

Professional Office Space



333 E. Washington Blvd.

Fort Wayne, Indiana 46802

Property Features

- Professionally managed.
- Excellent visibility + easy access.
- Located in the heart of downtown within walking distance to eminent businesses, restaurants and retail shops.

BUILDING	38,129 SF
AVAILABLE	1,000 SF - 20,737 SF
LEASE RATE	\$12.00 - \$15.00 PSF FS

200 E. Main Street, Suite 580 Fort Wayne, IN 46802 USA 260.422.2150 (o) 260.422.2169 (f) RACHEL ROMARY

Senior Broker 260.341.0230 (m) rromary@naihb.com GARY BUSCHMAN, MICP Broker 260.348.2769 (m)

gary@naihb.com

IAN DEISER, MICP Broker 260.452.5153 (m) ideiser@naihb.com

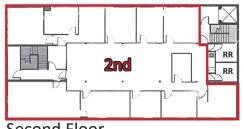
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General Property In	formation				
Name	333 Buildir	ng	Parcel Number	02-12-02-479-005.000-074	
Address	333 E. Washington Boulevard		Total Building SF	38,129 SF	
City, State, Zip	Fort Wayne, IN 46802		Acreage	1.27 AC	
County	Allen		Year Built	1920	
Township	Wayne		Zoning	DC—Downtown Core	
Parking	Asphalt		Parking Spaces	70	
Property Features					
Construction Type	Wood frame, brick		Number of Floors	2	
Roof	Asphalt shingle, built-up		Foundation	Slab	
Lighting	Fluorescen	t	Sprinklers	No	
Electrical	Standard office		Restrooms	6	
Heating	Gas forced	air	Central Air	Central	
Utilities			Major Roads		
Electric	AEP		Nearest Interstate	930	
Gas	NIPSCO		Distance	3.2 miles	
Water	City of Fort Wayne		Nearest Highway	I-27	
Sewer	City of Fort Wayne		Distance	0.3 miles	
Lease Information					
Available SF	*921-B	1,823 SF	Lease Rate	\$12.00—\$15.00/SF	
	*303-A	3,420 SF	Lease Type	Full Service	
	*303-B	3,200 SF			
	*315	10,165 SF			
	*333-G	1,000 SF			
	*333-H	1,129 SF	*Units can be com	can be combined for a total of 20,737 SF	
	Floor 2	3,842 SF			
Expenses					
Туре	Price/SF		Responsible Party (Landlord/Tenant)		
Taxes			Landlord		
CAM Fee			Landlord		
Insurance			Landlord		
Maint./Repairs			Landlord		
Roof /Structure Landlord			Landlord		

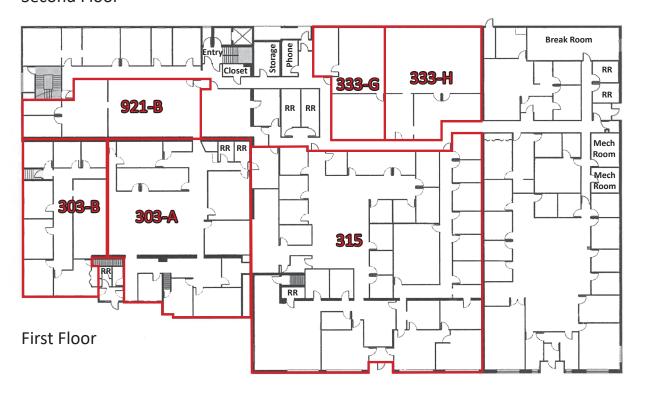
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Second Floor



Unit	Tenant	Square Footage
921-A	Partners Financial Group	1,585 SF
921-B	Available	1,823 SF
303-A	Available	3,420 SF
303-B	Available	3,200 SF
315	Available	10,165 SF
333-A	Bright Star Care	4,698 SF
333-F	Fort Wayne Audiology	1,000 SF
333-G	Available	1,000 SF
333-H	Available	1,129 SF
Second Floor	Available	3,842 SF



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Nal Hanning & Bean

FOR LEASE













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FOR LEASE

#1

Fastest Growing
Market in
the Region

(US Census Bureau, 2020)

#5

Most Affordable Place to Live

(niche.com, 2020)

\$3.2B

Private Capital Investments Made in Allen County

Since 2014 - More Than 1/2 Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne





Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS



Reinventing the former General Electric campus, a historic hub of innovation and entrepreneurship.







Building a live-work-play gem in the heart of downtown Fort Wayne.



THE ASHBERRY



A local business investing in the local community.





Building a world class boutique hotel experience for visitors and locals.





Bringing boutique shopping and fine dining to Columbia Street - Fort Wayne's original business district.

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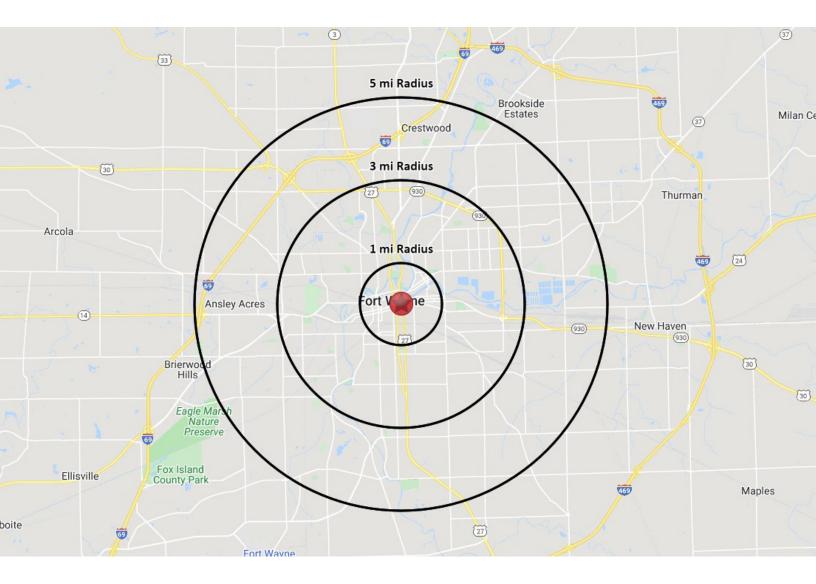
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,483	90,423	179,145
NUMBER OF HOUSEHOLDS	5,448	36,313	73,824
AVERAGE HOUSEHOLD INCOME	\$46,969	\$55,618	\$57,701
MEDIAN HOME VALUE	\$90,262	\$88,115	\$99,947
TRAFFIC COUNT	Washington Boulevard & Lafayette St.		35,874 VPD

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