

THE HARRISON



Photo courtesy of Design Collaborative

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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Broker

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General Property Information			
Name	The Harrison	Parcel Number	02-12-02-463-003.000-074
Address	301 W. Jefferson Blvd.	Building Size	136,270 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.02 AC
County	Allen	Year Built	2012
Township	Wayne	Zoning	DC
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	4.6 Miles
Water	City of Fort Wayne	Nearest Highway	US 27/Clinton Street
Sewer	City of Fort Wayne	Distance	0.5 Miles
Lease Information			
Suite	Size	Lease Rate	Lease Type
108*	2,084 SF	Negotiable	NNN
120*	3,450 SF	Negotiable	NNN
130	4,000 SF (restaurant w/hood)	Negotiable	NNN
145	1,830 SF	Negotiable	NNN
*Units can be combined for a total of 5,534 SF			
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
CAM / Ins. / Tax	\$6.89/SF	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	

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Property Description

The Harrison is a vibrant, four-story mixed-use building situated in the heart of downtown Fort Wayne. The first floor offers eight prime retail units, with space still available for lease, featuring street-level entry on Jefferson Boulevard and the added bonus of outdoor patio seating on the Parkview Field concourse. The second floor houses Carson-Boxberger LLP, one of the city's largest and most respected law firms. The third and fourth floors are home to 43 fully occupied residential apartments. Adjacent to Parkview Field, home of the TinCaps minor league baseball team with an average crowd of 5,590 in attendance, The Harrison is perfectly positioned surrounded by notable landmarks, including Hampton Inn & Suites, a 136-room hotel, Courtyard by Marriott, a 250-room hotel, and a 900-space parking garage. The Grand Wayne Convention Center is just across the street, and the historic Embassy Theater is only a block away, making The Harrison an ideal location for both business and leisure.

Location Description

The Harrison is ideally located along Jefferson Boulevard at the corner of Ewing Street in downtown Fort Wayne. This prime location places it within walking distance of key downtown landmarks, including the Botanical Conservatory, Grand Wayne Convention Center, Allen County Public Library, and notable properties like The Ashberry and Skyline Plaza. The building is surrounded by a dynamic mix of residential, office, retail, and dining establishments, creating a bustling urban environment. Within just a 15-minute walk, there are approximately 1,093 businesses employing over 23,000 people, making The Harrison a central hub in the heart of the city's business district.

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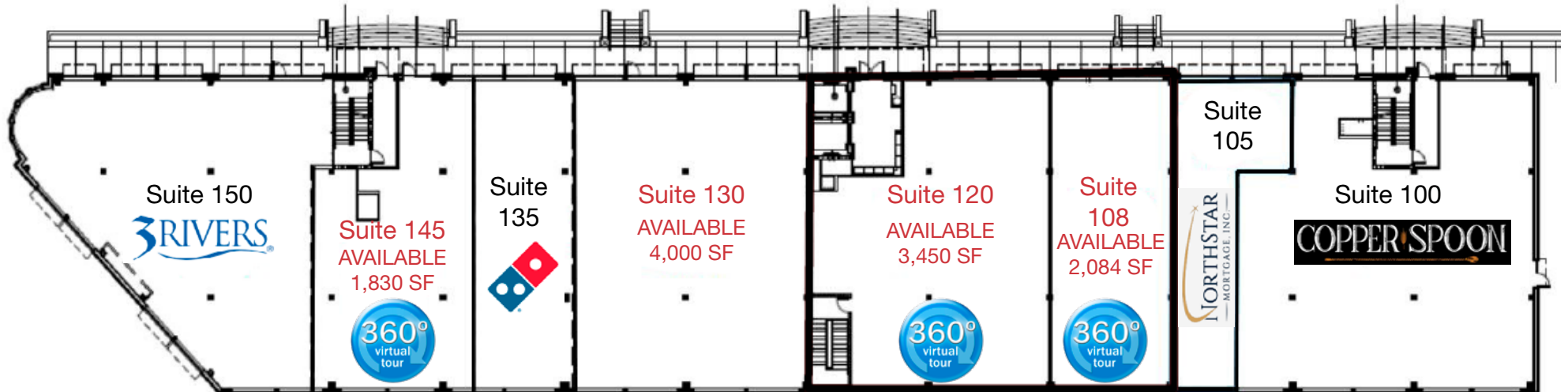


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Jefferson Boulevard (Traffic Count of 18,797 VPD)



Parkview Field Side

Each unit has a private outdoor seating area with a spectacular view of Parkview Field!

UNIT	TENANT	SIZE
100	Copper Spoon	4,600 SF
105	Northstar Mortgage	1,375 SF
108	AVAILABLE	2,084 SF
120	AVAILABLE	3,450 SF
130	AVAILABLE	4,000 SF
135	Domino's	2,130 SF
145	AVAILABLE	1,830 SF
150	3 Rivers Credit Union	3,800 SF

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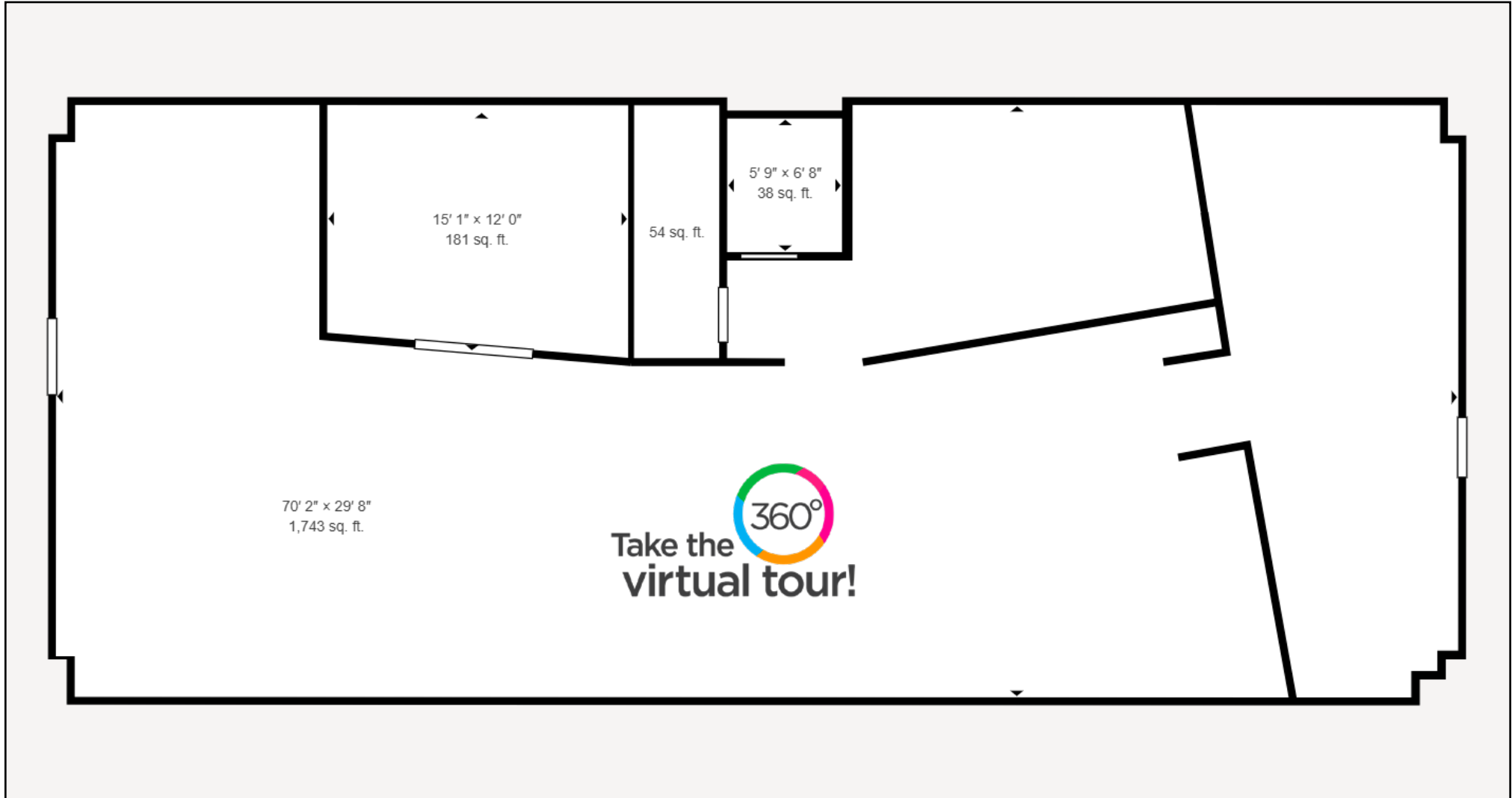
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Suite 108 - 2,084 Rentable SF



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Photos - Suite 108



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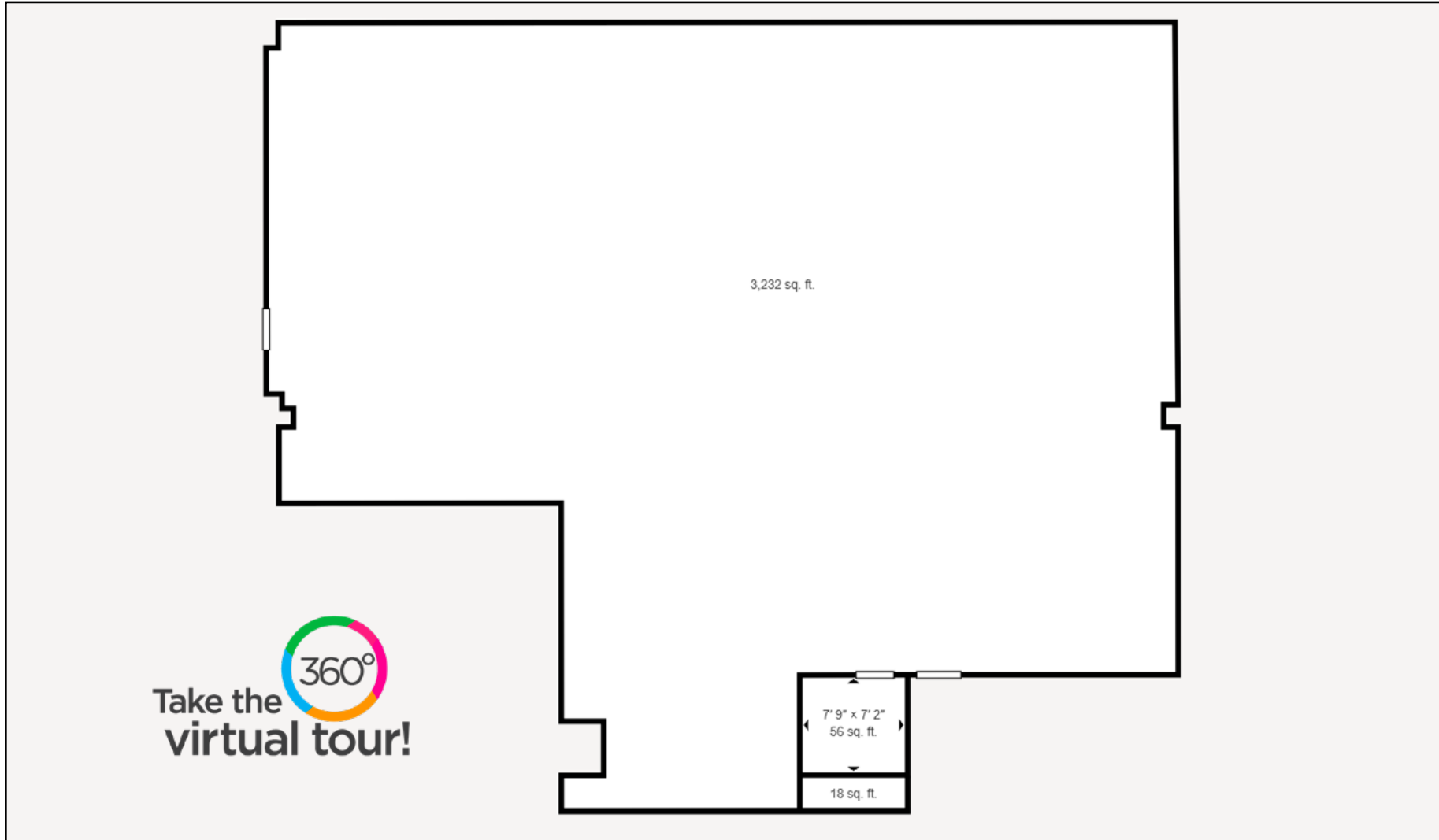
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Suite 120 - 3,450 Rentable SF



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Photos - Suite 120



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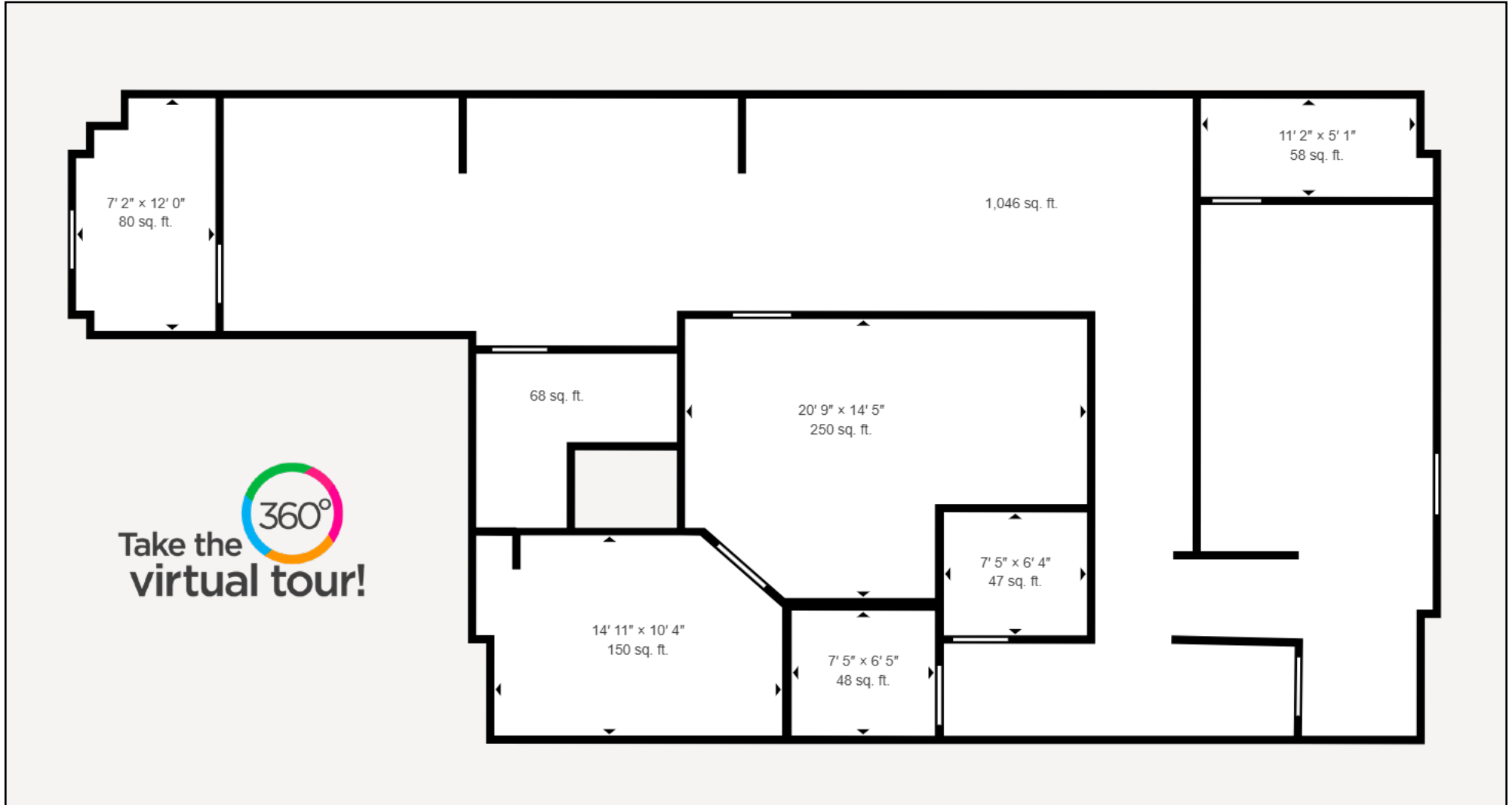
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Suite 145 - 1,830 Rentable SF



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Photos - Suite 145



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Parkview Field is not just for baseball; it's a versatile venue that hosts a wide range of events throughout the year. Boasting over 11,000 square feet of indoor event space, the stadium offers a variety of unique settings for gatherings of all sizes. From the nearly 4,000-square-foot Suite Level Lounge, with stunning views of downtown Fort Wayne, to the expansive Lincoln Financial Event Center on the concourse level, Parkview Field provides a fun and dynamic atmosphere for any event. Featured events at Parkview Field extend beyond the baseball diamond, including the Fort Wayne Philharmonic Patriotic Pops, Holiday Lights, Country Fest Concert, Paralympics Opening Ceremony, "Fill the Field" yoga sessions, high school graduations, batting cage rentals, and the Fort Wayne Farmers Market, among others. With free parking available in the Silver Lot on non-TinCaps game days (located at Brackenridge and Ewing Streets), hosting an event at Parkview Field is convenient and accessible.

Event Space Capacity:

- Suite Level Lounge: Up to 220 guests
- Lincoln Financial Event Center: Up to 220 guests
- 400 Club: Up to 150 guests
- Meeting Room: Up to 25 guests
- Concourse: Varies by event

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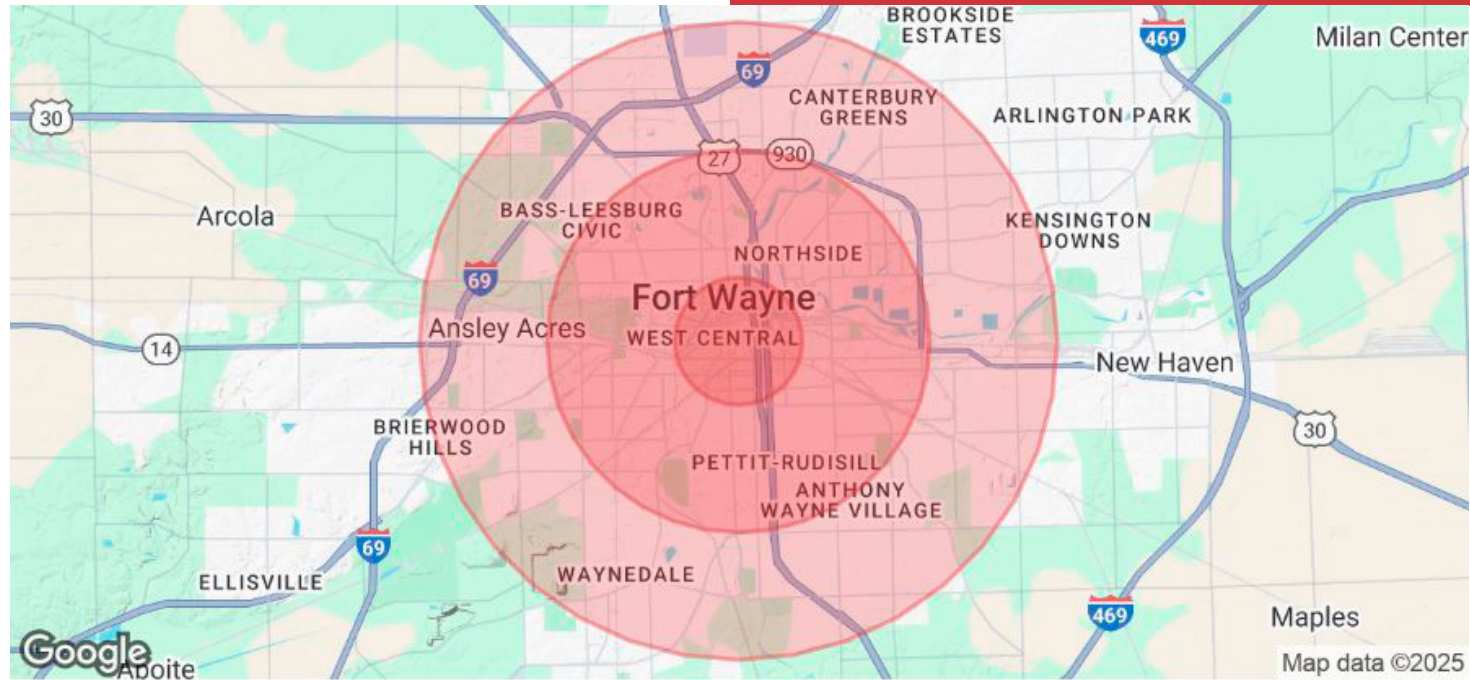
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,011	94,681	171,858
Average Age	36	36	37
Average Age (Male)	37	35	36
Average Age (Female)	36	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,701	38,602	70,417
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$57,587	\$60,276	\$64,288
Average House Value	\$156,119	\$138,372	\$155,008

Demographics data derived from AlphaMap

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