

LEASE



OFFICE/RETAIL FLEX

NEW CONSTRUCTION

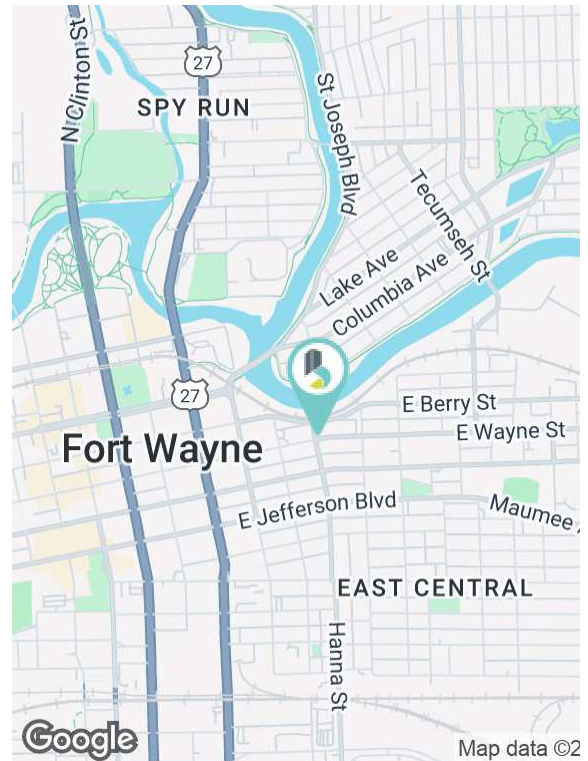


701 E. WAYNE ST., FORT WAYNE, IN 46803

PROPERTY HIGHLIGHTS

- 1,407 - 1,533 SF retail/office flex space available
- New construction in downtown Fort Wayne
- Zoned C-3, general commercial
- On-site parking spaces
- Move-in ready

LEASE RATE	\$19/SF/YR
Available SF:	1,407 - 1,533 SF
Lease Term:	Modified Gross
Building Size:	10,000 SF
Delivery:	Move-in Ready



BRADLEY COMPANY
127 W. Wayne St., Suite 400
46802

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Broker | Market Research Analyst
260.241.6892

260.423.4311



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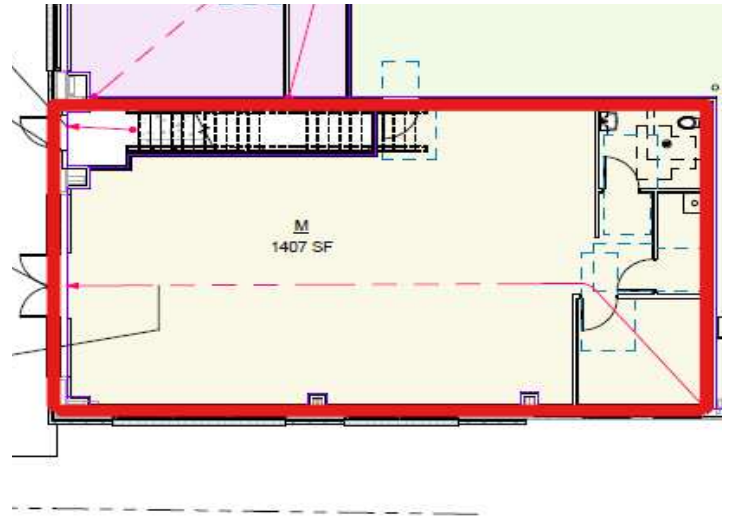
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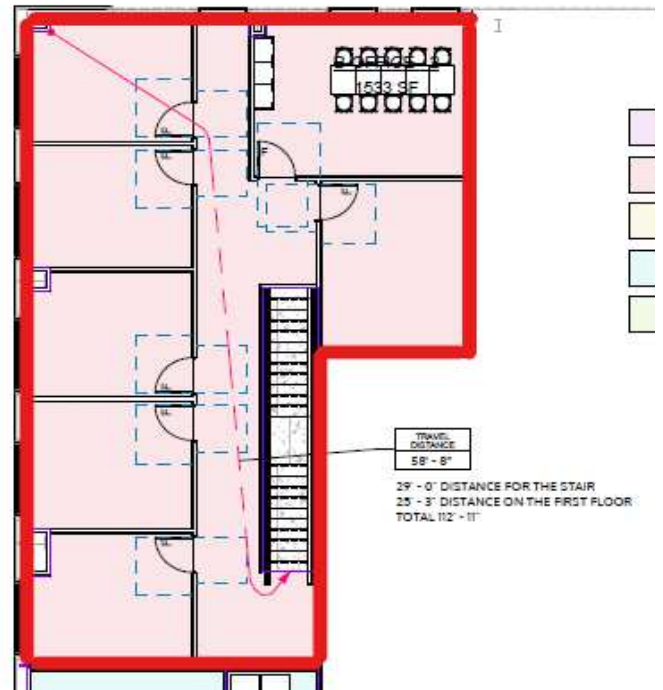
SUITE 1407

- Available Retail/Office flex: 1,407 SF
- Located on the first/ground floor
- Whitebox delivery for tenant finishes
- Dedicated double door entrance



SUITE 1533

- Available Office: 1,533 SF
- Located on the second floor
- Stairway access
- Move-in ready delivery condition
- Furniture provided upon request
- Access-controlled entry



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ccall@bradleyco.com



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LOCATION INFORMATION

Street Address	701 E. Wayne St.
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Market	Fort Wayne
Sub-market	Downtown
Cross-Streets	E. Hanna St.
Township	Wayne
Signal Intersection	No
Road Type	Paved

BUILDING INFORMATION

Building Size	10,000 SF
Office SF Available	1,533 SF
Retail/Office Flex SF Available	1,407 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Construction Status	Under Construction 2025
Framing	Metal

PROPERTY INFORMATION

Property Type	Retail/Office Building
Zoning	C-3, General Commercial
Lot Size	0.6 Acres
APN #	02-12-01-310-001.000-074

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	9

UTILITIES

Gas / Propane	NIPSCO
Electric	AEP
Water/Sewer	City of Fort Wayne

EXPENSES

Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Roof / Structure	Landlord
Interior Maintenance	Tenant
Exterior Maintenance	Tenant
Yearly Estimated Expense	TBD

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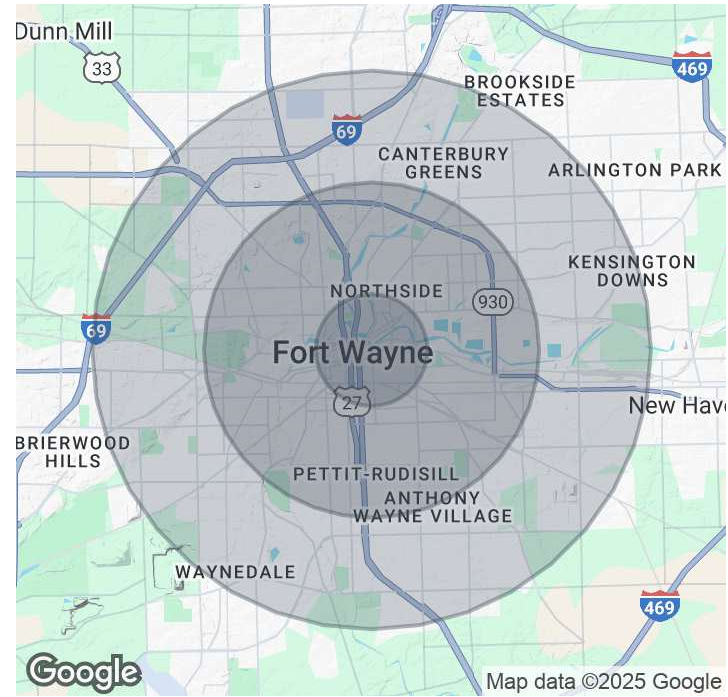


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,717	96,785	194,079
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,178	39,032	79,197
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$55,360	\$60,646	\$66,549
Average House Value	\$148,223	\$138,235	\$157,330

TRAFFIC COUNTS	
E. Wayne St.	1,834/day
E. Berry St.	1,444/day

Demographics data derived from AlphaMap & INDOT



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