NAI Hanning & Bean

FOR LEASE

I & M Building

110 E. Wayne Street | Fort Wayne, IN 46802

Property Features

The I&M Building has been completely remodified from top to bottom. With 27 floors of premiere class A office space standing 442 Feet, it is the tallest building in Fort Wayne and offers the best views of the ever-growing downtown landscape.

- Located in the heart of downtown within walking distance to Parkview Field, The Embassy, Grand Wayne Center, the Landing and the Riverfront Development
- Boardroom and auditorium available with newly designed fitness center on 2nd floor
- Large T.I. allowance available

BUILDING	291,178 SF
AVAILABLE	2,652 SF - 43,200 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	$15.50 PSF FS (Office) $19.50 PSF NNN (Retail)

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

www.naihb.com

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General Property Information			
Name	I & M Building	**Parcel Number**	02-12-02-459-004.000-074
Address	110 E. Wayne Street	**Total Building SF**	291,178 SF
City, State, Zip	Fort Wayne, IN 46802	**Acreage**	1.08
County	Allen	**Year Built**	1981
Township	Wayne	**Zoning**	DC—Downtown Core
Parking	Parking garage connected via skybridge		

Property Features			
Construction Type	Concrete with 27 floors	**Electric**	I & M
Loading	3 docks, freight elevator	**Gas**	NIPSCO
Elevators	8 + one service	**Water/Sewer**	City of Fort Wayne
Sprinklers	Yes	**Internet**	Comcast, Frontier
Security	24-Hour, on site		

Lease Information			
Space	**Available**	**Lease Rate**	**Lease Type**
Retail (ground lvl)	2,500 SF	$19.50/SF/YR	MG
Floor 1	11,495 SF	$15.50/SF/YR	Full Service
Floor 3	11,495 SF	$15.50/SF/YR	Full Service
Floor 4	3,800 SF	$15.50/SF/YR	Full Service
Floor 14	3,500 SF	$15.50/SF/YR	Full Service
Floor 15	3,232 + 2,652	$15.50/SF/YR	Full Service
Floor 16	11,495 SF	$15.50/SF/YR	Full Service

Expenses		
Type	**Price per SF (estimate)**	**Responsible Party (Landlord/Tenant)**
Taxes	Included	Landlord
CAM Fee	Included	Landlord
Insurance	Included	Landlord
Maint./Repairs	Included	Landlord
Roof /Structure	Included	Landlord
Utilities	Included	Landlord

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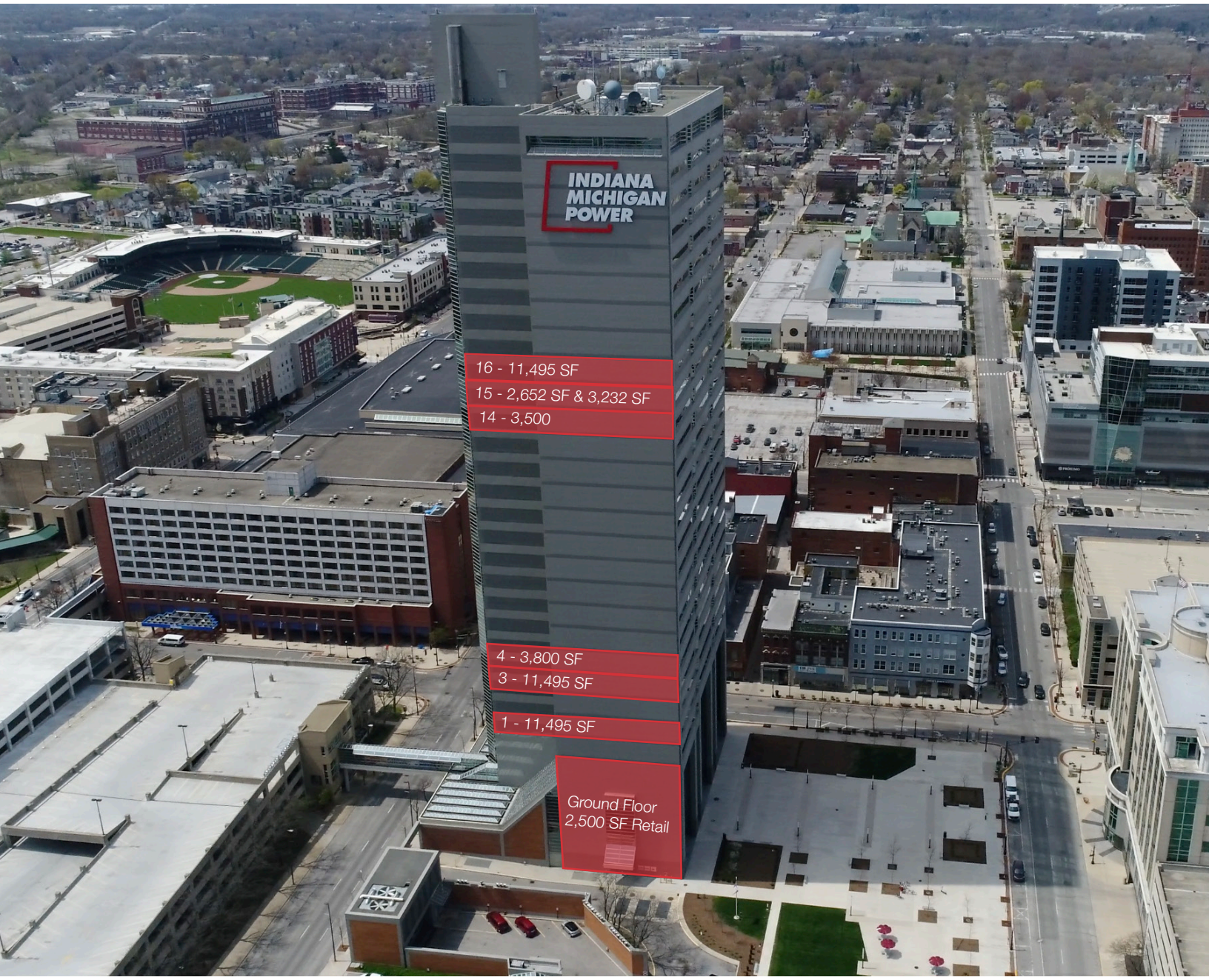
Space Available



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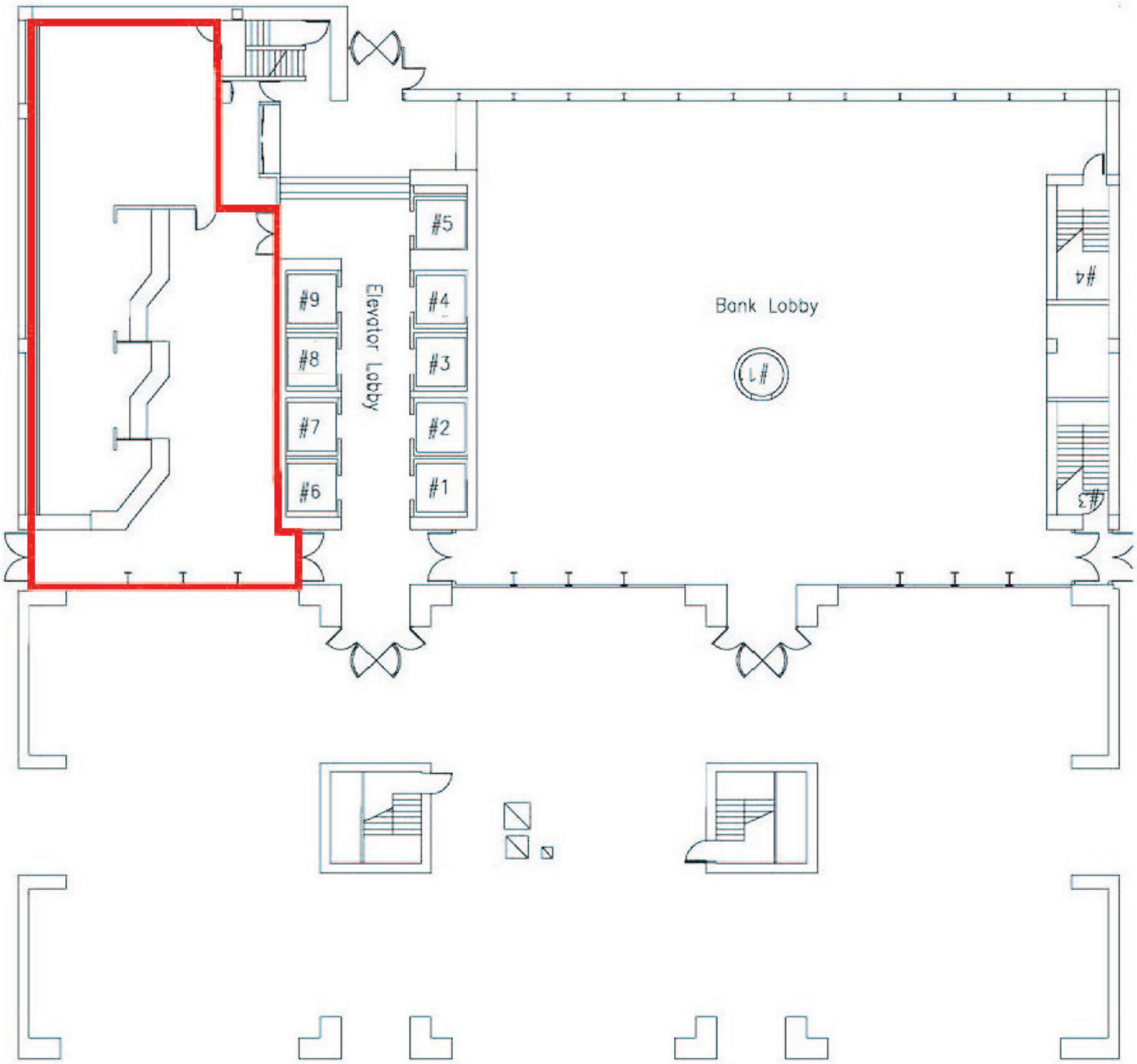
Ground Floor

2,500 SF retail space accessible
from main lobby or Calhoun Street.



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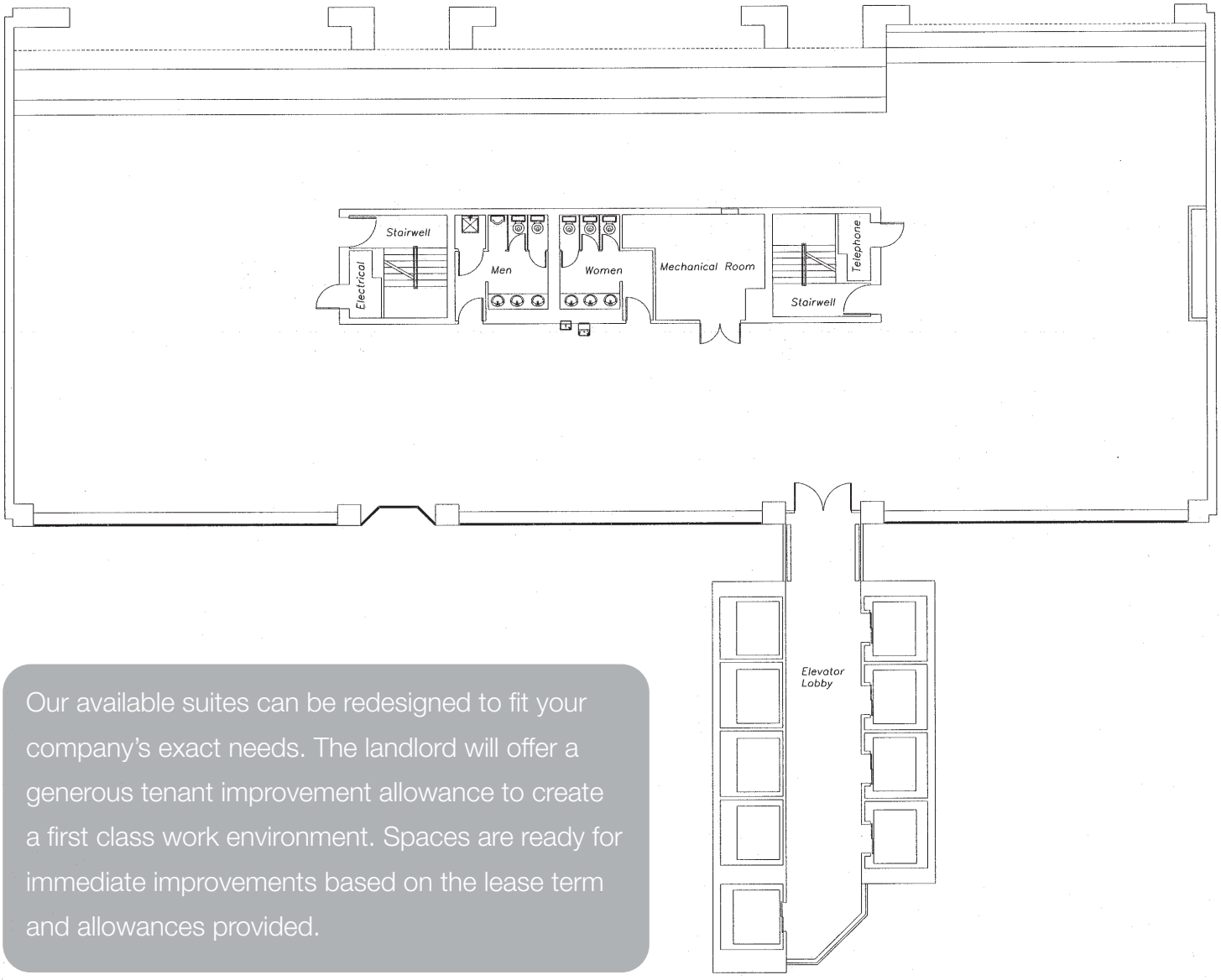
First Floor

Typical Floor Footprint

11,495 SF Available



Our available suites can be redesigned to fit your company's exact needs. The landlord will offer a generous tenant improvement allowance to create a first class work environment. Spaces are ready for immediate improvements based on the lease term and allowances provided.

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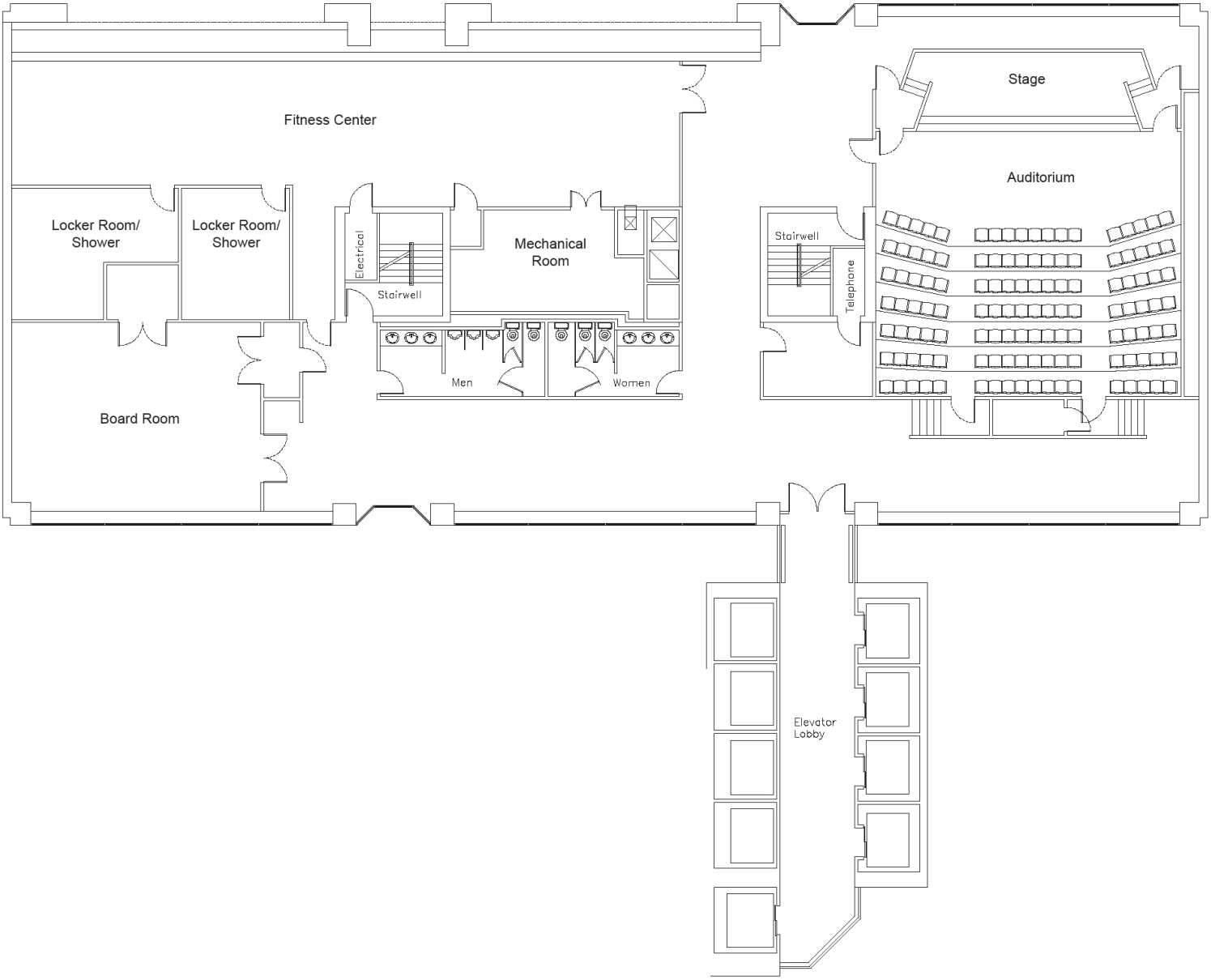
Second Floor

Board room, auditorium and fitness center for use by tenants.



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Third Floor

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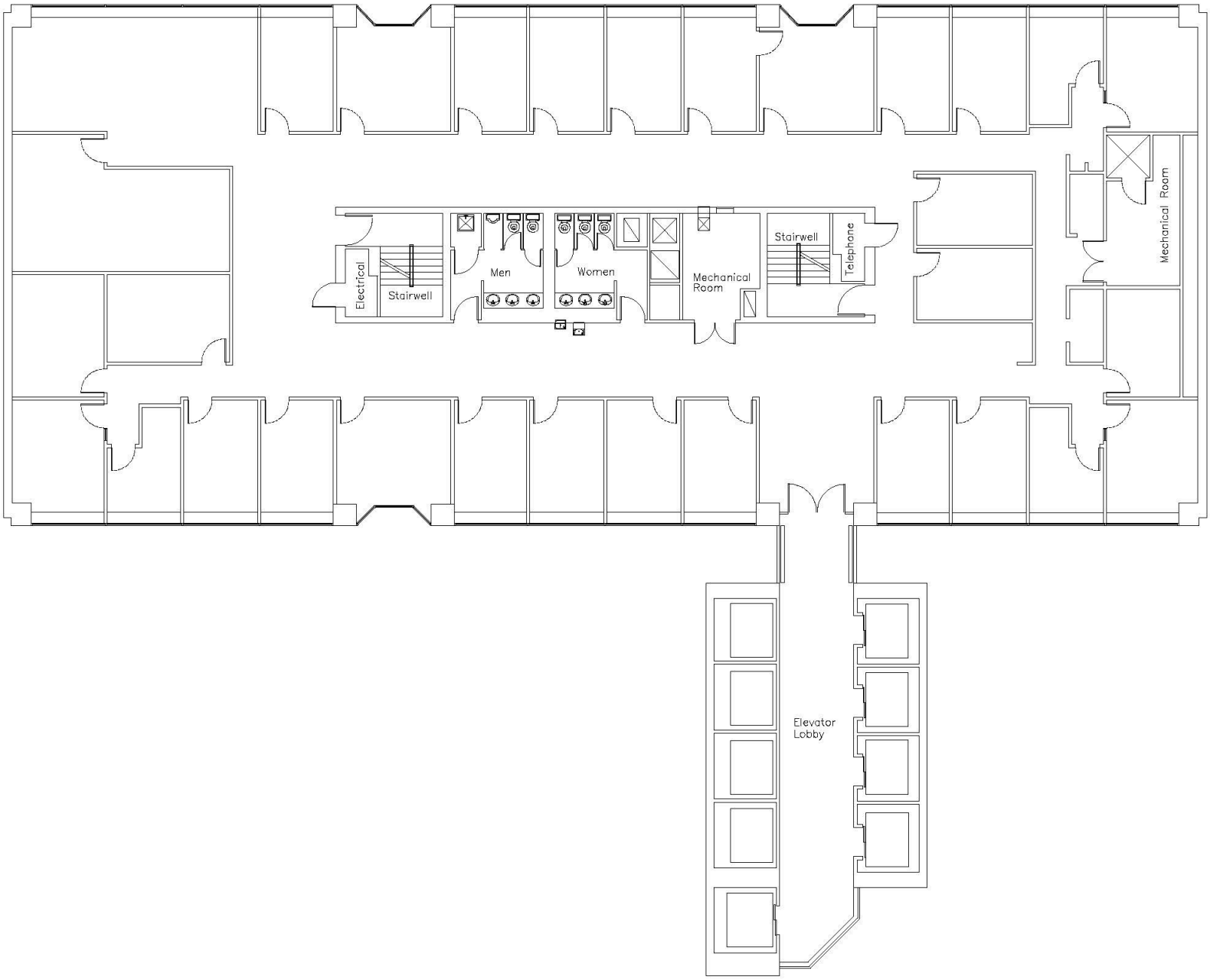

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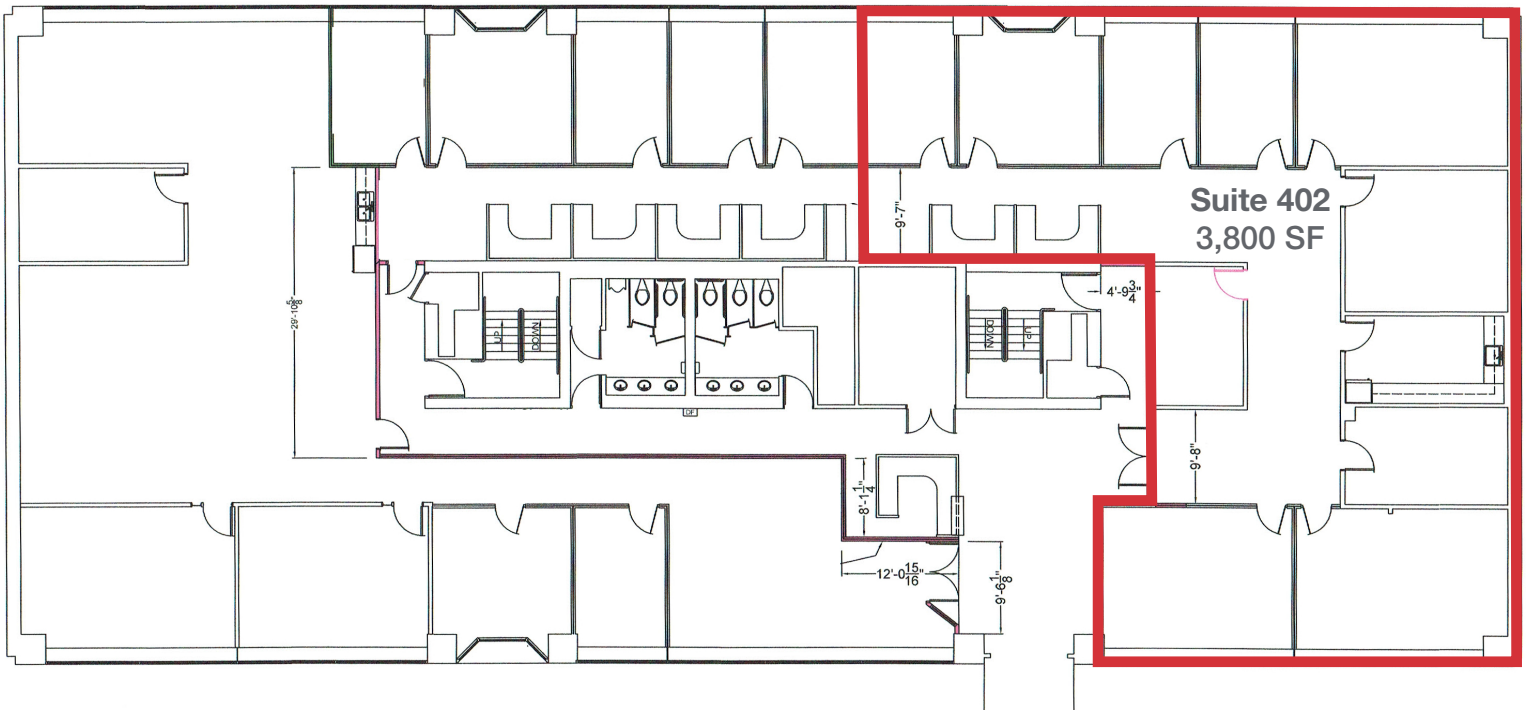
Fourth Floor

3,800 SF unit available.



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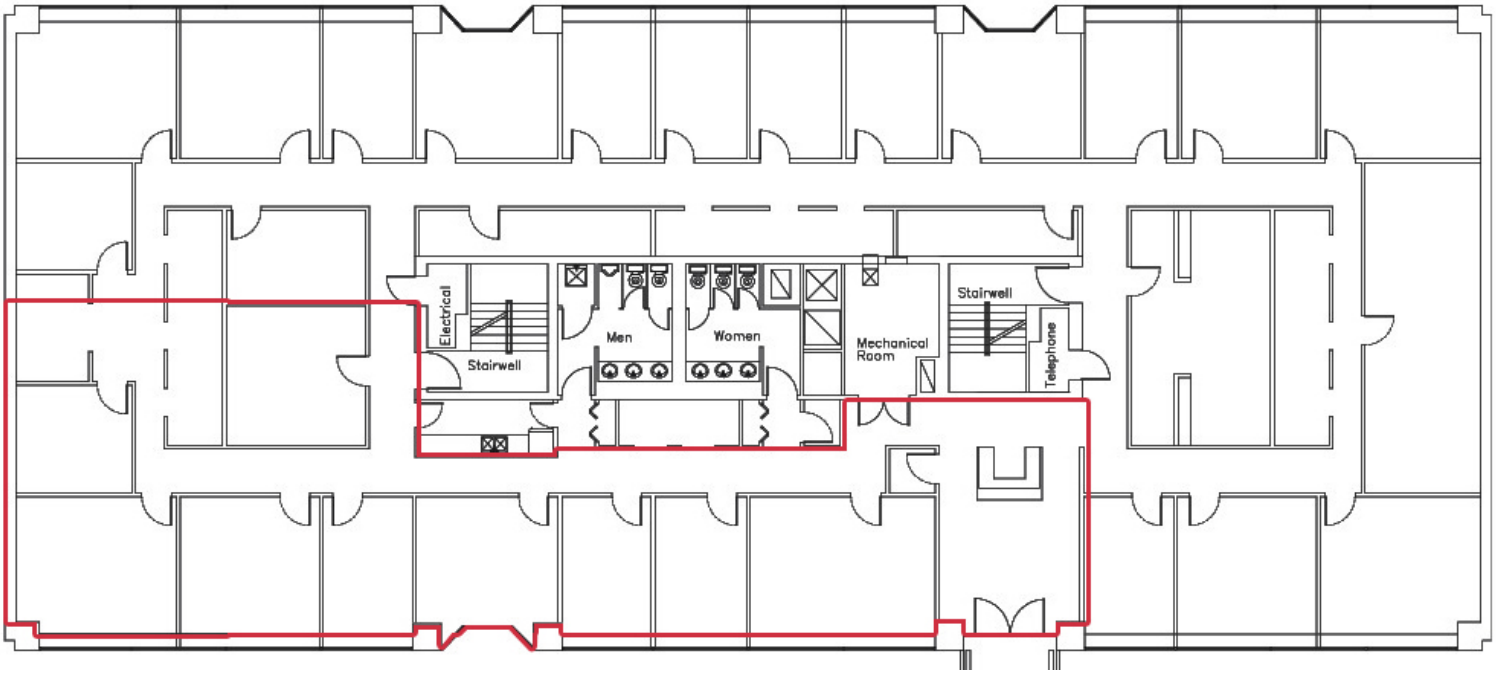
Fourteenth Floor

3,500 SF available.



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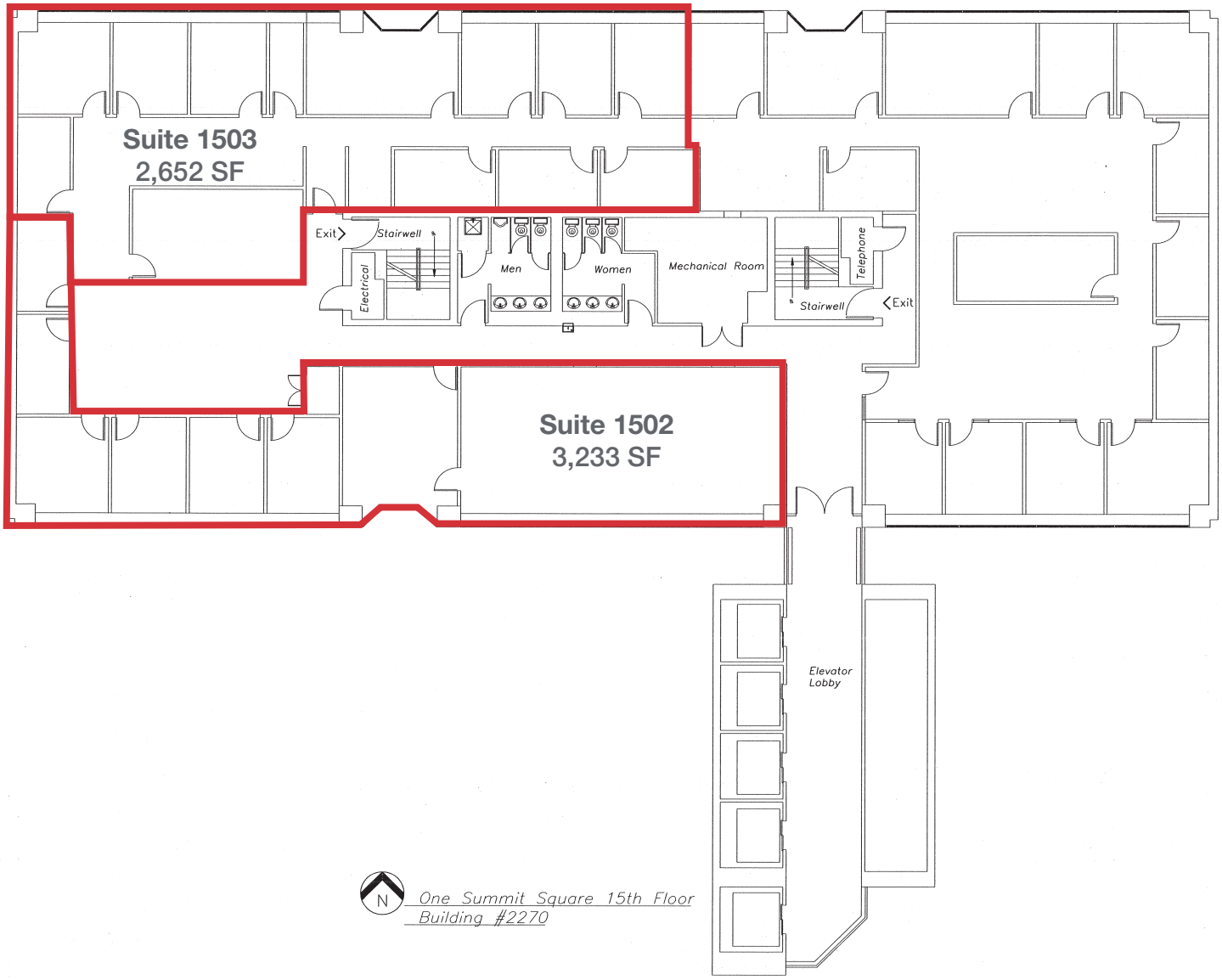
Fifteenth Floor

2,652 SF & 3,233 SF available.



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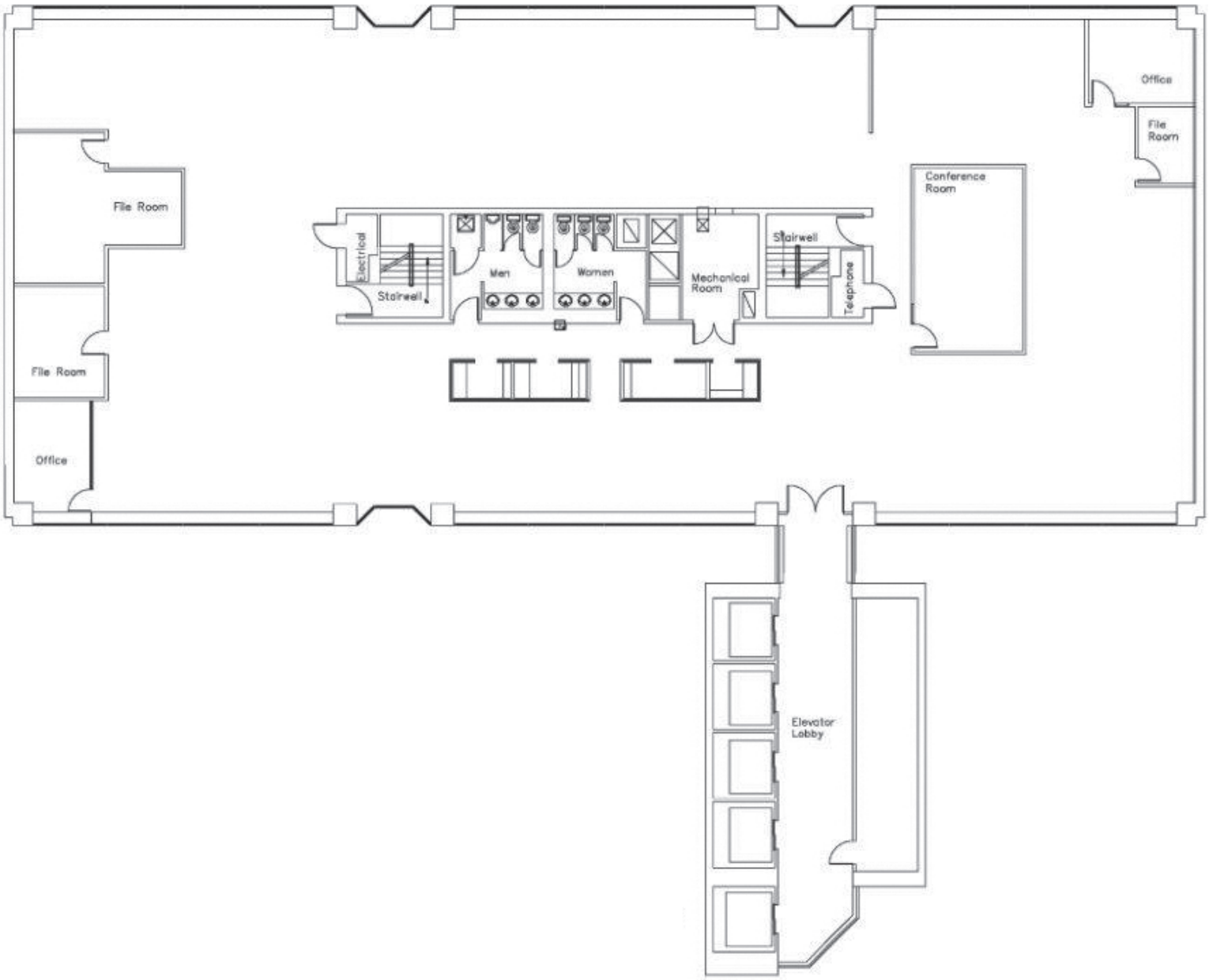
Sixteenth Floor

11,495 SF available.



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Current Tenant Photos

Photos courtesy of BFA Commercial Photography.

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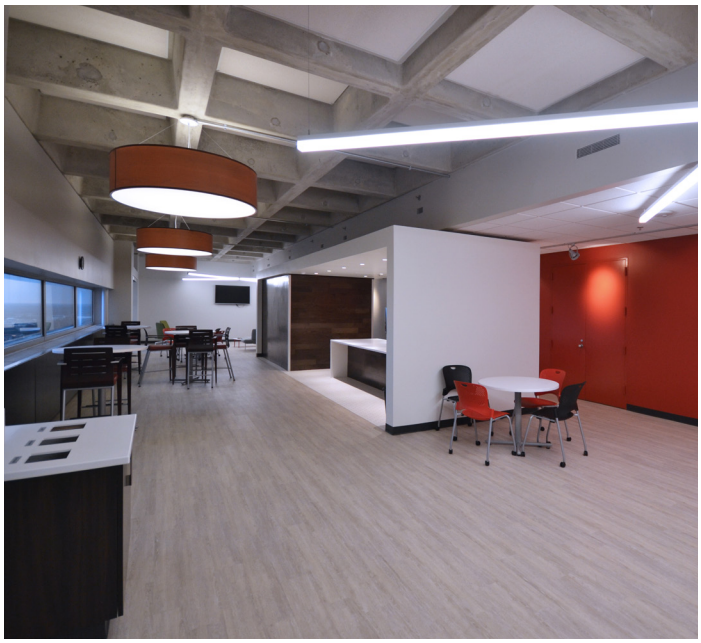

**Photos courtesy of BFA Commercial Photography.*

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Auditorium

Auditorium

Fitness Center

Fitness Center

Fitness Center

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#1
Fastest Growing
Market in the Region
(US Census Bureau, 2020)

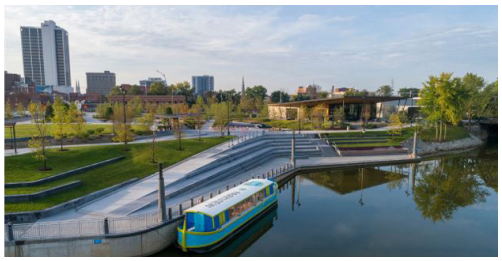
#5
Most Affordable Place to Live
(niche.com, 2020)

$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

Riverfront FORT WAYNE
Always moving.

PROMENADE PARK

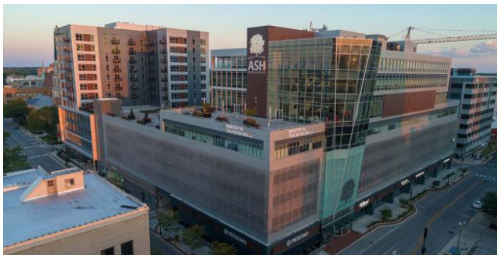


Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS
BROADWAY | DISTRICT

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

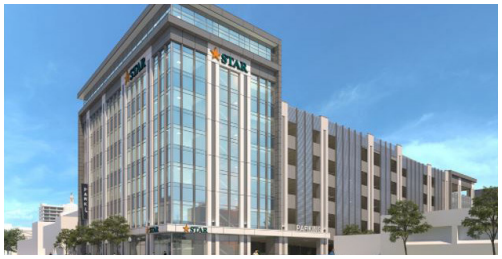
ASH BROKERAGE
SKYLINE TOWER



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

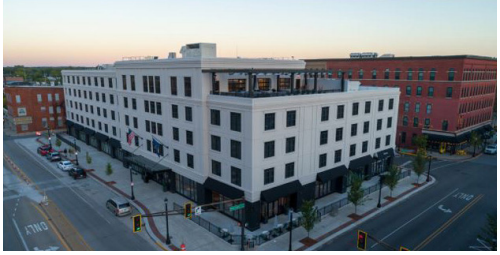
STAR
Bank | Insurance | Private Advisory

THE ASHBERRY



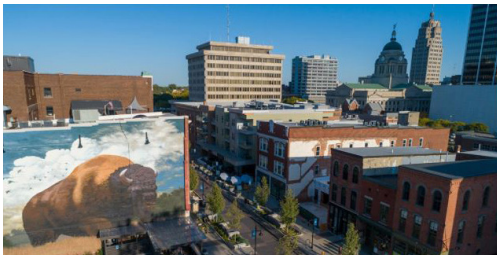
A local business investing in the local community.

THE BRADLEY
PROVENANCE



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

THE LANDING



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

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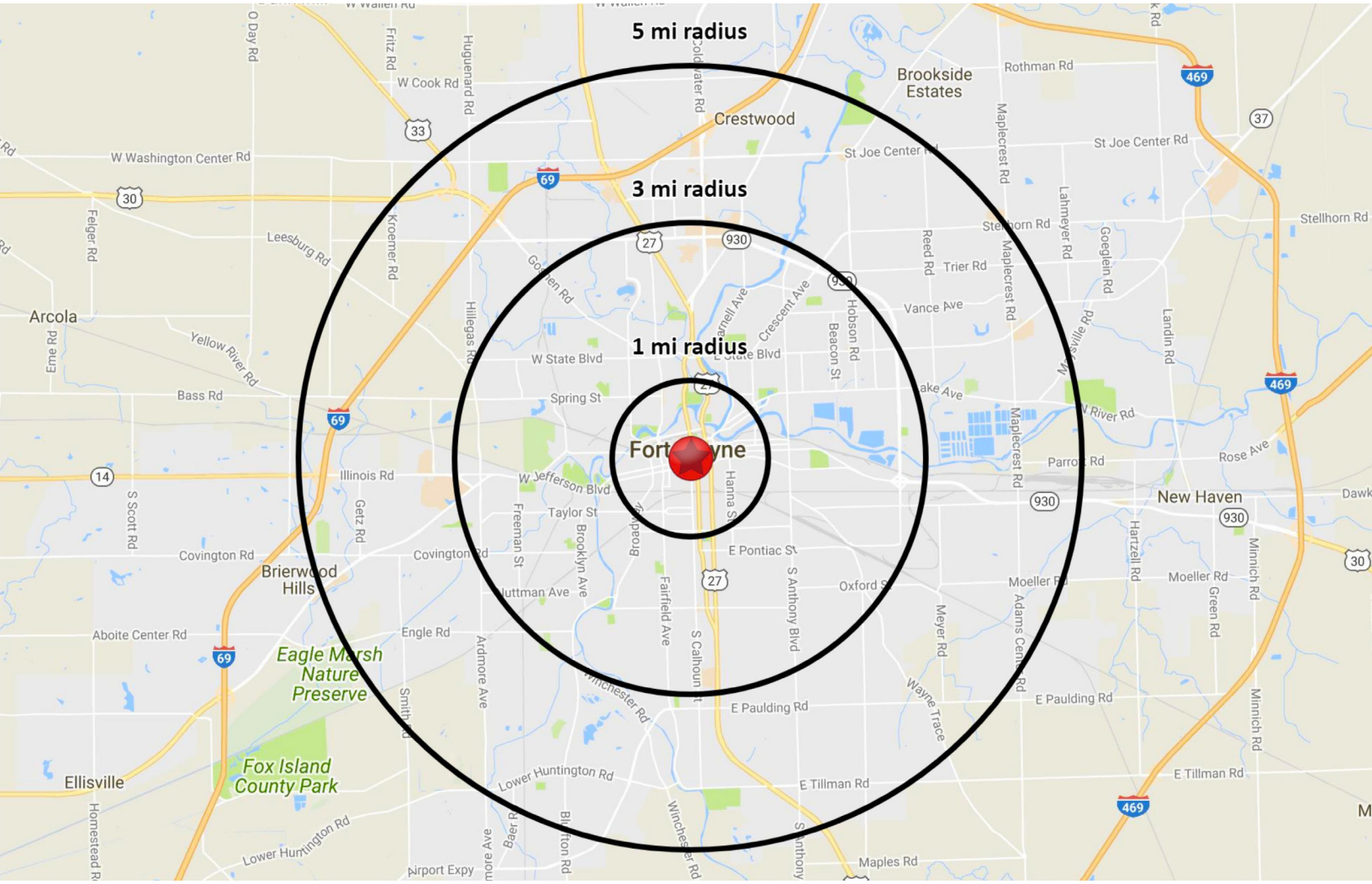

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,474	95,428	183,121
NUMBER OF HOUSEHOLDS	6,070	37,352	74,021
AVERAGE HOUSEHOLD INCOME	$46,132	$51,347	$55,340
AVERAGE HOME VALUE	$126,070	$131,137	$138,895
TRAFFIC COUNT	S. Clinton St.		28,559 VPD

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