

200 E. Main Street

Fort Wayne, IN 46802

Property Highlights

10 story 151,831 SF, class "A" office building in the Central Business District. One of Fort Wayne's premiere office buildings features 4 floors of indoor parking and houses one of Fort Wayne's premiere restaurants on the ground floor.

- Full service bank and ATM located on the ground floor
- Boardroom available to tenants
- One block from the City/County Building and the Allen County Court House
- Located in the heart of downtown within walking distance to banking, restaurants, retail and residential.



Features

Building:	151,831 SF
Available:	6 Suites; 1,990 SF - 6,097 SF
Zoning:	DC - Downtown Core
Lease Rate:	\$16.50 PSF FS

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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General Property Information

Name	1st Source Bank	Parcel Number	02-12-02-428-003.000-074
Address	200 E. Main Street	Total Building SF	151,831 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.84 AC
County	Allen	Year Built	1989
Township	Wayne	Zoning	DC / Downtown Core
Parking	Indoor Garage	Parking Spaces	Ample
		Signage	Directory in lobby

Property Features

Construction Type	Brick	Number of Floors	Ten
Roof	Flat	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Yes
Electrical	Single phase	Restrooms	One set per floor
Heating	Boiler	Central Air	Chiller units

Utilities

Electric	I & M
Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Internet	Frontier/Comcast

Major Roads

Nearest Interstate	I-69
Distance	Approximately 4 miles
Nearest Highway	Hwy 27
Distance	Minutes

Lease Information

Suite	Square Feet	Lease Rate	Lease Type
540	2,560 SF	\$16.50/PSF/YR	Full Service
550	3,330 SF	\$16.50/PSF/YR	Full Service
560	2,000 SF	\$16.50/PSF/YR	Full Service
810	2,484 SF	\$16.50/PSF/YR	Full Service
820	6,097 SF	\$16.50/PSF/YR	Full Service
905	1,990 SF	\$16.50/PSF/YR	Full Service

Expenses

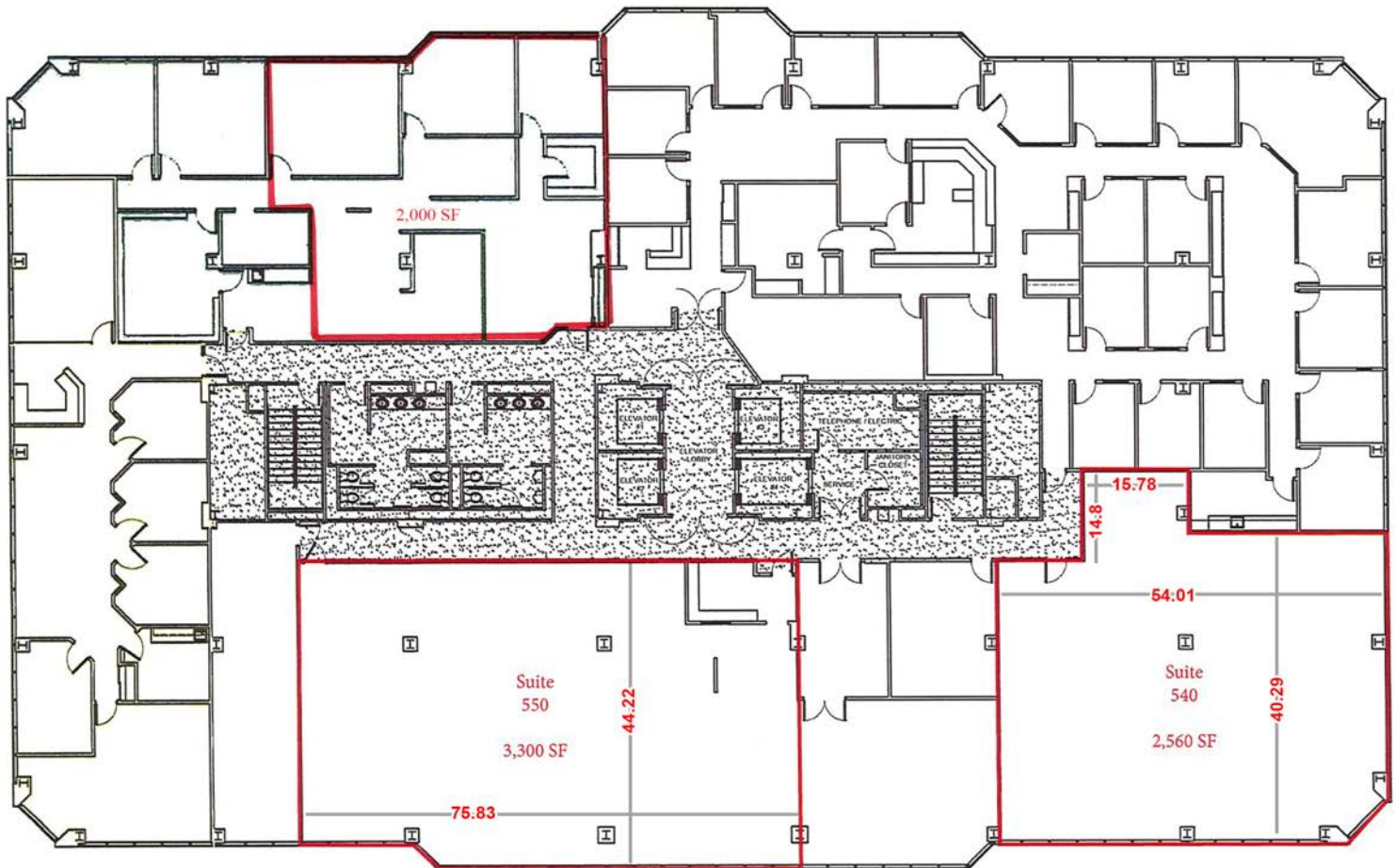
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	(Included)	Landlord
CAM Fee	(Included)	Landlord
Insurance	(Included)	Landlord
Maint./Repairs	(Included)	Landlord
Roof /Structure	(Included)	Landlord
Utilities	(Included)	Landlord

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FIFTH FLOOR
1" = 20'



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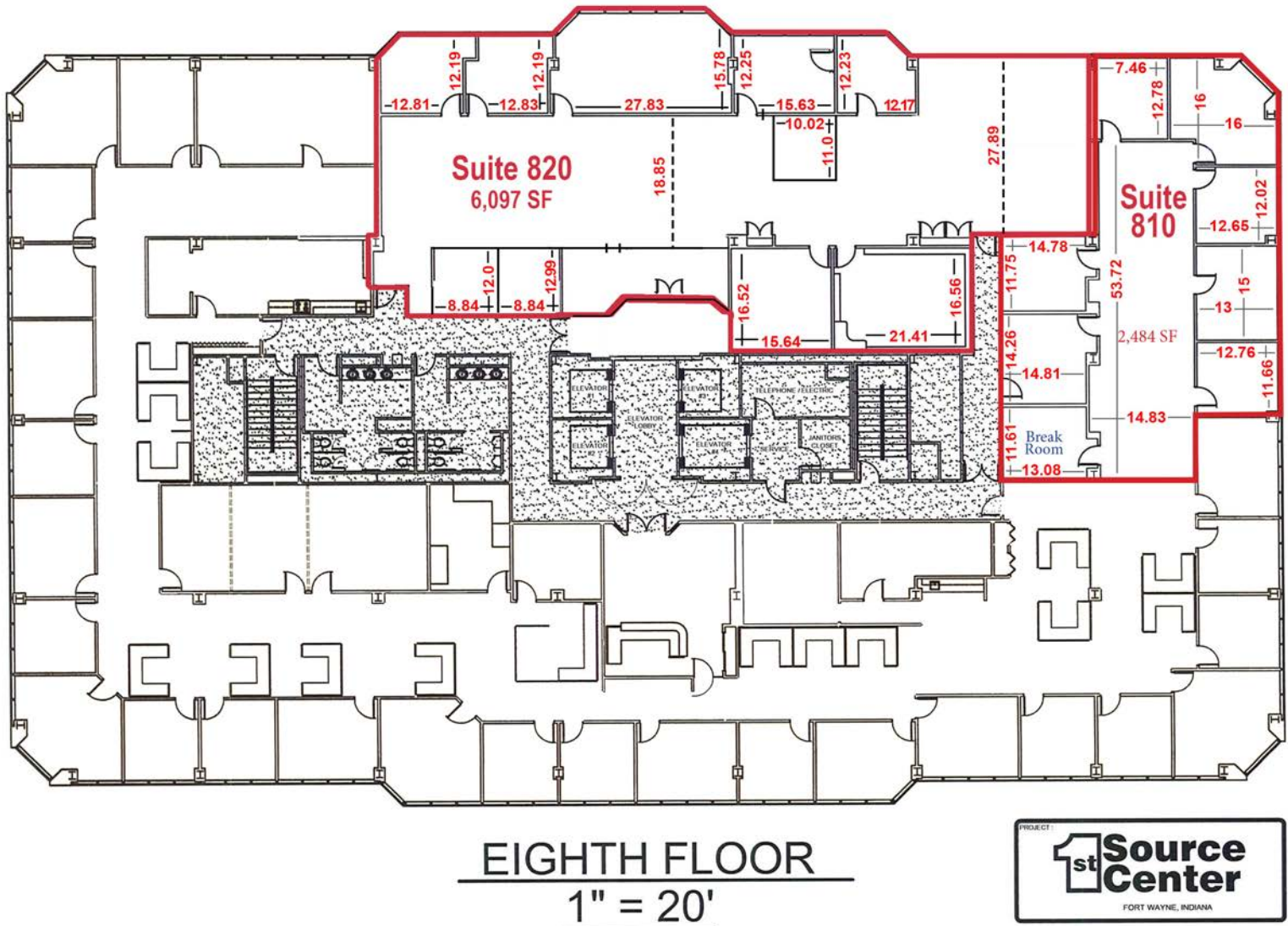
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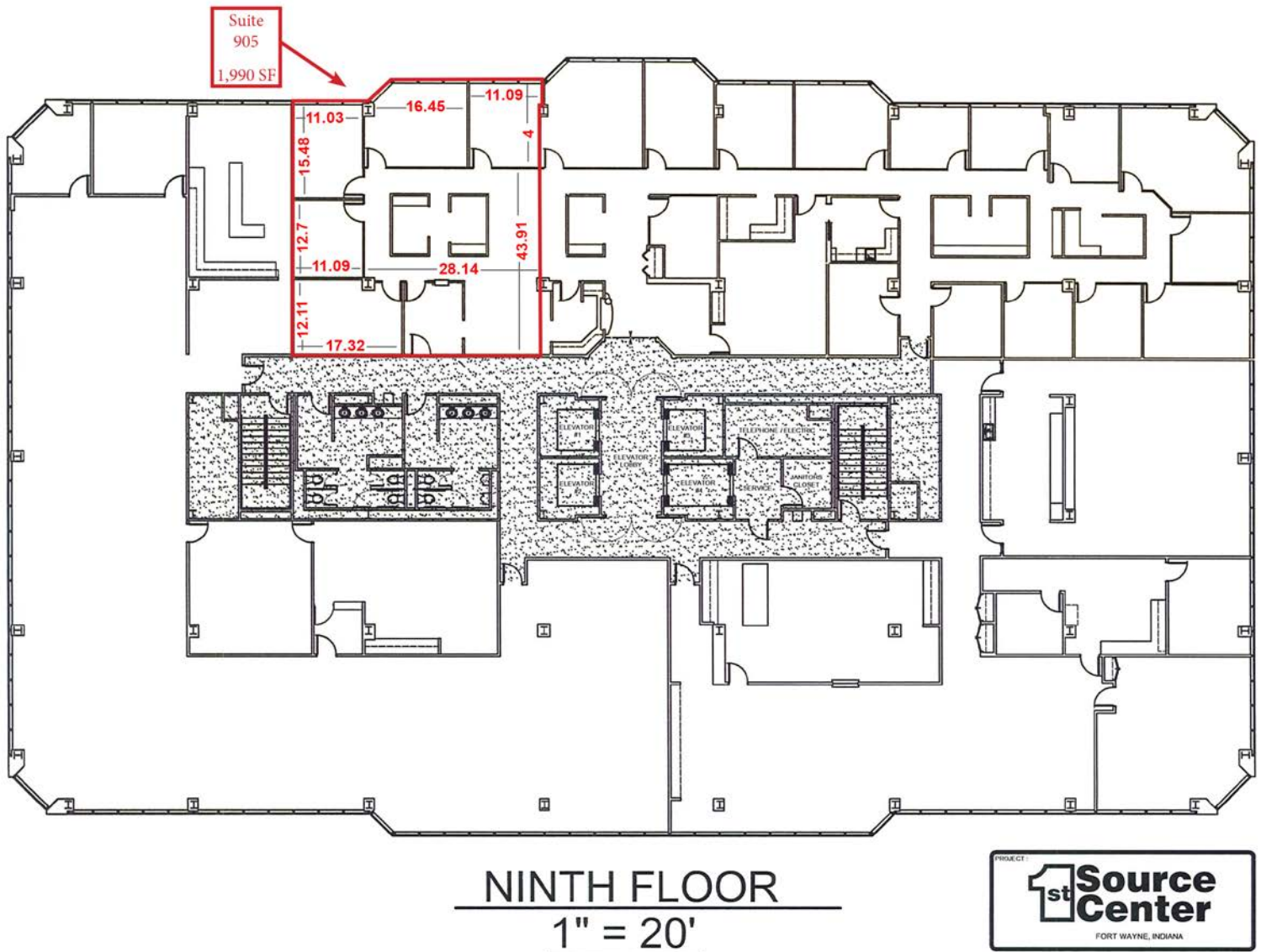
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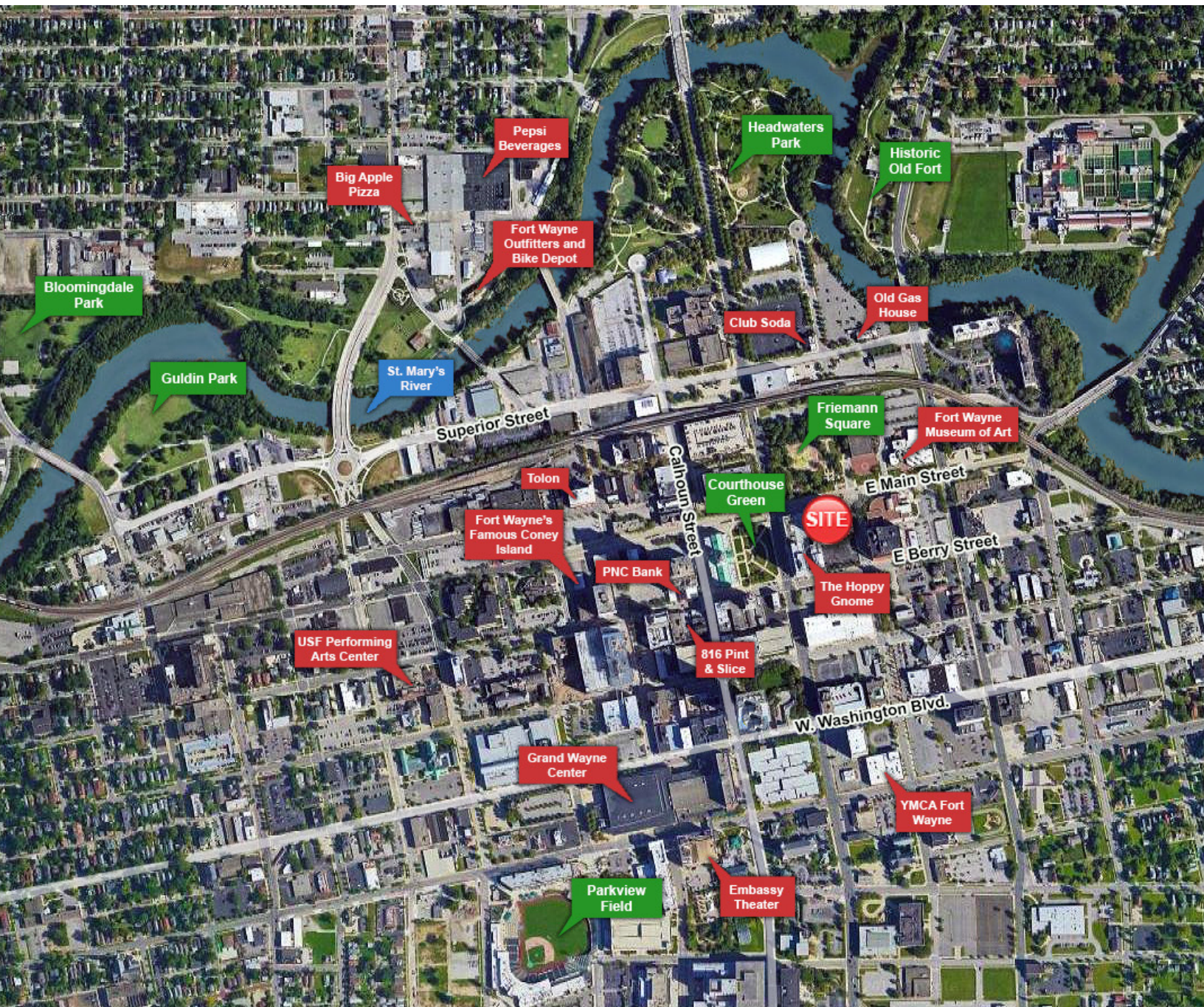
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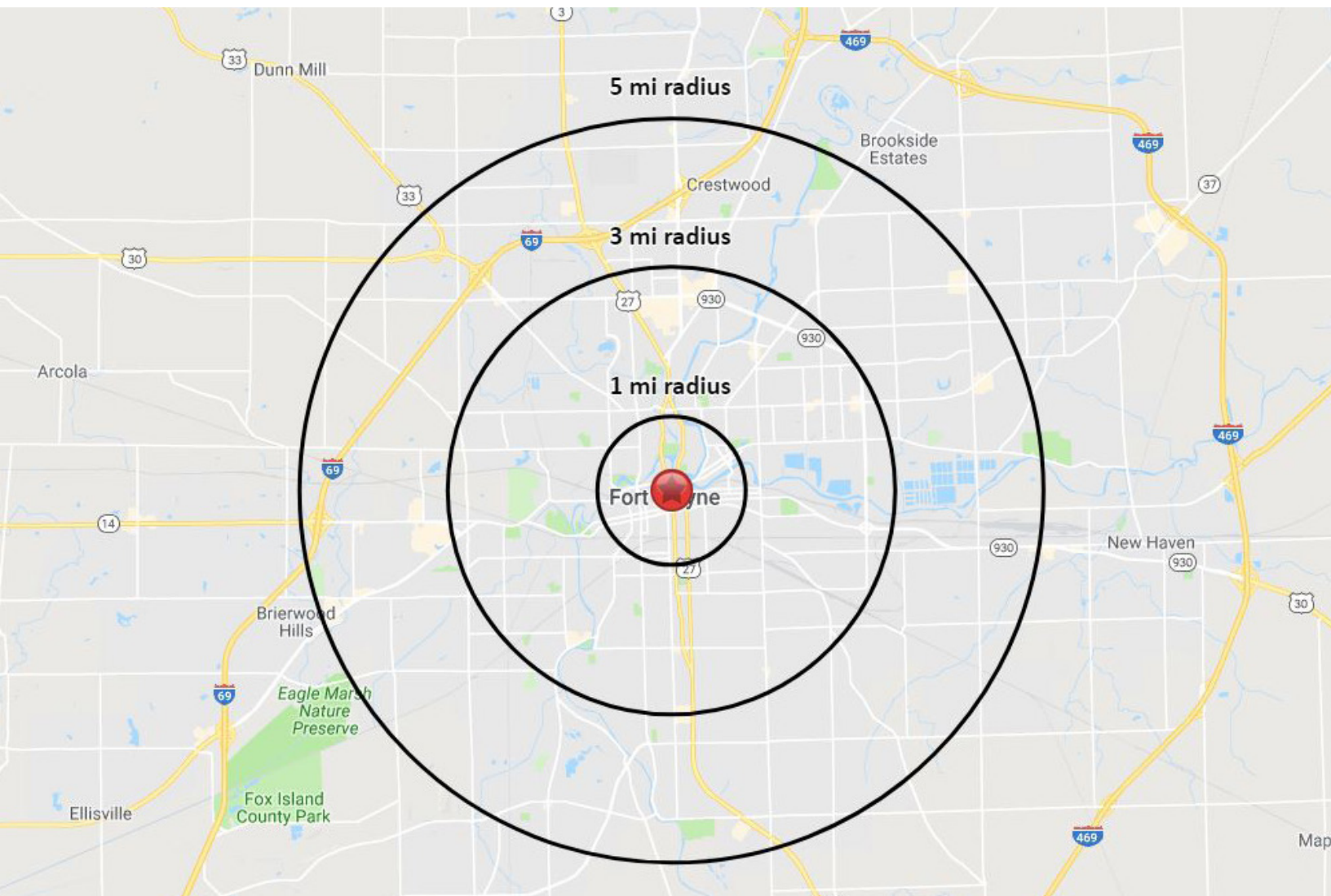
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,601	95,736	186,547
NUMBER OF HOUSEHOLDS	5,702	38,382	76,596
AVERAGE HOUSEHOLD INCOME	\$47,272	\$51,452	\$55,365
MEDIAN HOME VALUE	\$99,488	\$85,358	\$95,768
TRAFFIC COUNT	E. Main Street		8,450 VPD

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