

Office Space | Class A Building



110 E. Wayne Street
Fort Wayne, Indiana 46802

Property Features

The I&M Building has been completely remodeled from top to bottom. With 27 floors of premiere class A office space standing 442 Feet, it is the tallest building in Fort Wayne and offers the best views of the ever-growing downtown landscape.

- Located in the heart of downtown within walking distance to Parkview Field, The Embassy, Grand Wayne Center, the Landing and the Riverfront Development
- Boardroom and auditorium available with newly designed fitness center on 2nd floor
- Large T.I. allowance available

BUILDING	291,178 SF
AVAILABLE	1,415 SF - 58,296 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$15.50 PSF FS (Office) \$19.50 PSF NNN (Retail)

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihnb.com

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General Property Information			
Name	I & M Power Center	Parcel Number	0-12-02-459-004.000-074
Address	110 E. Wayne Street	Total Building SF	291,178 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.08 AC
County	Allen	Year Built	1981
Township	Wayne	Zoning	DC—Downtown
Parking	Parking garage connected to building via skybridge	Parking Spaces	Many spaces
Property Features		Utilities	
Construction Type	Concrete	Electric	I & M
Security	24-hour on-site	Gas	NIPSCO
Loading	3 docks & freight elevator	Water/Sewer	City of Fort Wayne
Number of Floors	27	Internet	Comcast / Frontier
Elevators	8 & 1 Service		
Sprinklers	Yes		
Lease Information			
Space	Available SF	Lease Rate	Lease Type
Retail Space	2,500 SF (ground floor)	\$19.50 PSF / YR	Triple Net
Floor 1	11,495 SF	\$15.50 PSF / YR	Full service
Floor 3	11,495 SF	\$15.50 PSF / YR	Full service
Floor 4	5,215 SF	\$15.50 PSF / YR	Full service
Floor 12	11,495 SF	\$15.50 PSF / YR	Full service
Floor 14	3,500 SF	\$15.50 PSF / YR	Full service
Floor 16	11,495 SF	\$15.50 PSF / YR	Full service
Expenses			
Type	Price per SF (estimate)	Responsible Party	
Taxes	Included	Landlord	
CAM Fee	Included	Landlord	
Insurance	Included	Landlord	
Maint./Repairs	Included	Landlord	
Roof /Structure	Included	Landlord	
Utilities	Included	Landlord	

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Space Available



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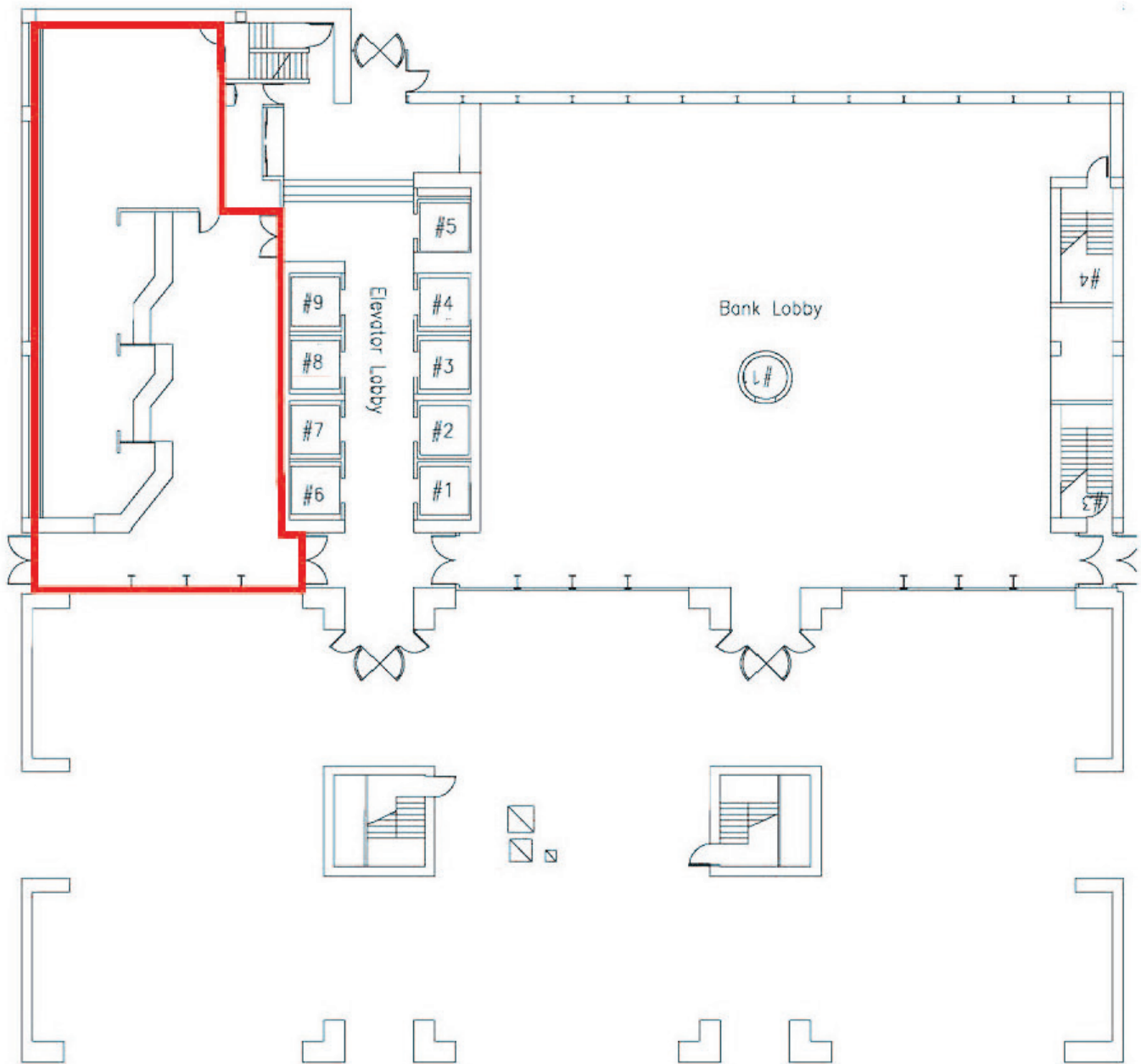
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Ground Floor

2,500 SF retail space accessible
from main lobby or Calhoun Street.



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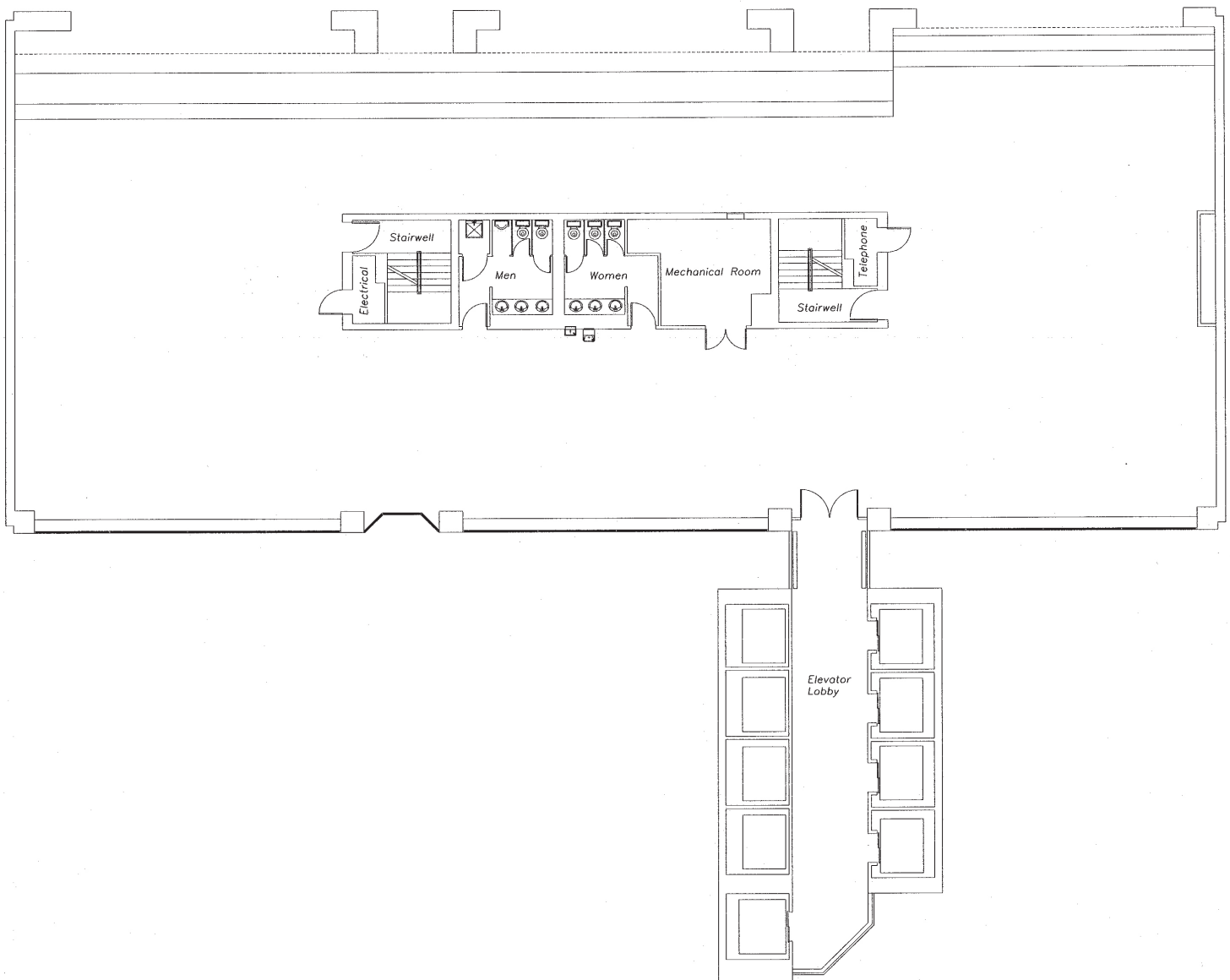
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First Floor

Typical Floor Footprint

11,495 SF Available



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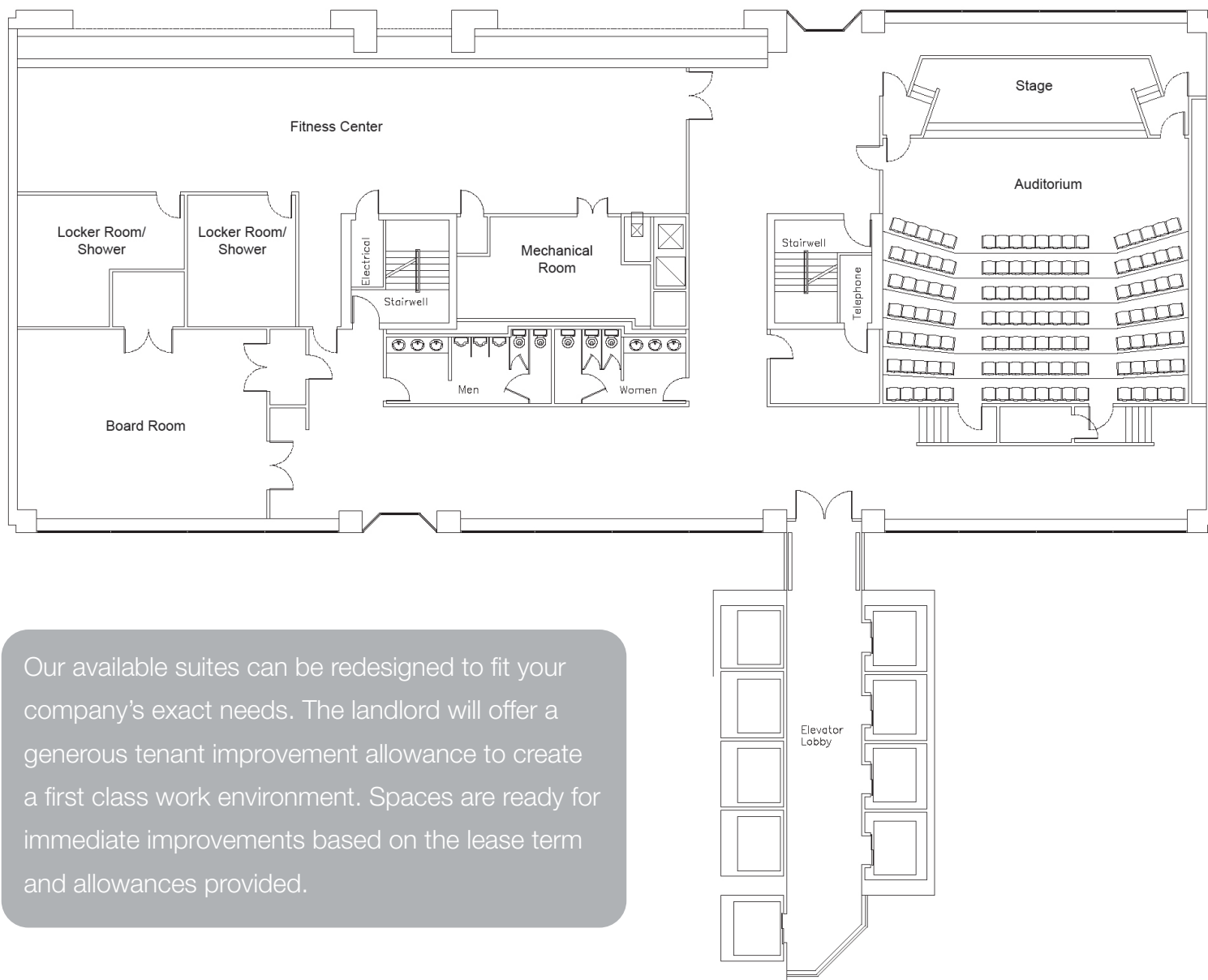
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Second Floor

Board room, auditorium and fitness center for use by tenants.



Our available suites can be redesigned to fit your company's exact needs. The landlord will offer a generous tenant improvement allowance to create a first class work environment. Spaces are ready for immediate improvements based on the lease term and allowances provided.

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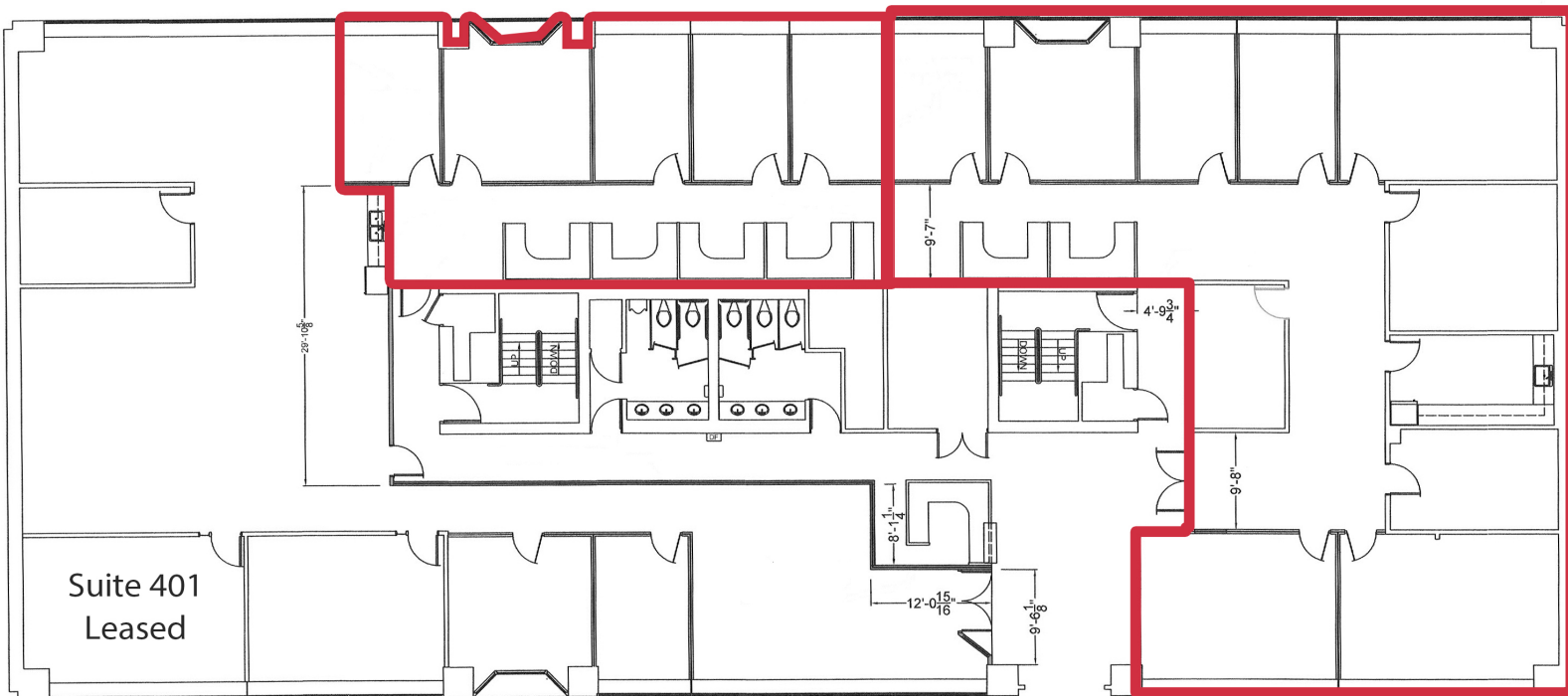
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Fourth Floor

1,415 SF & 3,800 SF units
available.

Suite 403 1,415 SF



Suite 402 3,800 SF

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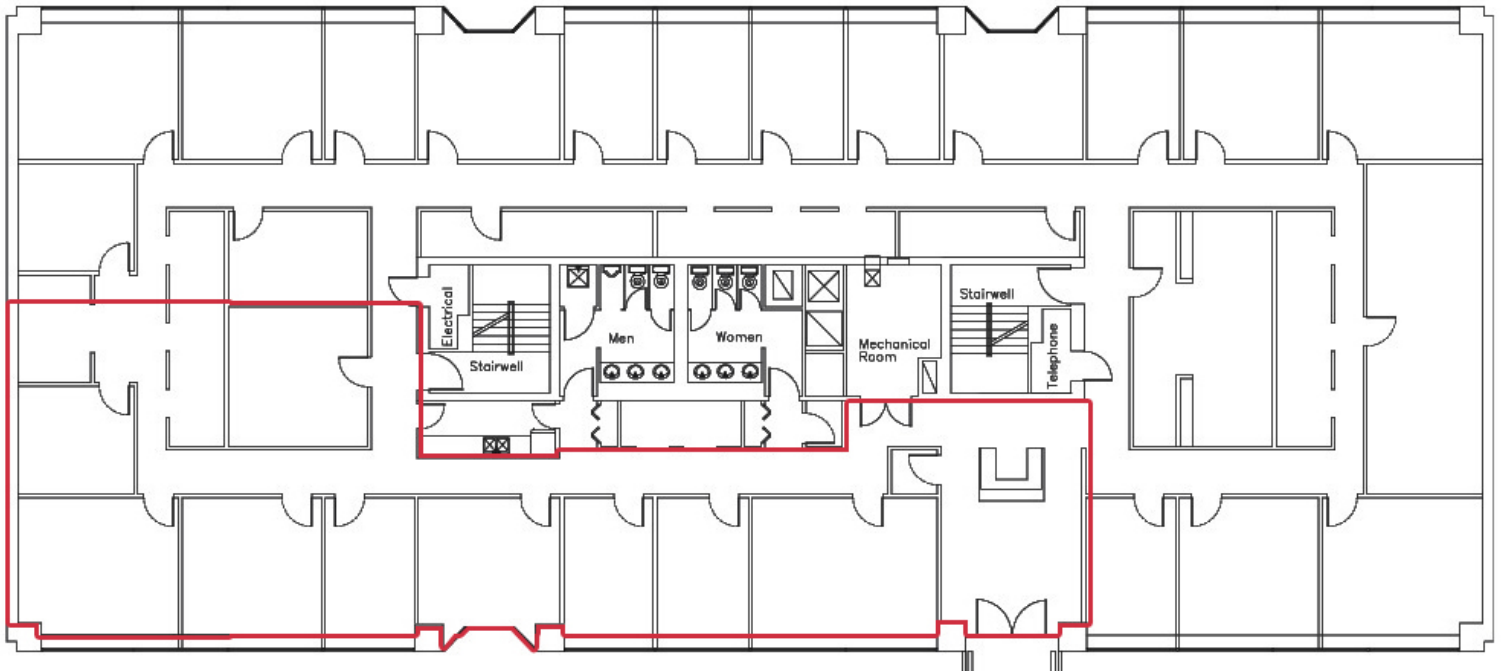
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Fourteenth Floor

3,500 SF available.



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Current Tenant Photos



*Photos courtesy of BFA Commercial Photography.

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Auditorium



Auditorium



Fitness Center



Fitness Center



Fitness Center

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#1

Fastest Growing
Market in the Region
(US Census Bureau, 2020)

#5

Most Affordable Place to Live
(niche.com, 2020)

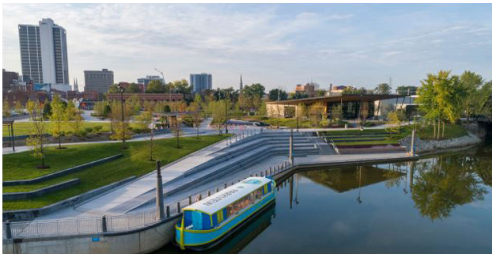
\$3.2B

Private Capital Investments Made
in Allen County
Since 2014 - More Than 1/2
Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne



PROMENADE PARK



Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS



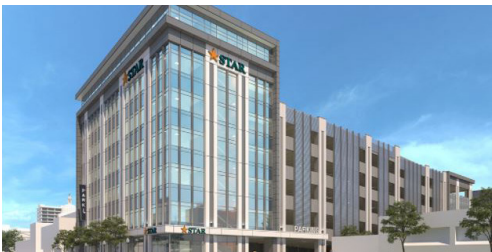
Reinventing the former General Electric campus, a historic hub of innovation and entrepreneurship.



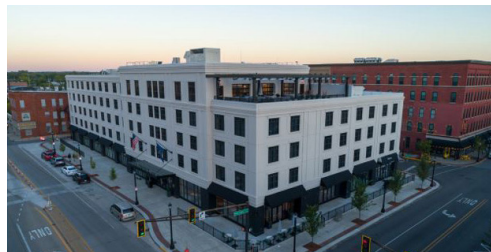
Building a live-work-play gem in the heart of downtown Fort Wayne.



THE ASHBERRY



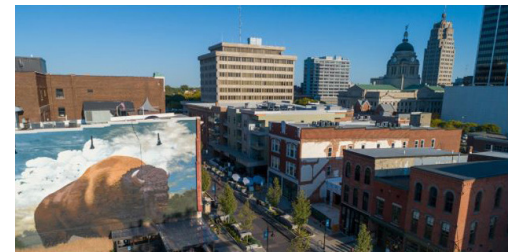
A local business investing in the local community.



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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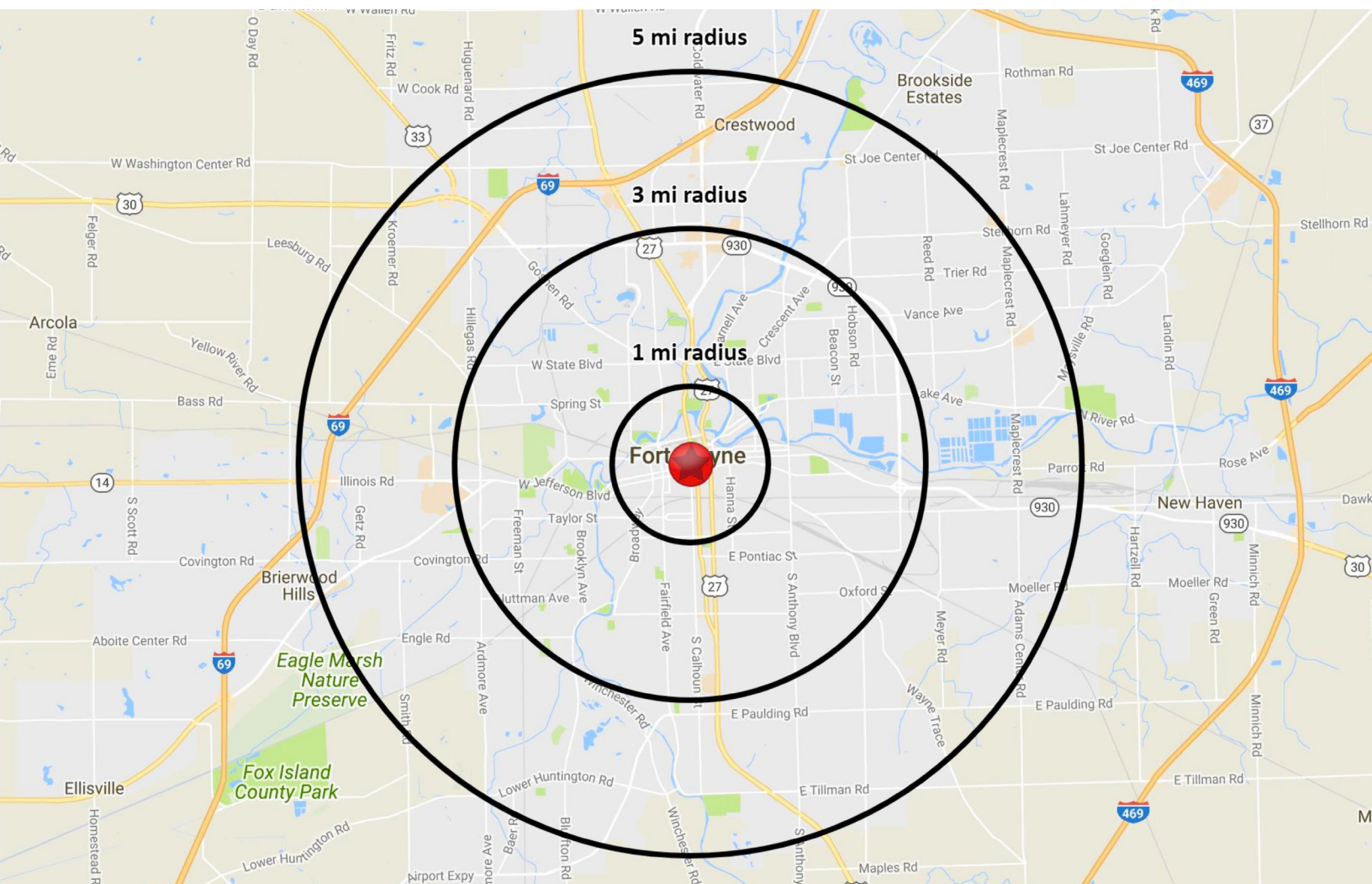
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,474	95,428	183,121
NUMBER OF HOUSEHOLDS	6,070	37,352	74,021
AVERAGE HOUSEHOLD INCOME	\$46,132	\$51,347	\$55,340
AVERAGE HOME VALUE	\$126,070	\$131,137	\$138,895
TRAFFIC COUNT	S. Calhoun St. and W. Washington St.		17,221 VPD

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