



## 1245 E. State Boulevard

Fort Wayne, IN 46805

### Property Highlights

- Historic building with open floor plan
- Original tin stamped ceiling and natural oak woodwork throughout
- CAT 5 Cabling throughout the building
- Numerous floor electrical and data ports for multiple work station configurations
- Fire and security systems included
- 6 Onsite parking spaces with an additional 9 available across the street

### Features

Building Size:	3,399 SF
Land:	0.16 AC
Zoning:	C-2
Lease Rate:	\$12.00 PSF Modified Gross

200 E. Main Street, Suite 580  
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### GARY BUSCHMAN, MICP

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[www.naih.com](http://www.naih.com)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
<b>Name</b>	Engine House Office	<b>Parcel Number</b>	02-07-36-259-018.000-074
<b>Address</b>	1245 E. State Boulevard	<b>Total Building SF</b>	3,399 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46805	<b>Acreage</b>	0.16 AC
<b>County</b>	Allen	<b>Year Built</b>	1926
<b>Township</b>	Wayne	<b>Zoning</b>	C-2
<b>Parking</b>	Paved, surface	<b>Parking Spaces</b>	17 Spaces
Property Features			
<b>Construction Type</b>	Wood joist	<b>Number of Floors</b>	2 plus unfinished basement
<b>Heating</b>	Gas	<b>Foundation</b>	Basement
<b>Central Air</b>	Yes	<b>Sprinklers</b>	No
<b>Wiring</b>	CAT 5	<b>Restrooms</b>	Yes, ADA compliant
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	Approx. 4 miles
<b>Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	SR 27
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Less than 1 mile
		<b>Traffic Count</b>	13,743 VPD on State Blvd.
Lease Information			
<b>Available SF</b>	3,399 SF	<b>Available</b>	January 1, 2021
<b>Lease Rate</b>	\$12.00/SF	<b>Lease Type</b>	Modified gross
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>		Landlord	
<b>CAM Fee</b>		Landlord	
<b>Insurance</b>		Landlord	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>			

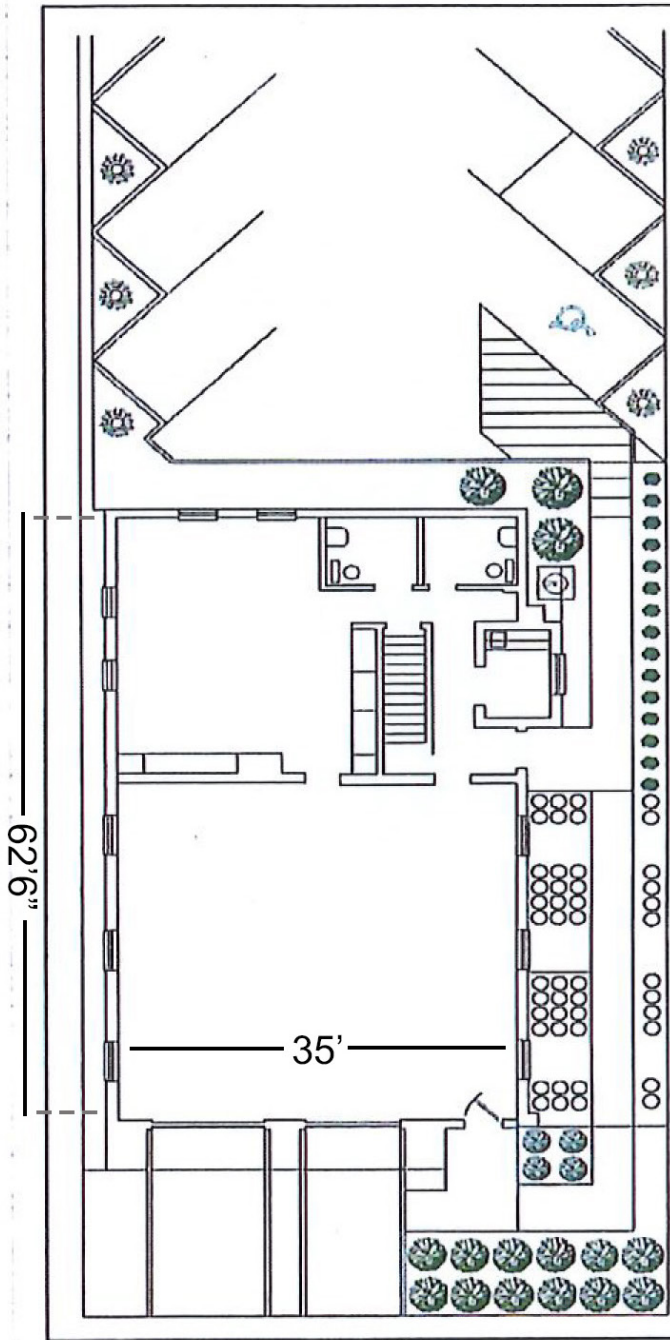
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# NAIHanning & Bean

For Lease

## Office Space

Engine House Office



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# NAI Hanning & Bean

For Lease  
Office Space  
Engine House Office

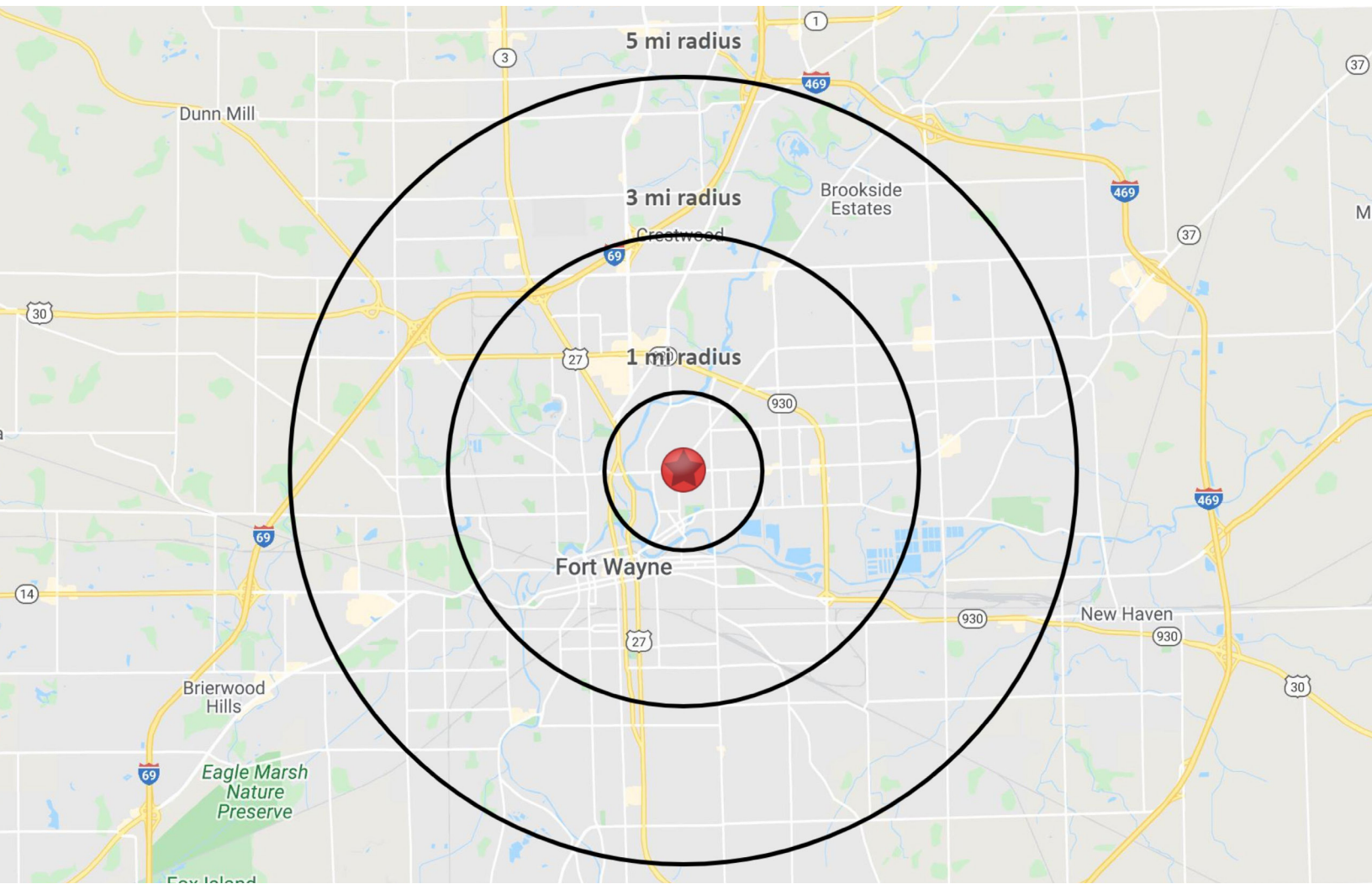


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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,480	93,120	199,696
NUMBER OF HOUSEHOLDS	6,416	39,584	83,409
AVERAGE HOUSEHOLD INCOME	\$61,053	\$50,495	\$56,636
AVERAGE HOME VALUE	\$95,507	\$93,562	\$104,351
TRAFFIC COUNT	State Blvd.		13,743 VPD

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