

NAI Hanning & Bean

For Lease
Restaurant/
Retail Space
I&M Power Center



110 E. Wayne St.

Fort Wayne, IN 46802

Property Highlights

Claim your space in one of Indiana's tallest buildings. This 291,178 square foot Class A office building consists of 27 floors with a connected parking garage. Amenities include a newly renovated auditorium, a new state of the art fitness center, full service restaurant, and a board room which are all available to the tenants. Join Indiana Michigan Power, SIRVA and Chase Bank in this one of a kind opportunity.

Located downtown Fort Wayne within walking distance to banks, restaurants, retail and residential, as well as Parkview Field, The Embassy, Grand Wayne Center and more.



Features

Building:	291,178 SF
Available:	2,500 SF
Zoning:	DC Downtown Core
Security:	24-Hour On-Site Security
Lease Rate:	\$19.50 PSF NNN (Retail)

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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www.naihb.com

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General Property Information			
Name	I & M Power Center	Parcel Number	0-12-02-459-004.000-074
Address	110 E. Wayne Street	Total Building SF	291,178 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	1.08 AC
County	Allen	Year Built	1981
Township	Wayne	Zoning	DC—Downtown
Parking	Parking garage connected to building via skybridge	Parking Spaces	Many spaces
Property Features		Utilities	
Construction Type	Concrete	Electric	I & M
Security	24-hour on-site	Gas	NIPSCO
Loading	3 docks and 1 freight elevator	Water/Sewer	City of Fort Wayne
Number of Floors	27	Internet	Comcast / Frontier
Elevators	8 and 1 Service	Sprinklers	Yes
Lease Information			
Space	Available SF	Lease Rate	Lease Type
Retail Space	2,500 SF (ground floor)	\$19.50 PSF / YR	Triple Net
Expenses			
Type	Price per SF (estimate)	Responsible Party	
Taxes	TBD	Tenant	
CAM Fee	TBD	Tenant	
Insurance	TBD	Tenant	
Maint./Repairs	Included	Landlord	
Roof /Structure	Included	Landlord	
Utilities	Included	Landlord	

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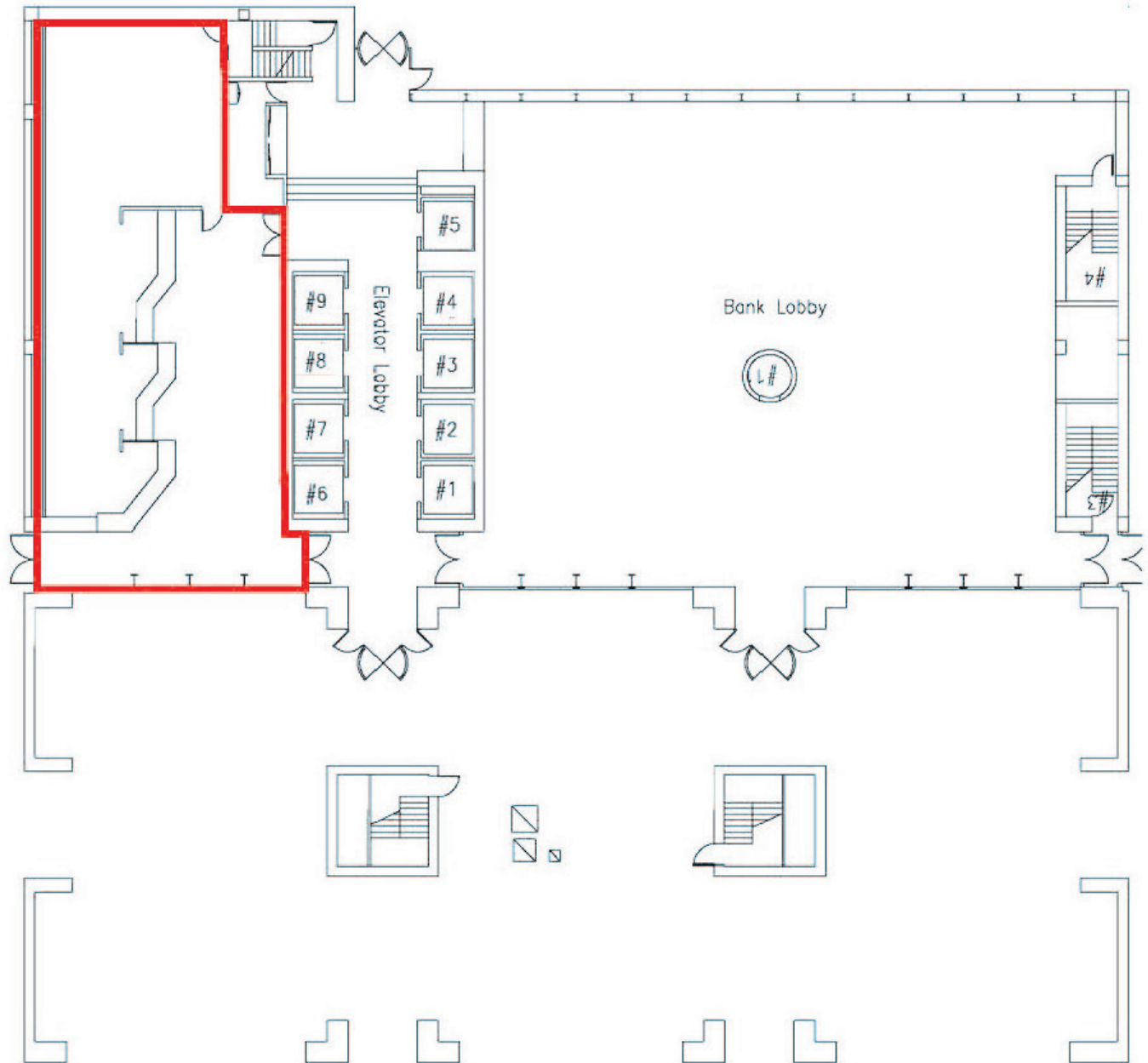
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Entrance thru the building's main lobby or from Calhoun Street.

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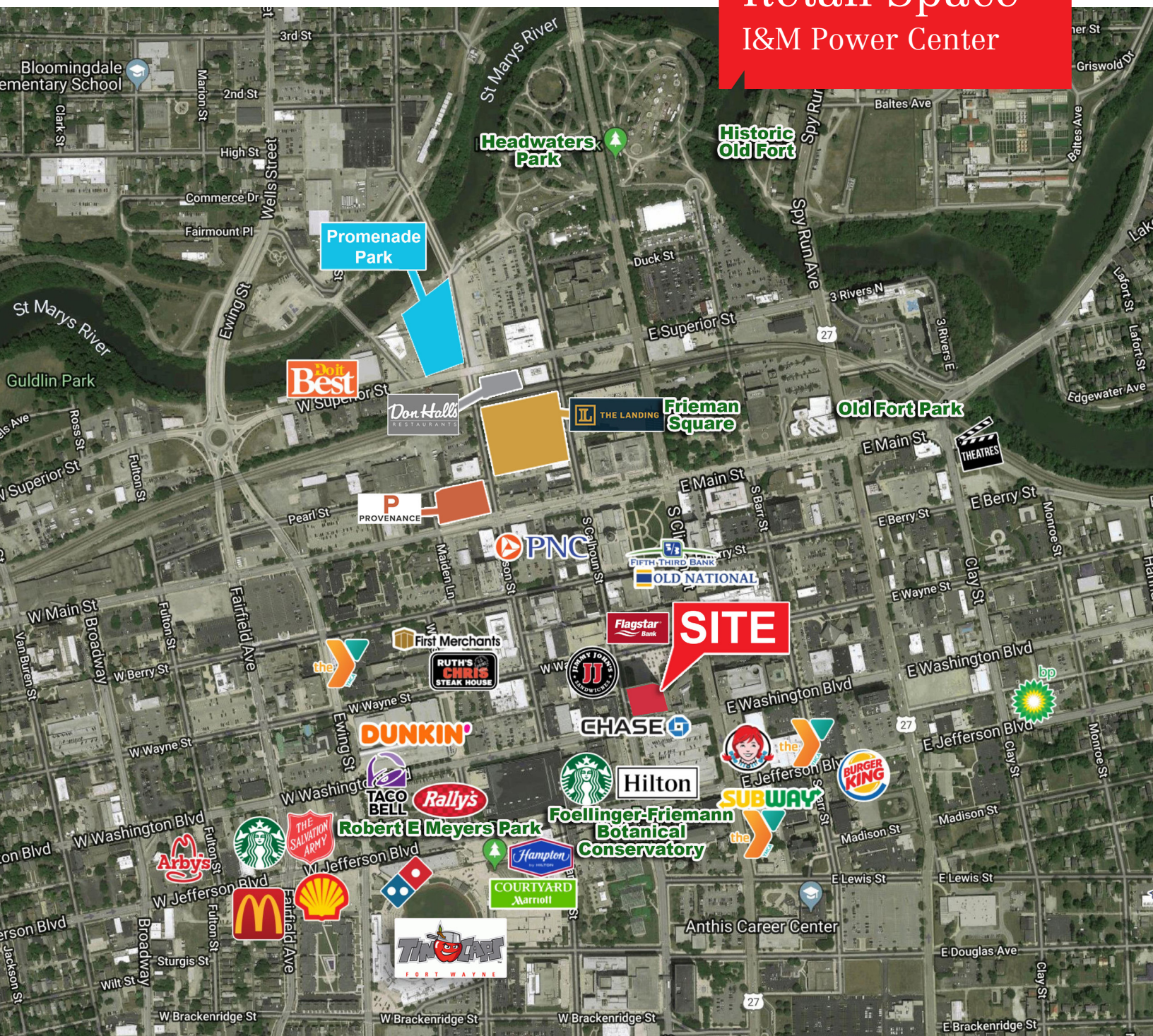
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2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,528	89,439	173,821
NUMBER OF HOUSEHOLDS	5,496	34,864	70,014
AVERAGE HOUSEHOLD INCOME	\$41,214	\$46,794	\$51,348
AVERAGE HOME VALUE	\$81,391	\$90,379	\$106,402
TRAFFIC COUNT	S. Calhoun St. and W. Washington St.		20,000 VPD

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