



AVAILABLE FOR LEASE

604 W WAYNE ST, FORT WAYNE, IN

AVAILABLE 2,067 SF
LEASE RATE \$11.00 SF/YR (MOD. GROSS)

PROPERTY HIGHLIGHTS

- Historic property located downtown, walkable to several destination such as Parkview Field, Museum of Art, Convention Center, Promenade Park, West Central Neighborhood, and Numerous Restaurants.
- Beautiful, "Italianate-style" architecture, with brick exterior, large windows, and grand entryway.
- Layout consists of 8 private offices, one conference room, reception area, kitchenette, two bathrooms, and fenced rear patio.
- Adjacent surface parking lot included with rental.
- Great location for office or medical office user.

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

NEAL WORDEN

Broker

M: 260.705.8823

E: nworden@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

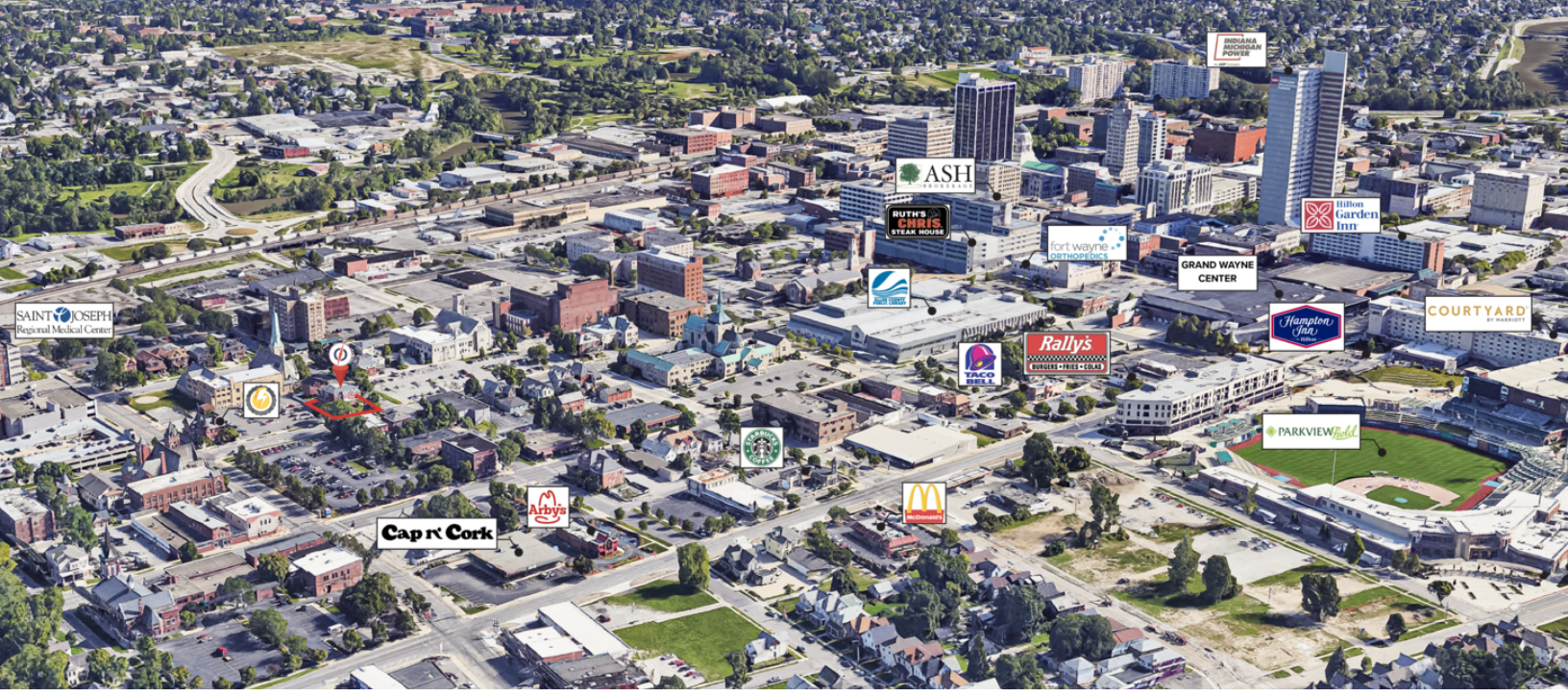


604 W WAYNE ST

Fort Wayne, IN 46802



PROPERTY SUMMARY



PROPERTY DESCRIPTION

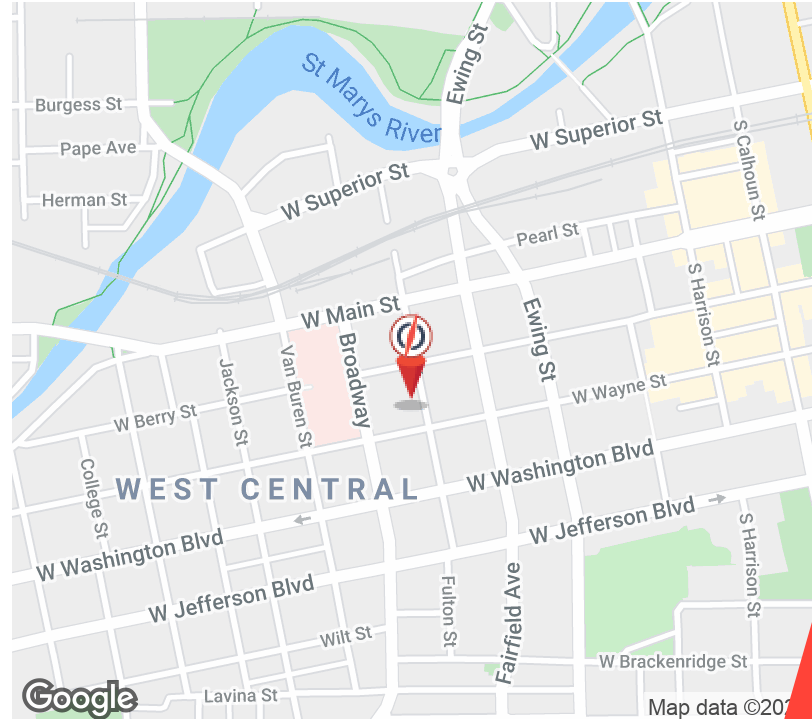
TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow - Landlord
- Taxes & Insurance - Landlord
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	2,067 SF
Lot Size:	0.36 Acres
Building Size:	7,285 SF

SPACES	LEASE RATE	SPACE SIZE
604 W Wayne St	\$11.00 SF/yr	2,067 SF



KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

NEAL WORDEN
260.705.8823
nworden@xplorcommercial.com

604 W WAYNE ST

Fort Wayne, IN 46802



EXTERIOR PHOTOS



KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

NEAL WORDEN

260.705.8823

nworden@xplorcommercial.com

XPLORCOMMERCIAL.COM | 3

604 W WAYNE ST

Fort Wayne, IN 46802



INTERIOR PHOTOS



KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

NEAL WORDEN
260.705.8823
nworden@xplorcommercial.com

604 W WAYNE ST

Fort Wayne, IN 46802



RETAILER MAP



Map data © 2021 Imagery © 2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

NEAL WORDEN
260.705.8823
nworden@xplorcommercial.com

604 W WAYNE ST

Fort Wayne, IN 46802



PROPERTY DETAILS

LEASE RATE **\$11.00 SF/YR**
LEASE TYPE **MODIFIED GROSS**

LOCATION INFORMATION

Street Address 604 W Wayne St
City, State, Zip Fort Wayne, IN 46802
County/Township Allen/Wayne
Cross Streets Wayne St, Fulton St, and Broadway Ave

BUILDING INFORMATION

Building Size 7,285 SF
Price / SF \$11.00 SF/yr
Year Built 1880
Building Class B
Number Of Floors 2
Gross Leasable Area 2,067 SF

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning DE (Downtown Edge)
Lot Size 0.36 Acres
APN# 02-12-02-378-004.000-074
Lot Frontage 105
Lot Depth 150
Corner Property Yes
Traffic Count Street W Wayne St - 1,747 VPD VPD

PARKING & TRANSPORTATION

Parking Type Surface
Number Of Spaces 21