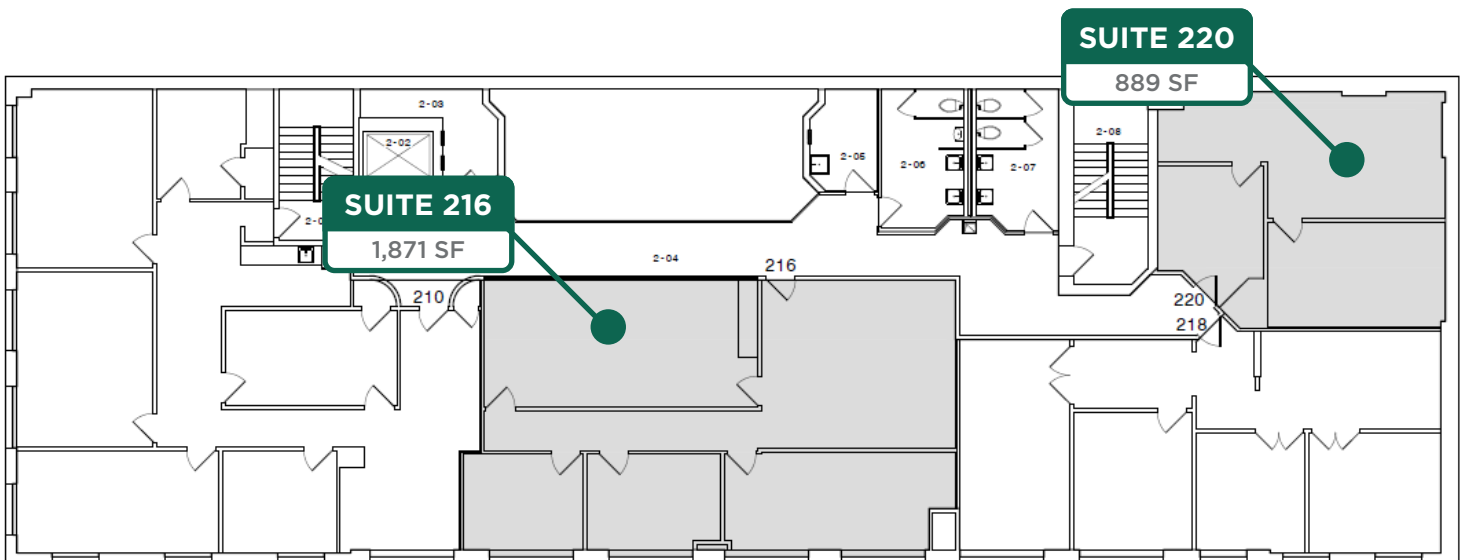
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Suites Available



1st Floor-Combine Suites 110, 112, and 709 for a contiguous 5,365 SF. Suite 110 includes mezzanine.



2nd Floor - Suites 216 and Suite 220 available.

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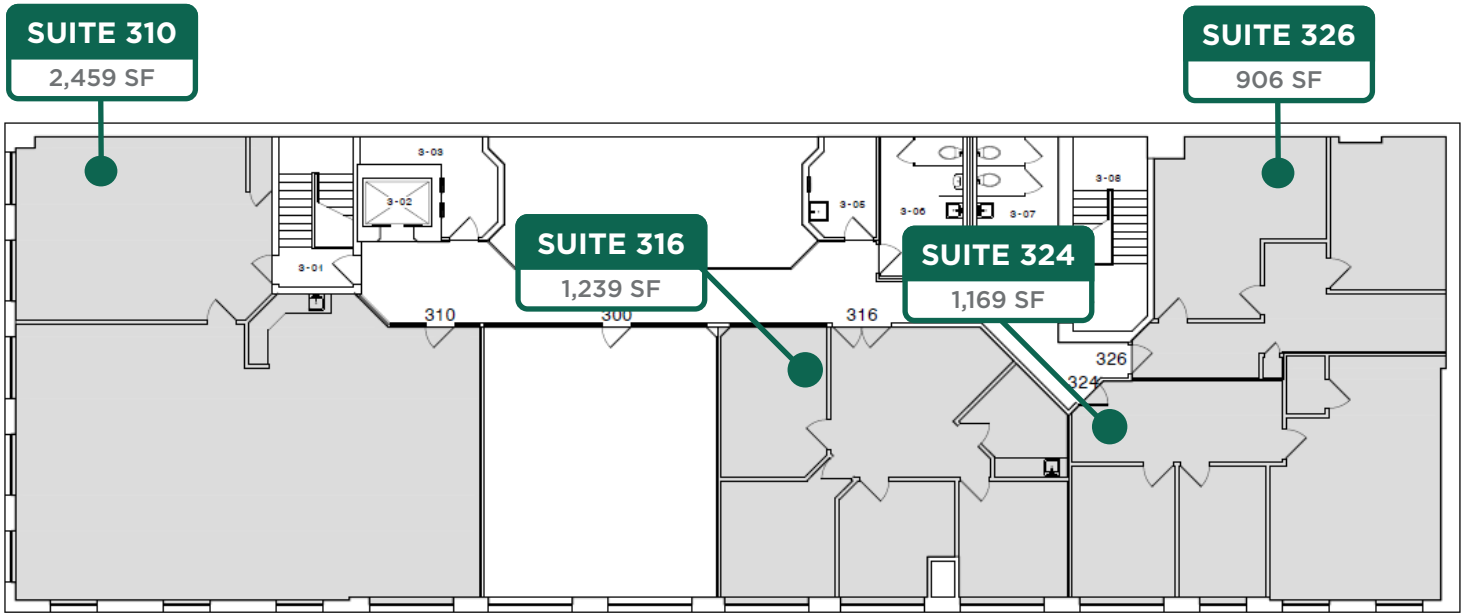
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Suites Available



3rd Floor - Combine Suites 316, 324, and 326 for a contiguous 3,314 SF.

Floor plan may not be to scale.
Contact broker for detailed floor plan.



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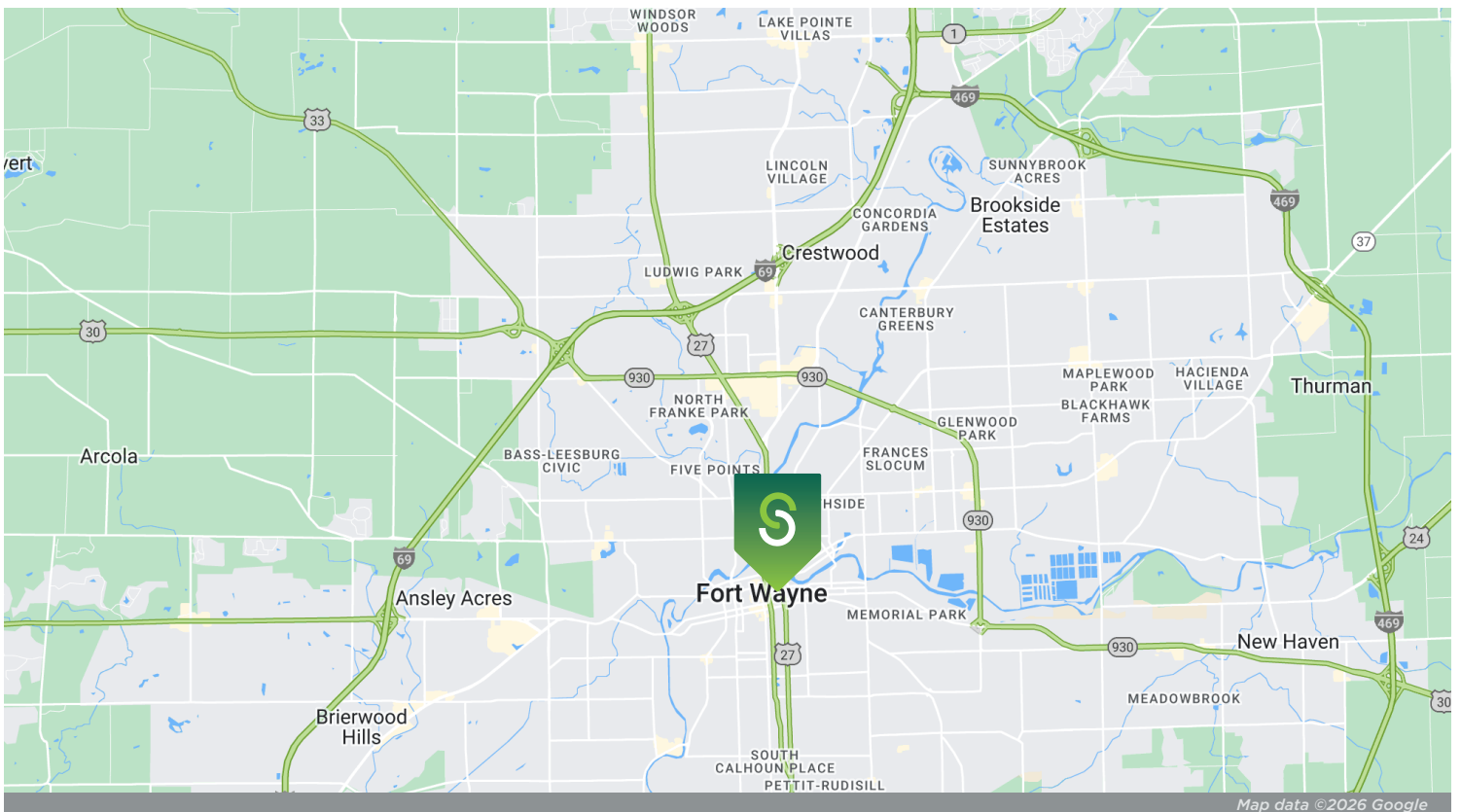
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PROPERTY INFORMATION

Address	701 S Clinton Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-428-001.000-074



LEASE INFORMATION

Lease Rate & Type	\$16.00/SF/Yr Full Service
Terms	3 Year Minimum
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE UNIT

Total Building Area	20,479 SF	
Total Available	13,844 SF	
Max Contiguous	5,365 SF	
Units Available	SF	Monthly Rate
• Suite 110 (includes mezzanine)	3,404 SF	\$4,538.67
• Suite 112	708 SF	\$944.00
• Suite 216	1,817 SF	\$2,422.67
• Suite 220	889 SF	\$1,185.33
• Suite 310	2,459 SF	\$3,278.67
• Suite 316	1,239 SF	\$1,652.00
• Suite 324	1,169 SF	\$1,558.67
• Suite 326	906 SF	\$1,208.00
• Suite 709	1,253 SF	\$1,670.67

BUILDING INFORMATION

Property Type	Multi-story office
Year Built	1928
# of Stories	3 plus mezzanine
Construction Type	Wood frame/brick
Roof	Shingle
Heating	Gas
A/C	Electric
Sprinklered	Yes
Elevators	Yes
Signage	Tenant directory

SITE DATA

Site Acreage	0.17 AC
Zoning	DC - Downtown Core
Parking	Off site

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Gorgeous Chicago style architecture
- Suite 110 includes mezzanine

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