

6,840 SQ. FT. OF DOWNTOWN OFFICE SPACE AVAILABLE BROKERAGE BUILDING



128 West Wayne Street, Fort Wayne, IN 46802

- Across from the Ash Skyline Tower and Shindigz Headquarters
- 17 individual offices, large conference room and kitchenette
- Potentially could include adjacent parking lot with 46 spaces
- Total land area - 18,078 sq. ft. (0.42 acre)



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	128 West Wayne Street
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
City Limits	Inside
Zoning	DC/Downtown Core
Total Building Size	6,840 SF
First Floor	6,000 SF
Second Floor	840 SF
Land Area For Building	6,752 SF
Land Area For Adjacent Parking Lot	11,326 SF
Total Land Area	18,078 SF

BUILDING DATA

Condition	Very Good
Date of Construction	1937
Remodel Dates	1999 & 2005
Type of Construction	Masonry
Number of Stories	2
Roof	Built-up

POPULATION DEMOGRAPHICS

1 Mile	13,562
3 Miles	92,568
5 Miles	178,446

UTILITIES

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

PRICE/AVAILABILITY

Lease Rate/Sale Price	Negotiable
Availability	Immediately

PROPERTY TAXES

Parcel #1 Building	02-12-02-453-011.000-074
Parcel #2 Parking Lot	02-12-02-453-012.000-074
Assessment #1: Land	\$121,500
Improvement	\$135,500
Total Assessment #1	\$257,000
Annual Taxes #1	\$8,166.44 (\$1.19/sf)
Total Assessment #2	\$211,900
Annual Taxes #2	\$6,733.32 (\$0.59/sf)
Tax Year	2019 payable 2020

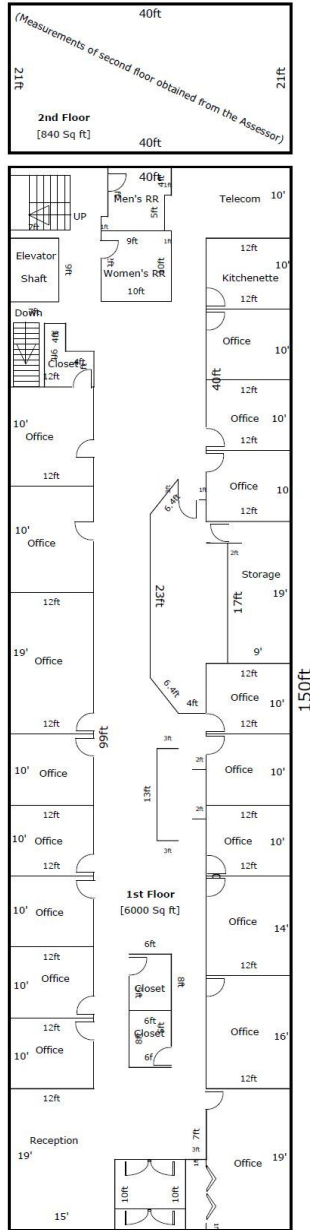
FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Electric Cost	\$0.40/sf/yr
	\$202.33/mo. avg.
Natural Gas Cost	\$0.30/sf/yr
	\$150.00/mo. avg.
Water/Sewer Cost	\$0.39/sf/yr
	\$195.00/mo. avg.
Property Taxes	Landlord
Property Insurance	Landlord
Interior Maintenance	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	46 +/- Double Stacked
Major Road Nearest Site	S. Harrison St.
Distance to Interstate	I-69 - 3.8 Miles

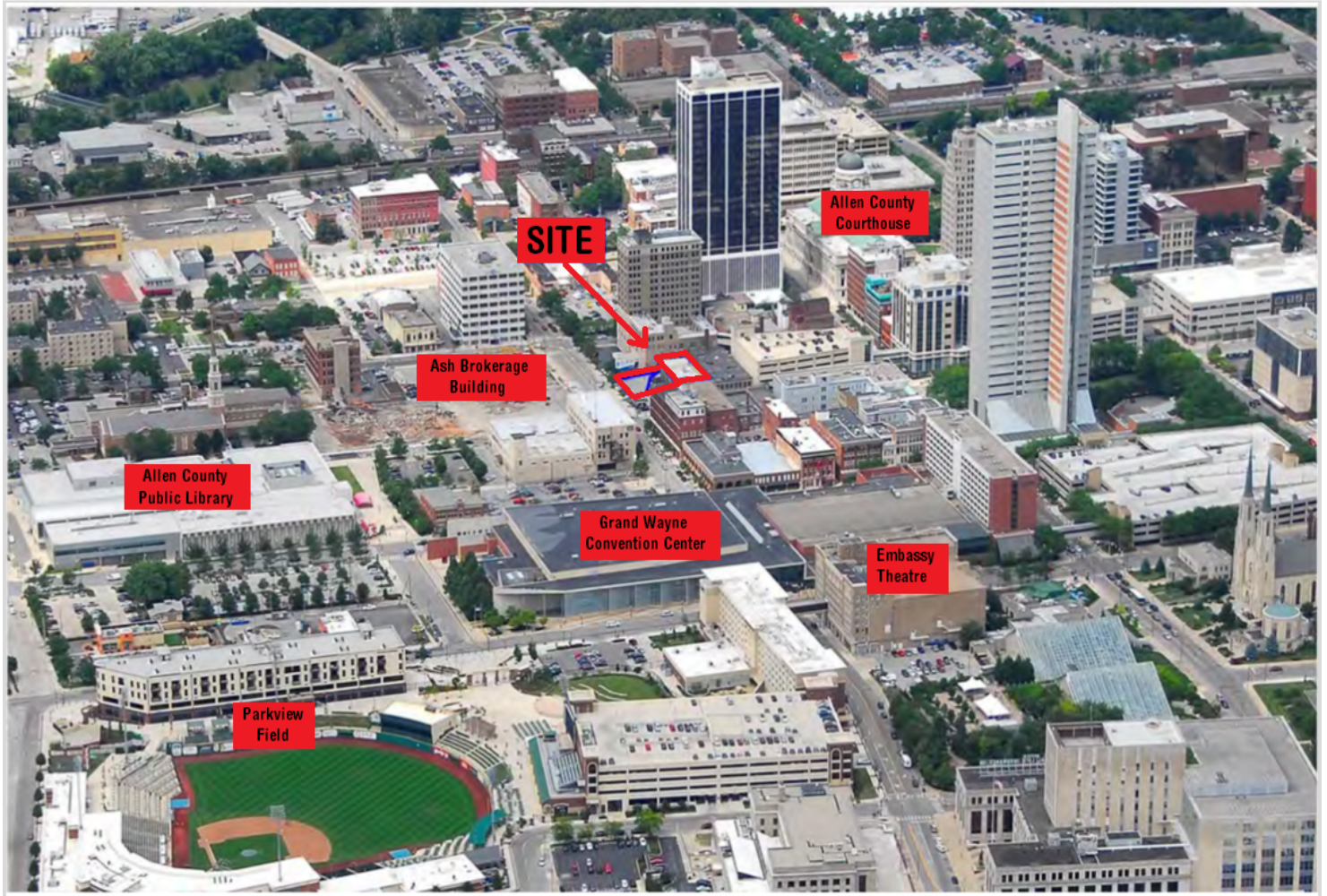
FLOOR PLAN



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AERIAL MAP



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SITE MAP



ADDITIONAL PHOTOS



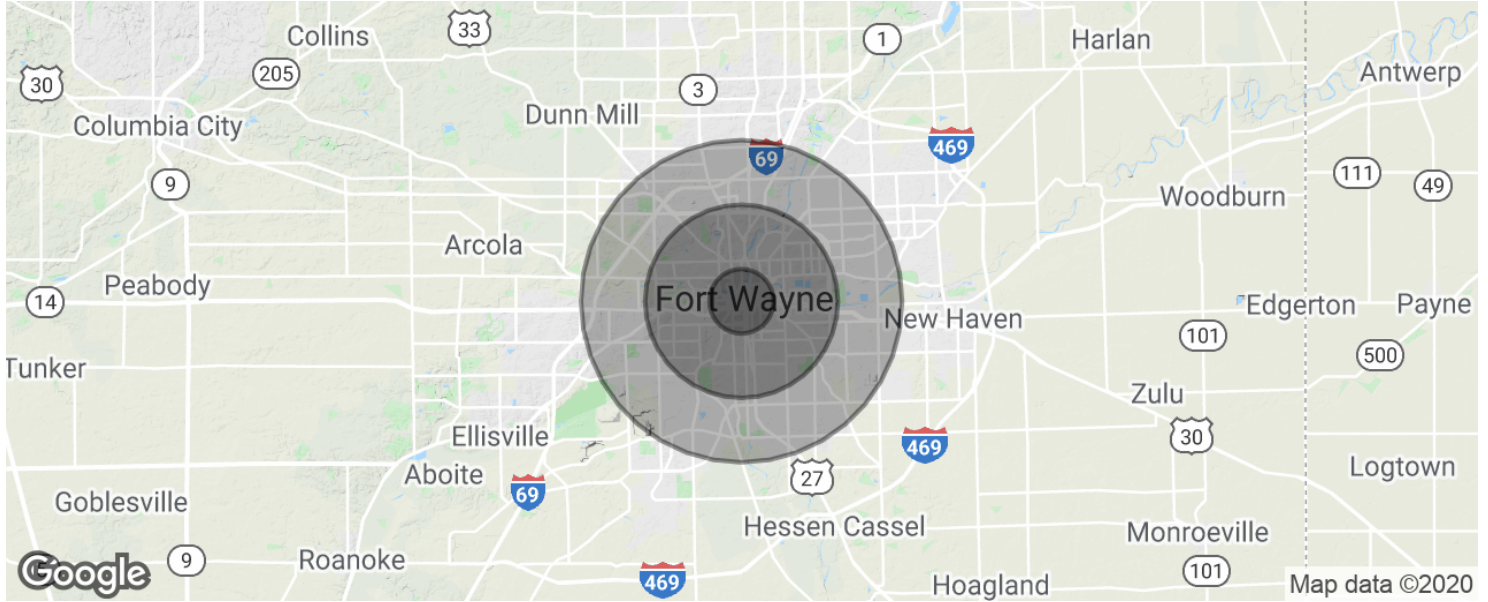
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,562	92,568	178,446
Median age	30.5	31.1	32.7
Median age (Male)	29.4	30.7	31.1
Median age (Female)	32.1	31.6	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,531	36,057	71,827
# of persons per HH	2.12	2.47	2.41
Average HH income	\$34,718	\$40,913	\$42,885
Average house value	\$77,244	\$81,738	\$91,354

** Demographic data derived from 2010 US Census*



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