

# OFFICE BUILDING

927 S. HARRISON ST., FORT WAYNE, IN

## FOR LEASE



### FEATURES:

- 3,000 SF available for lease
  - 2nd floor, North end
  - Includes exterior offices, restrooms, break rooms and cubicle area
- Building has brick and glass finishes and in excellent condition
- Centrally located with access off S. Harrison Street
- One block from the new Skyline Tower/ASH development
- Located in the heart of downtown Fort Wayne near plentiful restaurants
- Directly across from the Grand Wayne Center; minutes from medical, government and legal offices
- Tenant improvements and rent incentives with long term lease
- Excellent space for personal services, government, legal or commercial offices
- **FOR LEASE: NEGOTIABLE**

### FOR MORE INFORMATION:

Steve Chen  
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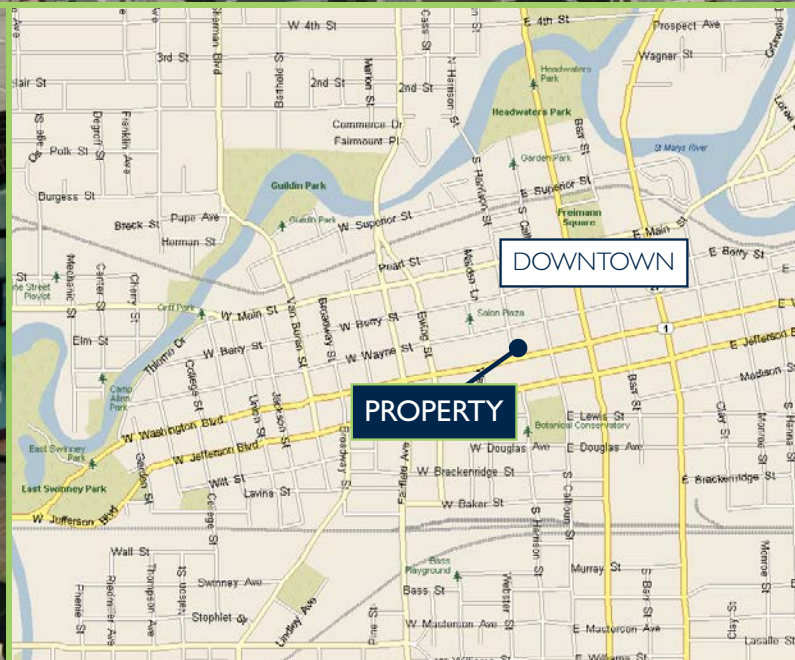


# HARRISON PROFESSIONAL CENTER

FORT WAYNE, INDIANA



**First Floor: Fully Leased  
Fort Wayne Visitor & Convention Bureau**



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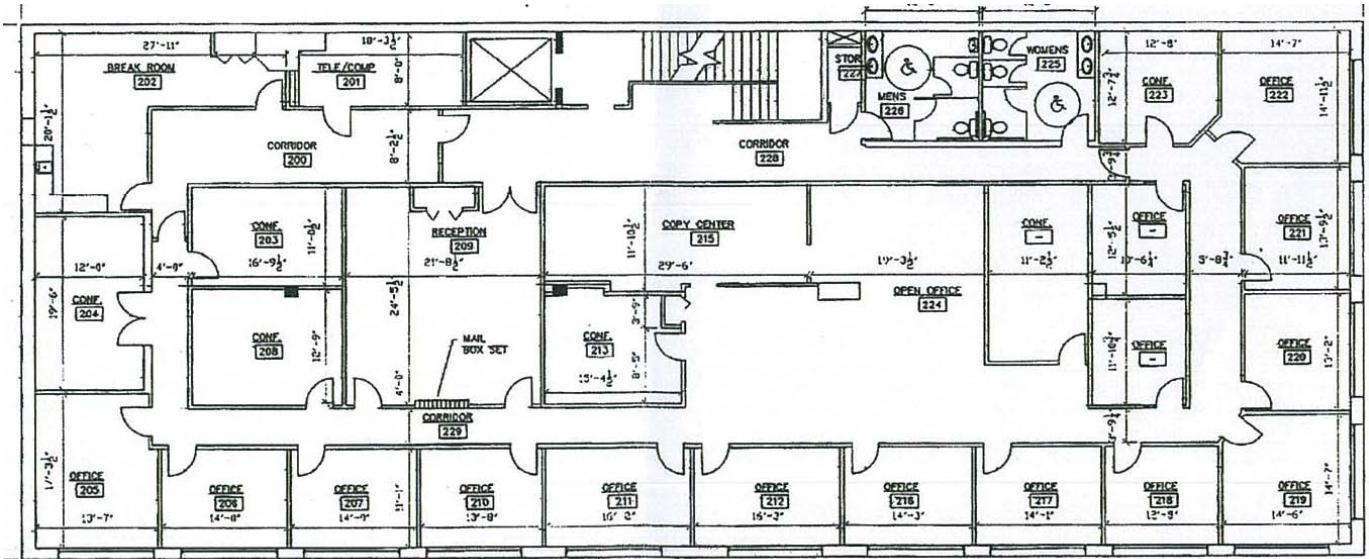


# OFFICE BUILDING

927 S. HARRISON ST., FORT WAYNE, IN

## FOR LEASE

SECOND FLOOR: AVAILABLE 3,000 SF (NORTH END)



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# OFFICE FOR LEASE

Property Name	<b>Harrison Professional Center</b>
Street Address	927 S. Harrison Street
City/State	Fort Wayne, IN
Zip Code	46802
City Limits	Yes
County	Allen
Township	Washington

## LEASE INFORMATION

Date Available	Immediately
Lease Rate	Negotiable

## BUILDING SIZE & AVAILABILITY

Total Building Area	29,700 SF
Available Sq. Ft.	3,000 SF
Second Floor (North End)	3,000 SF

## SITE DATA

Zoning	CM-5A
Site SF	0.207 Acres

## GENERAL DATA

Number of Stories	3 plus lower level
Condition	Excellent
Year Built	1928
Former Use	Office

## OPERATING DATA

Full Service Lease	Will Advise
Electricity Source	I&M
Type	110 Volts
Natural Gas Source	NIPSCO
Water & Sewage	Municipal
Telephone	AT&T
Broadband	Available
Broadband	Available



## STRUCTURAL DATA

Type of Construction	Block / Brick
Roof	Rubber
Elevator	One (1)
Ceiling Height	9 ft.
ADA Accessible	Yes

## MECHANICAL DATA

Heating System	Central
A/C	Central
Sprinkler	None

## OPERATING DATA

Full Service Lease	Will Advise
Electricity Source	AEP
Type	110 Volts
Natural Gas Source	NIPSCO
Water & Sewage	Municipal
Telephone	AT&T
Broadband	Available

## TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	Approx. 4 Miles
Dist. to Commercial Airport	Approx. 15 Miles
Parking Type	Street & Private Lot

# OFFICE FOR LEASE

Property Name **Harrison Professional Center**  
Street Address 927 S. Harrison Street  
City/State Fort Wayne, IN  
Zip Code 46802  
City Limits Yes  
County Allen  
Township Washington

## TRAFFIC COUNTS

Harrison Street 20,600 VPD

## PROPERTY TAXES

Key Number 02-12-02-457-009.000-074

### Assessments:

Land	\$135,000
Improvements	\$562,900
<b>Total</b>	<b>\$697,900</b>

Annual Taxes \$20,969.08  
Tax Year **2015 payable 2016**  
Taxes Per Sq. Ft. \$0.71



## ADDITIONAL INFORMATION

- \* Tenant improvements and rent incentives with long term lease
- \* Centrally located with access off S. Harrison Street and one block from the new Skyline Tower/ASH development.
- \* Located in the heart of downtown Fort Wayne near plentiful restaurants, and directly across from the Grand Wayne Center; minutes from medical, government and legal offices.
- \* First floor recently renovated for current tenant the Fort Wayne Visitors & Convention Bureau.
- \* Second floor includes exterior offices, restrooms, break rooms and cubicle area.
- \* Building has brick and glass finishes and in excellent condition.
- \* Excellent space for personal services, government, legal or commercial offices.
- \* Street & surface parking

## FOR MORE INFORMATION

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