

# Abridge Pointe

1300 S. Clinton St., Fort Wayne IN 46802

Downtown Office Space for Lease



Whitney Peterson

Broker

(260) 423-0300

[wpeterson@avicommercialfw.com](mailto:wpeterson@avicommercialfw.com)



# HIGHLIGHTS

- Excellent Downtown Location
- On Site Parking
- Great Visibility from S. Clinton St. and Calhoun St.
- Build-to-suit Options Available
- Outdoor Courtyard
- Remodeled Lobby
- Up to 71,616 SF of Contiguous Space



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
200	2	11,614	\$19	Full Service	
240	2	619	\$19	Full Service	
260	2	2,460	\$19	Full Service	
280	2	6,021	\$19	Full Service	
320	3	4,096	\$19	Full Service	
330	3	1,548	\$19	Full Service	
340	3	1,289	\$19	Full Service	
360	3	2,559	\$19	Full Service	
400	4	23,872	\$19	Full Service	The 4th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 5 and 6 for a total of 71,616 rsf.
500	5	23,872	\$19	Full Service	The 5th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 4 and 6 for a total of 71,616 rsf.

Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
600	6	23,872	\$19	Full Service	The 6th floor consists of 23,872 rsf of contiguous space, but is divisible. The space is currently open concept, but can be finished out to Tenant specifications. This floor can be combined with floors 4 and 5 for a total of 71,616 rsf.
700	7	23,872	\$19	Full Service	The 7th floor consists of 23,872 rsf of move-in ready contiguous space. The suite has 28 private offices, large conference room, two copy/file rooms, and large open work spaces.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,202	96,647	179,490



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$38,121	\$46,503	\$51,864



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,647	37,430	72,352

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## PROPERTY FEATURES

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BUILDING SF	202,952
GLA (SF)	202,952
LAND ACRES	1.79
YEAR BUILT	1976
ZONING TYPE	DC - Downtown Core
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	303
ELEVATORS	Four passenger and 1 freight
OVERHEAD DOORS	1 with dock - lower level
CORNER LOCATION	Yes
AMENITIES	Outdoor courtyard, Underground loading facility

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## NEIGHBORING PROPERTIES

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NORTH	Grile Administrative Center
SOUTH	Commercial Buildings
EAST	United State Post Office
WEST	Lincoln Financial Group

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## TENANT INFORMATION

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MAJOR TENANT/S	Lincoln Financial Group
DATE AVAILABLE	January 2020
LEASE TYPE	Full Service

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## Location Summary

### LOCATION DESCRIPTION:

Abridge Pointe is located in the heart of Downtown Fort Wayne between S. Clinton St. and Calhoun St. The property sits in the central business district (CBD), which is in the midst of tremendous growth and redevelopment. The CBD is currently experiencing the best leasing momentum in the office market, with rents continuing to increase. The property is within walking distance to many attractions including Tin Caps Stadium, The Embassy Theater, The Grand Wayne Center and numerous boutiques and restaurants.

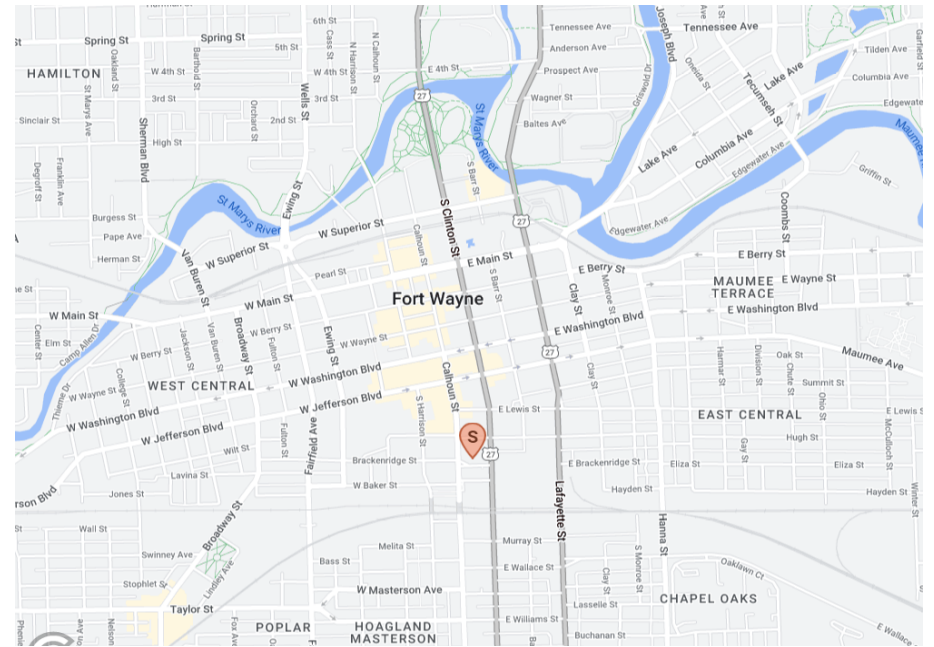
### PROPERTY DESCRIPTION:

This 202,952 square foot, mid-rise office building sits on 1.79 acres. The building is surrounded by a park-like courtyard for the Tenants to enjoy. The property has been leased by a single tenant, Lincoln Financial Group, since constructed in 1976, but will become a multi-tenant building for the first time starting in January of 2020. The first floor will be reserved for retail use and the remaining floors will be office.

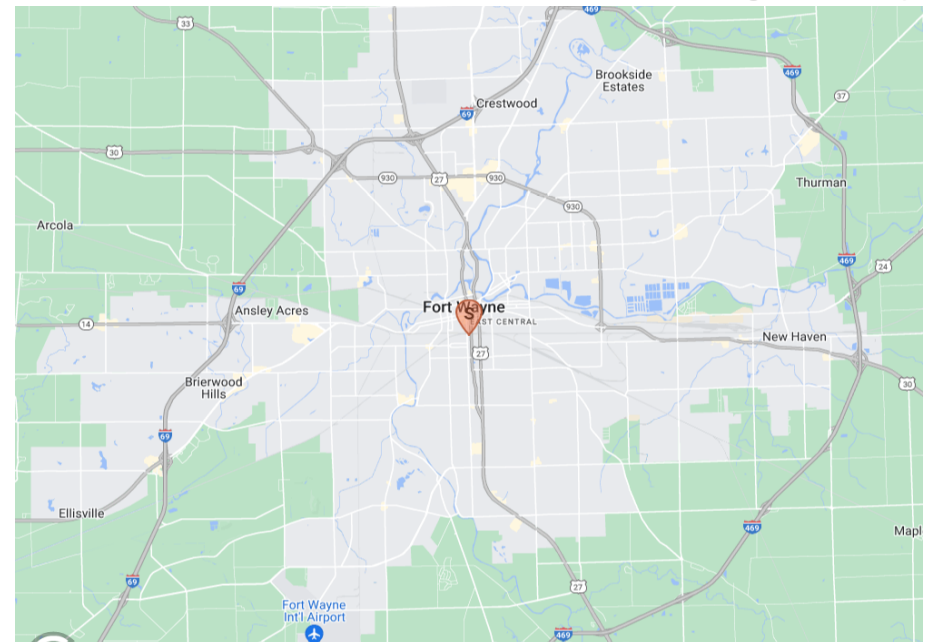
### WHY CHOOSE FORT WAYNE:

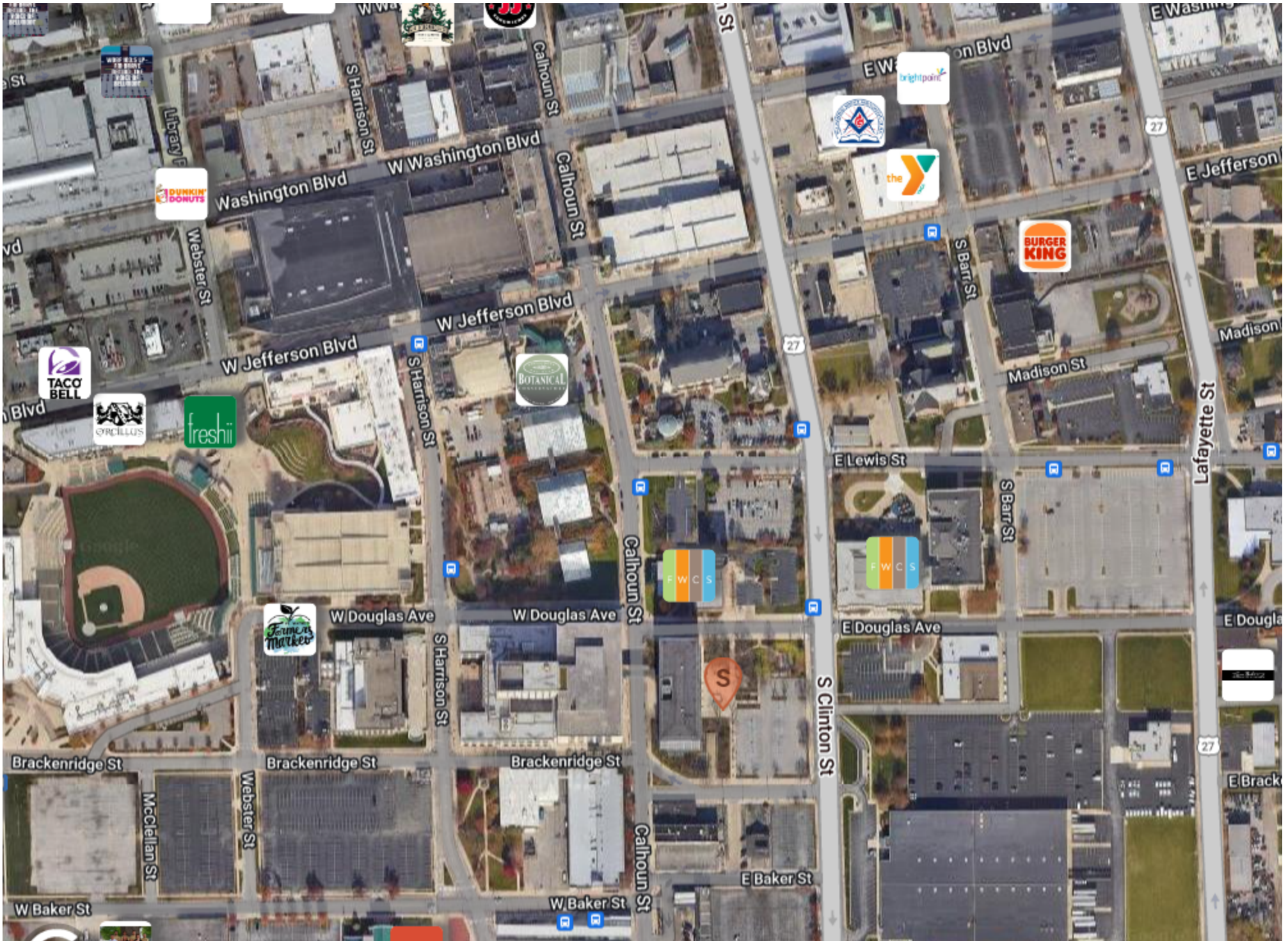
- Fort Wayne is the 2nd largest city in Indiana with positive and improving net migration.
- Low costs of living and doing business with affordable housing.
- Average hourly earnings were up 11% in 2018, more than any other Indiana metro area.
- Long-term, above average diversity and favorable demographics will help Fort Wayne keep pace with the Nation.
- Downtown is currently in the midst of a revitalization with numerous new developments completed and more on the way.

Locator Map



Regional Map







**CLINTON BUILDING**

**FLOOR - 02**



**VIA  
DEVELOPMENTS**

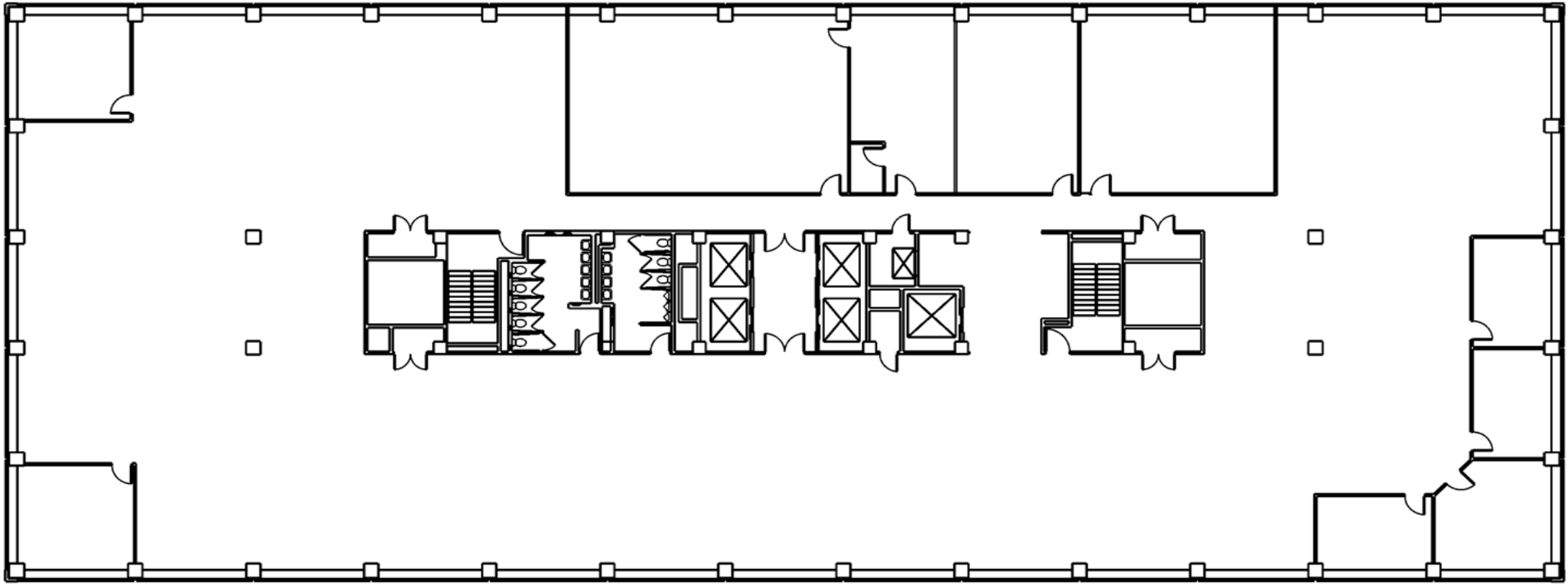


**CLINTON BUILDING**

**FLOOR - 03**



**VIA  
DEVELOPMENTS**

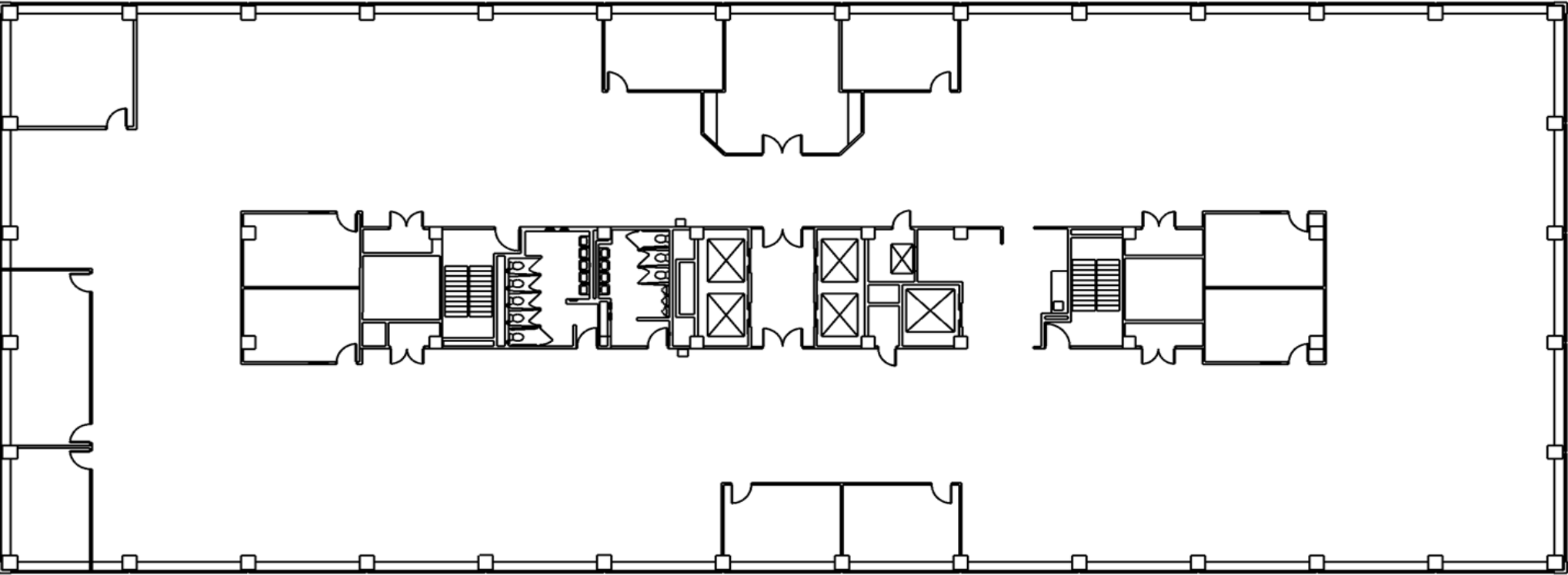


**CLINTON BUILDING**

**FLOOR - 04**



**VIA  
DEVELOPMENTS**

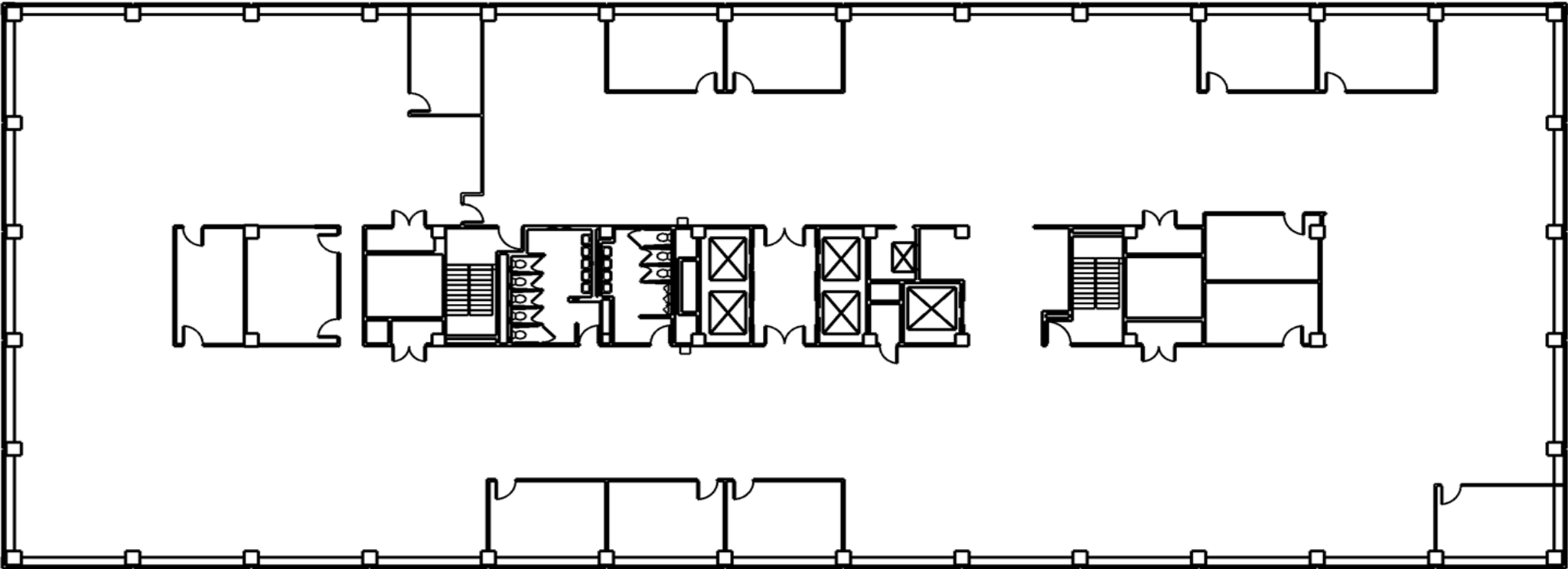


**CLINTON BUILDING**

**FLOOR - 05**



**VIA  
DEVELOPMENTS**

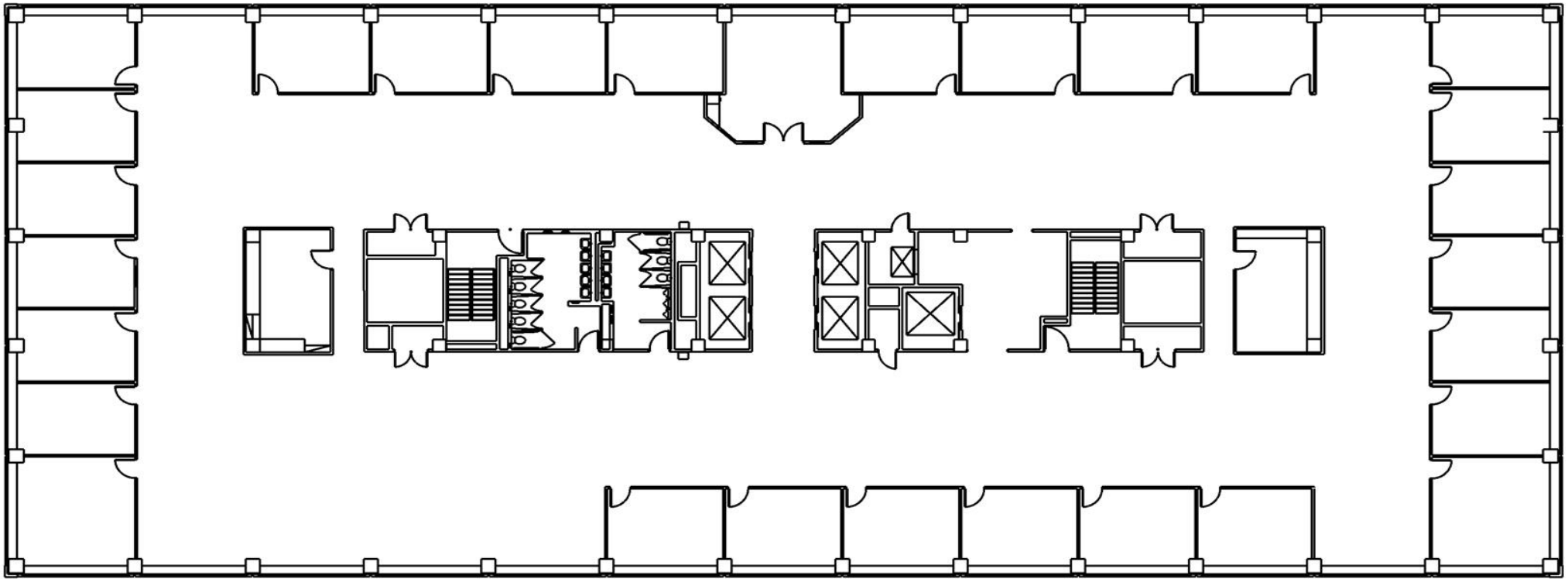


**CLINTON BUILDING**

**FLOOR - 06**



**VIA  
DEVELOPMENTS**



**CLINTON BUILDING**

**FLOOR - 07**



**VIA  
DEVELOPMENTS**



Remodeled Lobby East Side



Remodeled Elevator Lobby

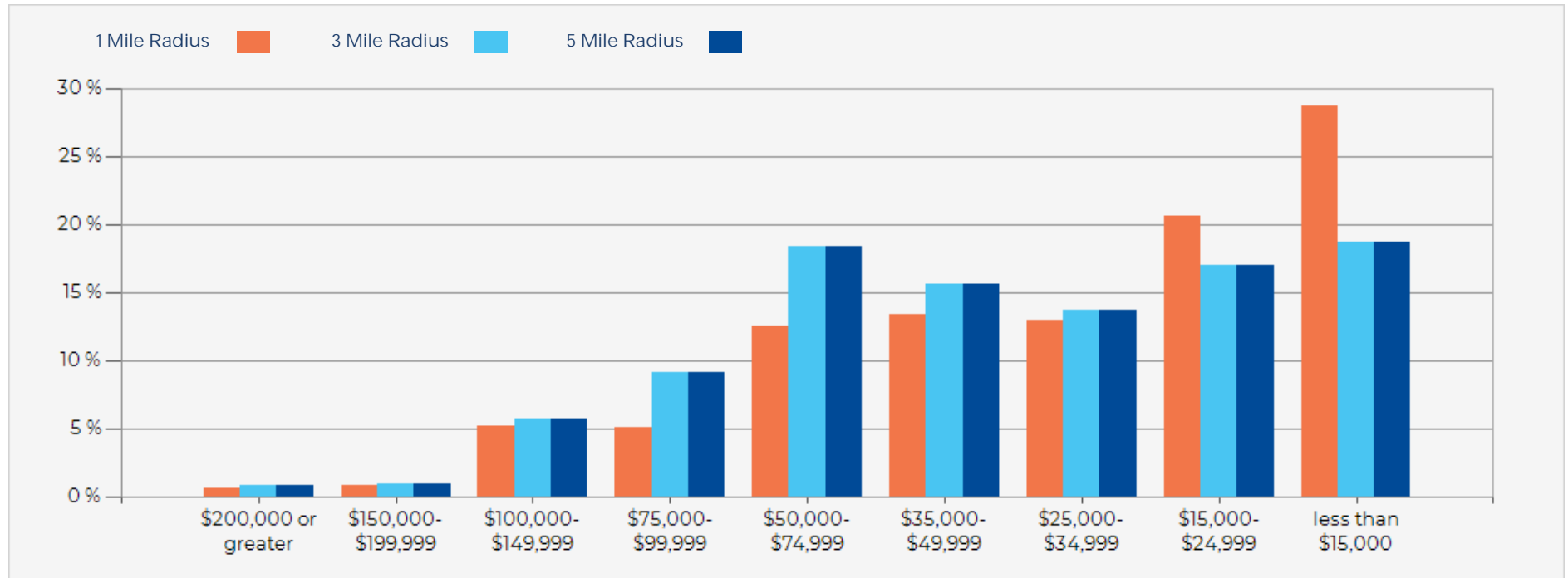


Remodeled Lobby West Side

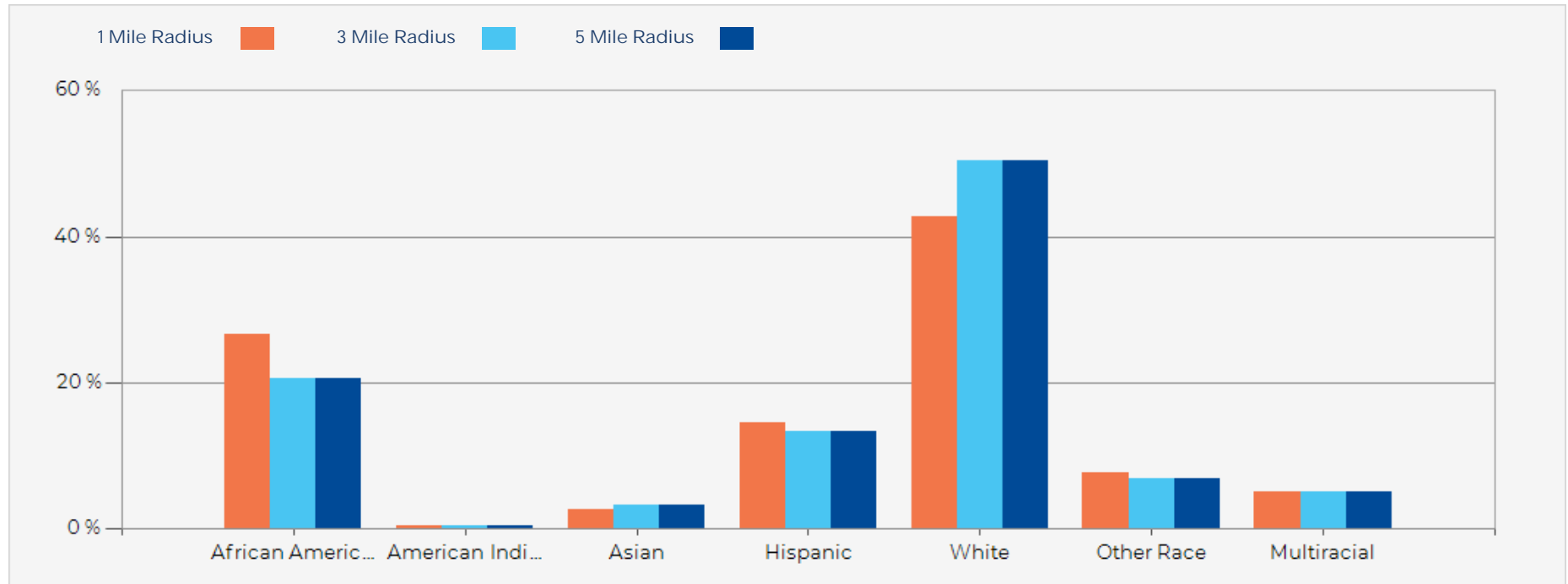


Remodeled Lobby East Side

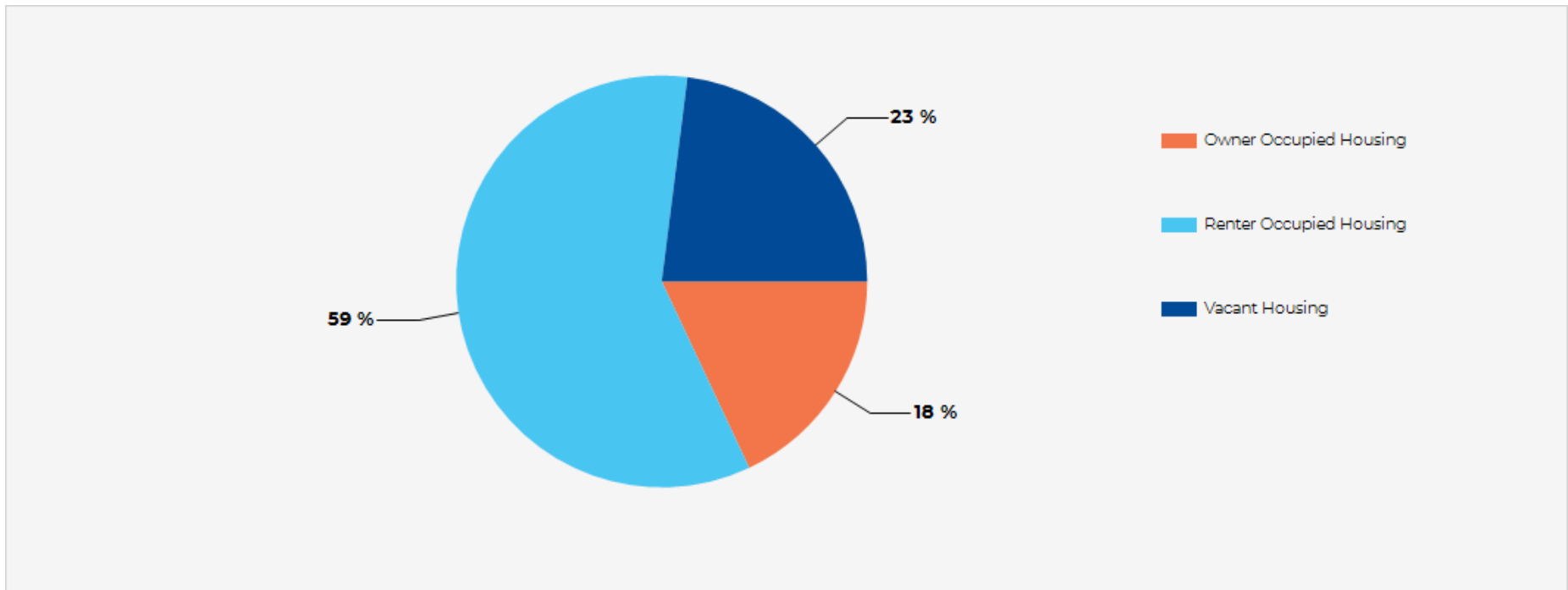
## 2019 Household Income



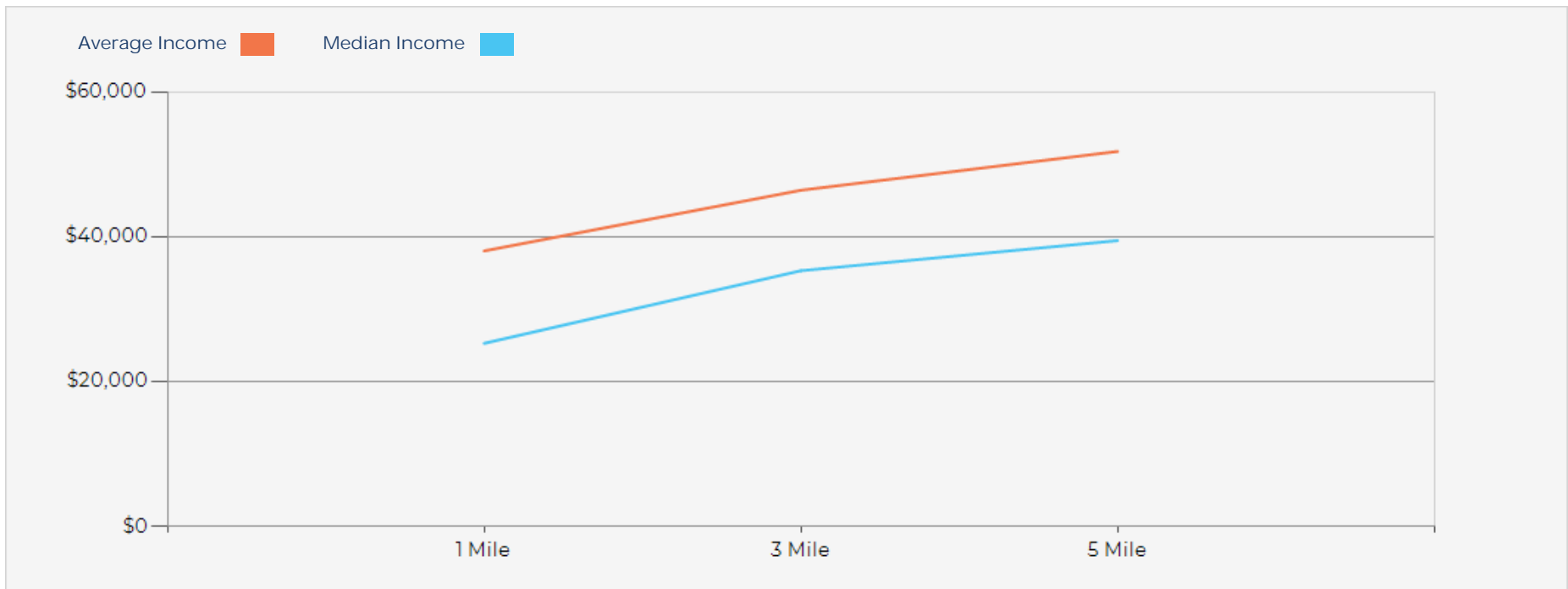
## 2019 Population by Race



### 2019 Household Occupancy - 1 Mile Radius



### 2019 Household Income Average and Median





Whitney Peterson  
Broker

Whitney Peterson serves as a commercial real estate broker for AVI Commercial based in Fort Wayne, IN. She handles the sales and leasing of the AVI Commercial portfolio as well as outside listings throughout the Midwest.

Peterson comes to us with over 15 years of marketing, property management, and commercial real estate experience. Prior to joining AVI Commercial, Peterson served as an associate broker at SVN | Parke Group where she handled the sales and leasing of properties throughout northeast Indiana. Whitney's past experiences are grounded in property management, giving her a complete understanding of the Landlord's perspective. This experience is invaluable to successfully negotiating and facilitating lease transactions.

Peterson earned a bachelor's in business marketing from Indiana University in Fort Wayne, IN. She currently resides in northwest Fort Wayne with her husband Soren and daughters Avery and Madison. In her free time, Whitney enjoys traveling, cycling, hiking and spending time with her family and friends.

# Abridge Pointe

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*Exclusively Marketed by:*

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