

# 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

## **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	\$8,563.46 (\$1.25/sf)
Total Assessment #2	\$210,700
Annual Taxes #2	\$6,767.88 (\$0.60/sf)
Tax Year	2017 payable 2018

## **BUILDING DATA**

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

## **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

## **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

## **PARKING/TRANSPORTATION**

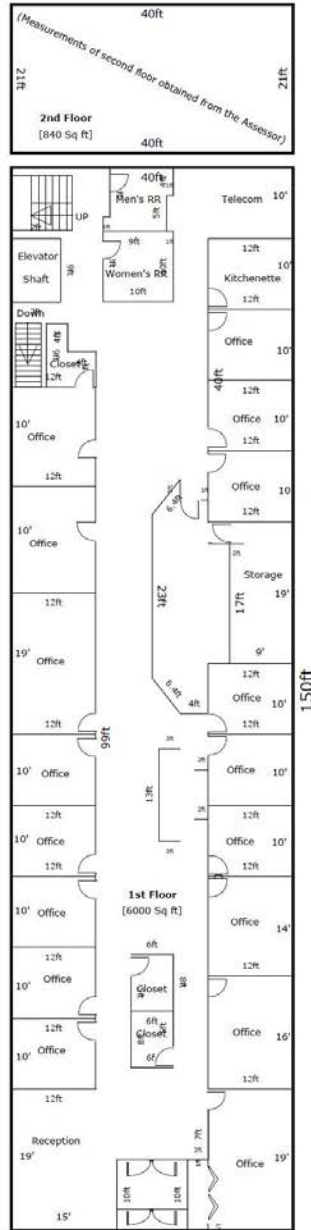
Parking Lot	Asphalt
Parking Spaces	46 +/- Double Stacked
Major Road Nearest Site	S. Harrison St.
Distance to Interstate	I-69 - 3.8 Miles



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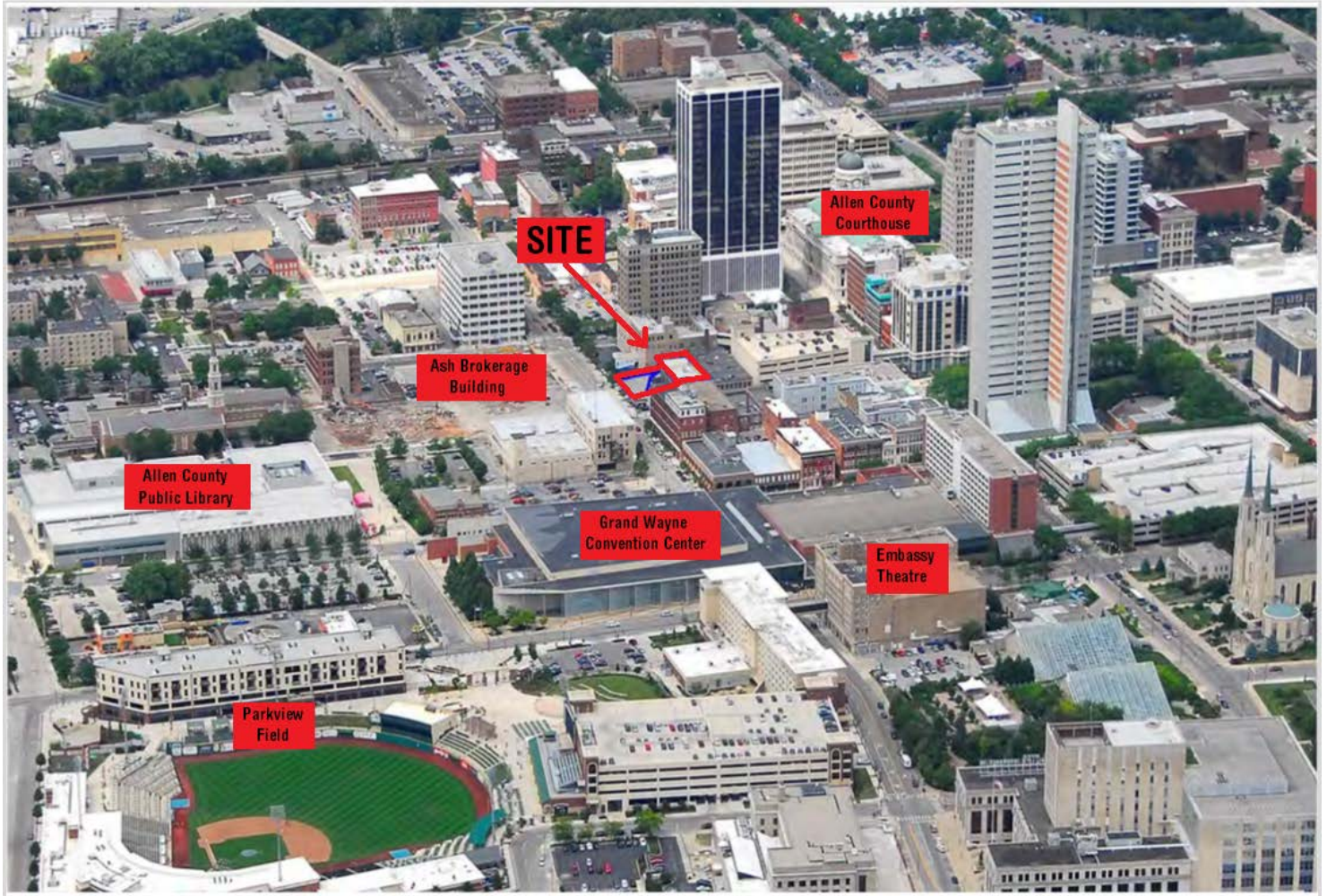
# FLOOR PLAN



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# AERIAL MAP



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# SITE MAP

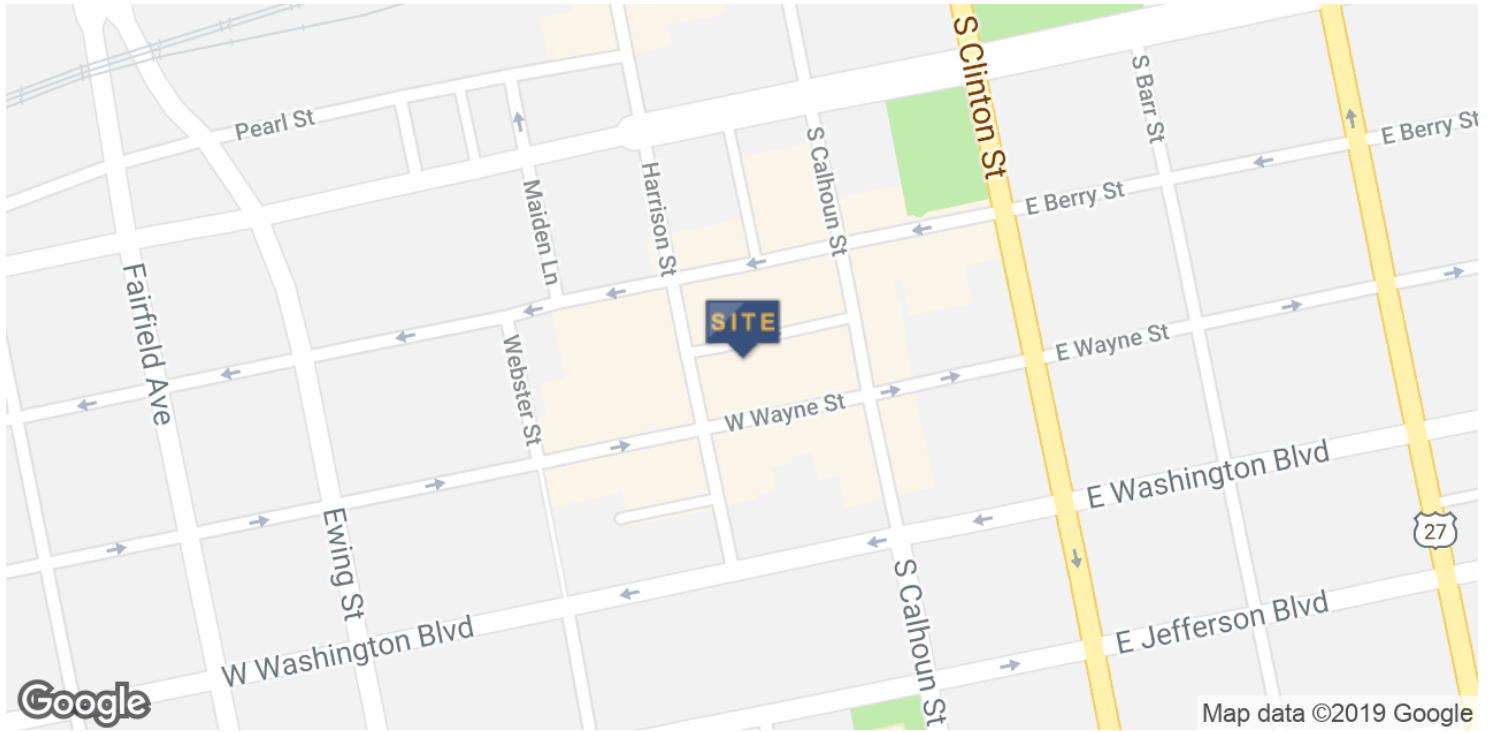


# ADDITIONAL PHOTOS

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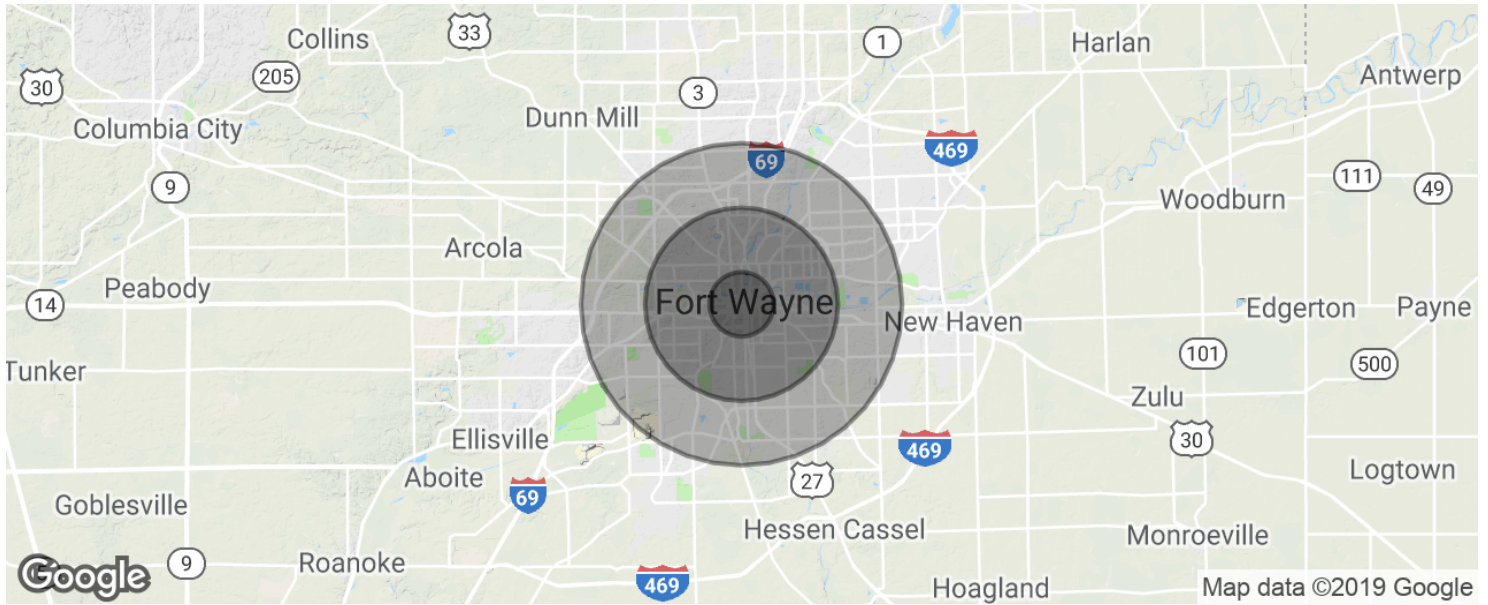
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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