



AVAILABLE FOR LEASE

# 402 W JEFFERSON BLVD, FORT WAYNE, IN

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE** 2,569 SF  
**LEASE RATE** \$21.00 SF/YR (NNN)

### PROPERTY HIGHLIGHTS

- Stand-alone building with up to 17 designated, free parking spaces on site.
- Located in growing downtown adjacent to Parkview Field and The Harrison Building where over 500,000 people visit TinCaps games and other special events each year.
- Located walking distance to several restaurants, retailers, parks, and the highly anticipated Electric Works campus.
- Prime corner location with over 18,000 vehicles traveling past daily.
- Additional undeveloped land for added parking or building expansion.
- Zoned DC (Downtown Core), allowing for a large number of prospective uses.
- Includes additional 911 SF of lower level space.



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## PROPERTY SUMMARY



## LANDLORD OR TENANT EXPENSES

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

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,569 SF (Plus 911 SF Lower Level)
Lot Size:	0.29 Acres
Building Size:	2,569 SF (Plus 911 SF Lower Level)
Parking	Private, Free 17 Spaces

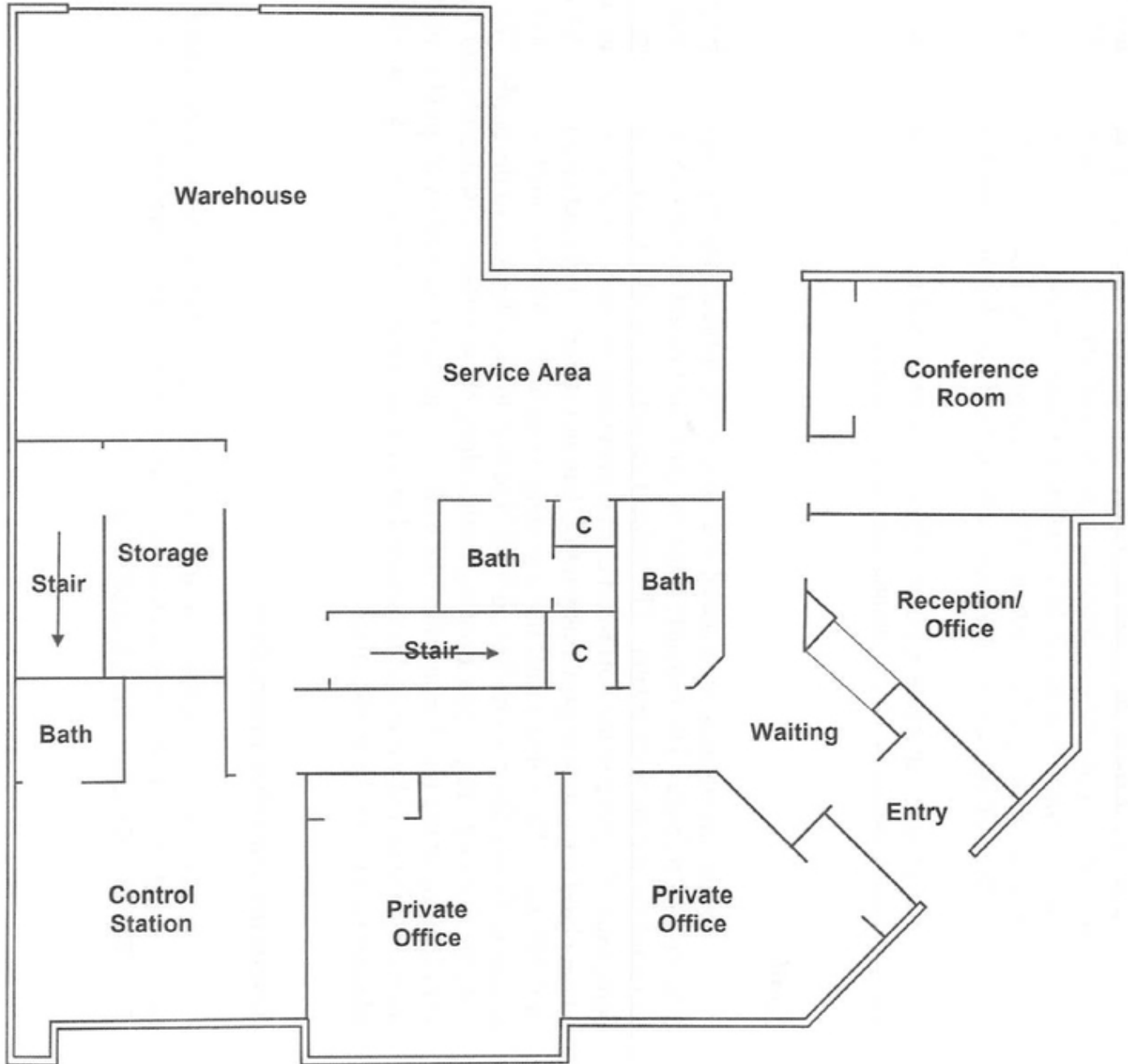
SPACES	LEASE RATE	SPACE SIZE
402 W Jefferson Bld	\$21.00 SF/yr	2,569 SF



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## FIRST FLOOR | FLOOR PLAN



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## RETAILER MAP



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

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## PROPERTY DETAILS

**LEASE RATE** **\$21.00 /SF**  
**LEASE TYPE** **TRIPLE NET**

### LOCATION INFORMATION

Street Address	402 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
Market	Downtown Fort Wayne
Cross Streets	Ewing St
Signal Intersection	Yes
Market Type	Large

### BUILDING INFORMATION

Building Size	2,569 SF (Plus 911 SF Lower Level)
Year Built	1987
Tenancy	Single
Free Standing	Yes

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Downtown Core
Lot Size	0.29 Acres
APN#	02-12-02-388-007.000-074
Lot Frontage	100
Lot Depth	150
Corner Property	Yes
Traffic Count Street	W Jefferson Blvd - 15,577 VPD Ewing St - 3,311 VPD

### PARKING & TRANSPORTATION

Parking Type	Private, Free
Number Of Spaces	17

### UTILITIES & AMENITIES

Utilities Description	Electric - AEP Gas - NIPSCO Water/Sewer - City Utility
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