

FOR LEASE

RETAIL PROPERTY



SUPERIOR LOFTS

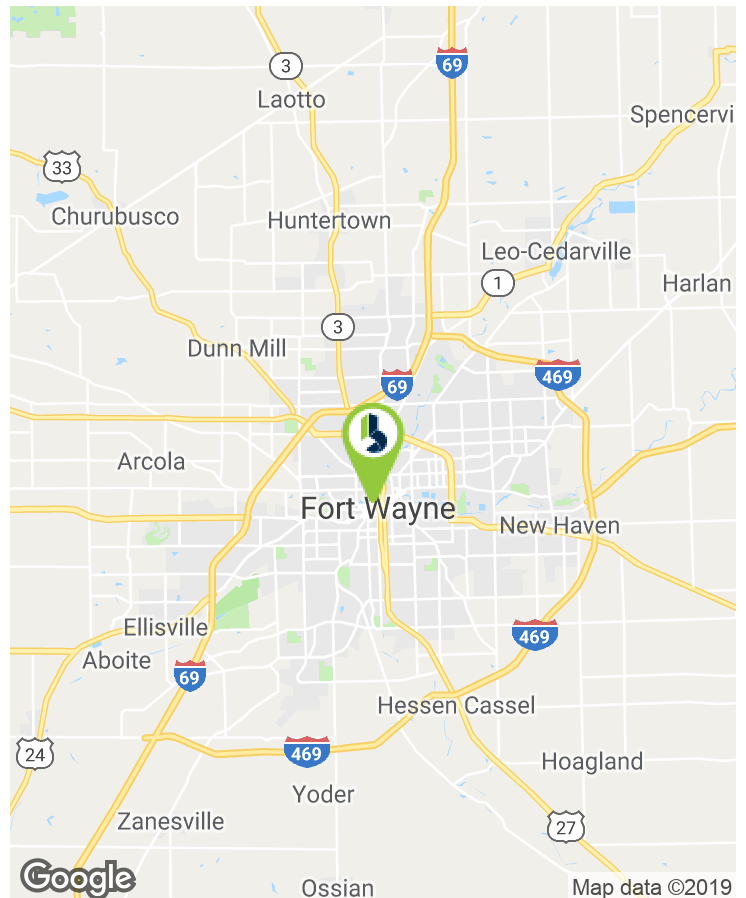
102 W. SUPERIOR STREET, FORT WAYNE, IN 46802

PROPERTY HIGHLIGHTS

- Retail space for lease in downtown Fort Wayne
- Superior Lofts is located in the new Riverfront Development, and is the first finished project
- This newly renovated building consists of 20,000 SF of street retail with 72 apartments above
- Excellent location for restaurants, cafes, offices, or the first downtown grocery store
- Landlord TI money available
- Experience Fort Wayne's history; become part of its future!

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 1 (Divisible)	\$21.00 SF/yr	14,689 SF
Unit 2 (Divisible)	\$21.00 SF/yr	5,429 SF



PROPERTY DESCRIPTION

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PROPERTY HISTORY

The structure was built in 1904 for the Fort Wayne Box Company, which produced art, business calendars, wood/glass souvenirs, & novelties. In 1910 the company bought out the Fort Wayne Engraving Company and moved its operation into the building. Over the years, many successors occupied the historic factory, with Graphic Packaging being its most recent occupant.

LOCATION DESCRIPTION

Superior Lofts is located in downtown Fort Wayne. The city is located within 200 miles of 5 major cities, Chicago (150), Detroit (173), Indianapolis (137), Cleveland (200) and Columbus (174). The property is 4 miles off of I-69 that gives easy access routes to the 80/90 toll road and is within a two-day drive to over half of the U.S Markets, making Fort Wayne logistically perfect for many businesses.

Fort Wayne has almost 1 billion dollars in development currently underway and will continue to create jobs and opportunities for new businesses to thrive. The most recent project is the \$100 million-dollar Riverfront infrastructure project that has spurred new Riverfront development projects (Superior Lofts Retail/Commercial/Residential is in the Riverfront Development) and is the first project to be operating there. Electric works is a \$450 million dollar redevelopment of a 38-acre GE campus to include high tech university spaces along with multi-housing, retail, and office, this project has gained national attention as one of the most unique redevelopments in the country. The area is also home to two large healthcare organizations with Lutheran and Parkview Hospital campuses that employ over 12,000 health care professionals in the area. Lutheran is part of CHS, one of the largest healthcare operators in the country.

RETAILER MAP

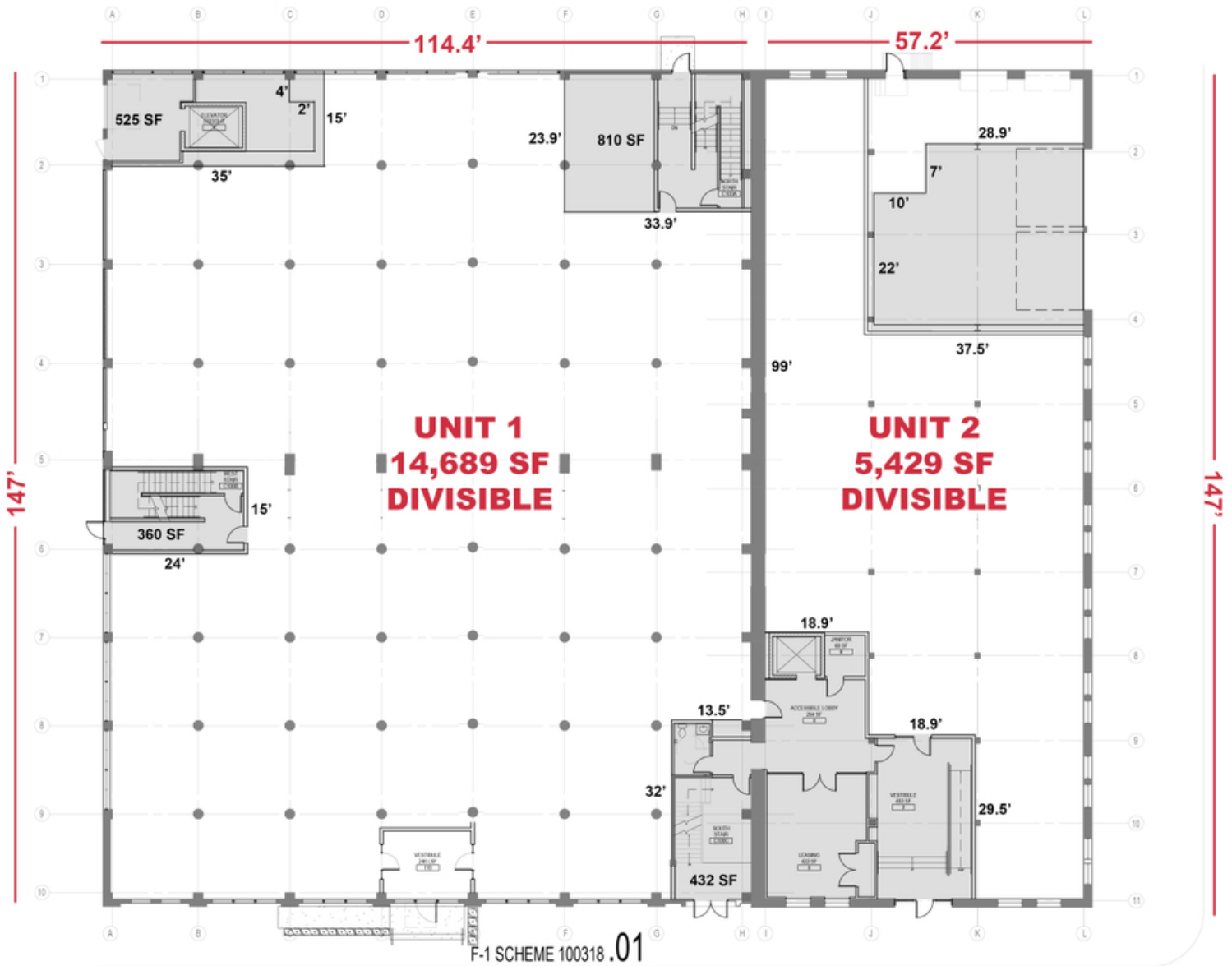
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FLOOR PLANS

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ADDITIONAL PHOTOS

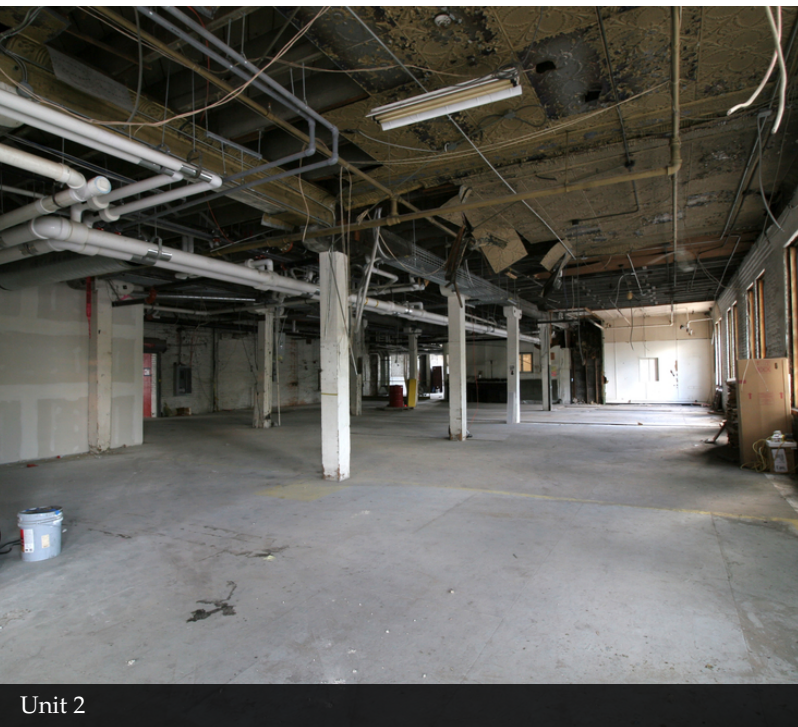
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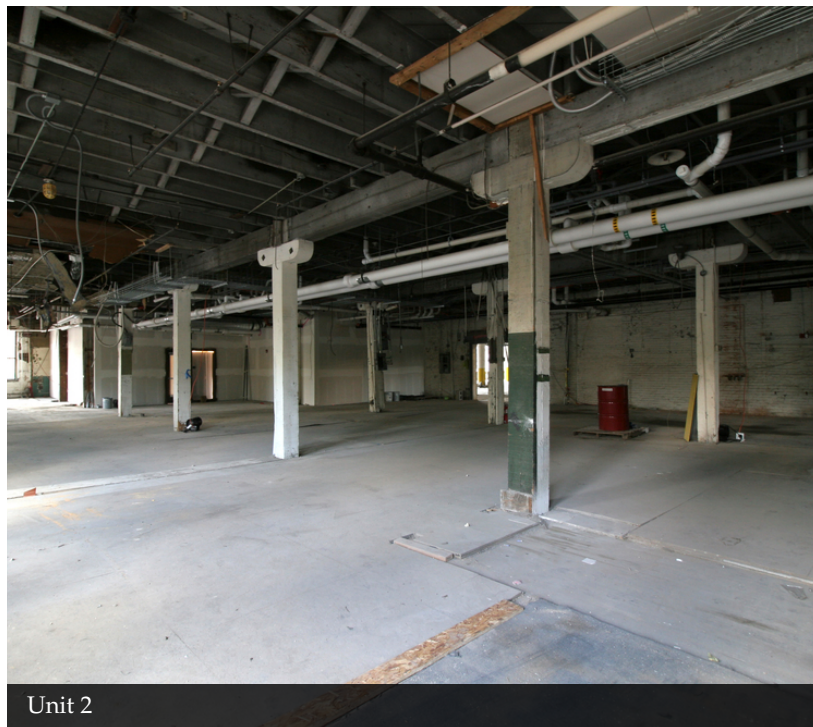
Unit 1



Unit 1



Unit 2



Unit 2

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GENERAL INFORMATION

Building SF/Total	125,000 SF
Number of Stories	Four (4)
Condition	Excellent
Year Built	1900
Year Renovated	2018
Property Type	Retail
Signage	Available

SITE INFORMATION

Site Acreage	0.64 AC
Zoned	DC - Downtown Core
Parking	Garage being built behind building

STRUCTURAL INFORMATION

Construction	Brick
Roof	Flat
Foundation	Basement

MECHANICAL INFORMATION

Heating System	Electric Forced Air
A/C System	Central Chiller Units
Lighting	Fluorescent
Sprinklers	Wet

OPERATING INFORMATION

Electricity Source	I & M Power
Phase	Single
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal
Internet	Frontier/Comcast

EXPENSES

Utilities	Tenant
Common Area Maintenance (CAM)	Tenant
Real State Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

TENANT EXPENSES

Common Area Maintenance (CAM)	TBD
Real Estate Taxes	TBD
Building Insurance	TBD
Maintenance & Repairs	TBD
Total Expenses	\$4.00 PSF

PROPERTY TAXES

Parcel Number	02-12-02-254-013.000-074
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TRANSPORTATION

Nearest Highway	Interstate 69 - 4 Miles
	Hwy. 27 - .3 Miles (2 Min.)
Fort Wayne International Airport	8.6 Miles

TRAFFIC COUNTS

Spy Run Ave. @ E. Superior St.	20,264 VPD
S. Clinton St. @ E. Superior St.	19,967 VPD
W. Superior St.	3,655 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	14,928	78,977	93,355
Total Households	6,278	30,762	38,444
Average HH Income	\$48,566	\$55,276	\$67,878