



## 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 full service bank, eight elevators, a newly renovated board room & auditorium & fitness center available to tenants, and 24-hour on-site security. Join SIRVA and Chase Bank in this one of a kind opportunity.

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

- Full service bank located on the ground floor
- Boardroom and auditorium available with fitness center coming soon
- 24-hour security
- Parking garage connected to building via skybridge

### Features

Building:	291,178 SF
Available:	1,415 SF - 58,296 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)

**RACHEL ROMARY**  
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**IAN DEISER, MICP**  
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### General Property Information

<b>Name</b>	I & M Power Center	<b>Parcel Number</b>	0-12-02-459-004.000-074
<b>Address</b>	110 E. Wayne Street	<b>Total Building SF</b>	291,178 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46802	<b>Acreage</b>	1.08 AC
<b>County</b>	Allen	<b>Year Built</b>	1981
<b>Township</b>	Wayne	<b>Zoning</b>	DC—Downtown
<b>Parking</b>	Parking garage connected to building via skybridge	<b>Parking Spaces</b>	Many spaces

### Property Features

<b>Construction Type</b>	Concrete
<b>Security</b>	24-hour on-site
<b>Loading</b>	3 docks & freight elevator
<b>Number of Floors</b>	27
<b>Elevators</b>	8 & 1 Service
<b>Sprinklers</b>	Yes

### Utilities

<b>Electric</b>	I & M
<b>Gas</b>	NIPSCO
<b>Water/Sewer</b>	City of Fort Wayne
<b>Internet</b>	Comcast / Frontier

### Lease Information

Space	Available SF	Lease Rate	Lease Type
Retail Space	2,500 SF (ground floor)	\$19.50 PSF / YR	Triple Net
Floor 1	11,495 SF	\$15.50 PSF / YR	Full service
Floor 3	11,495 SF	\$15.50 PSF / YR	Full service
Floor 4	1,415 SF	\$15.50 PSF / YR	Full service
Floor 12	11,495 SF	\$15.50 PSF / YR	Full service
Floor 14	3,500 SF	\$15.50 PSF / YR	Full service
Floor 15	3,233 SF	\$15.50 PSF / YR	Full service
Floor 16	11,495 SF	\$15.50 PSF / YR	Full service

### Expenses

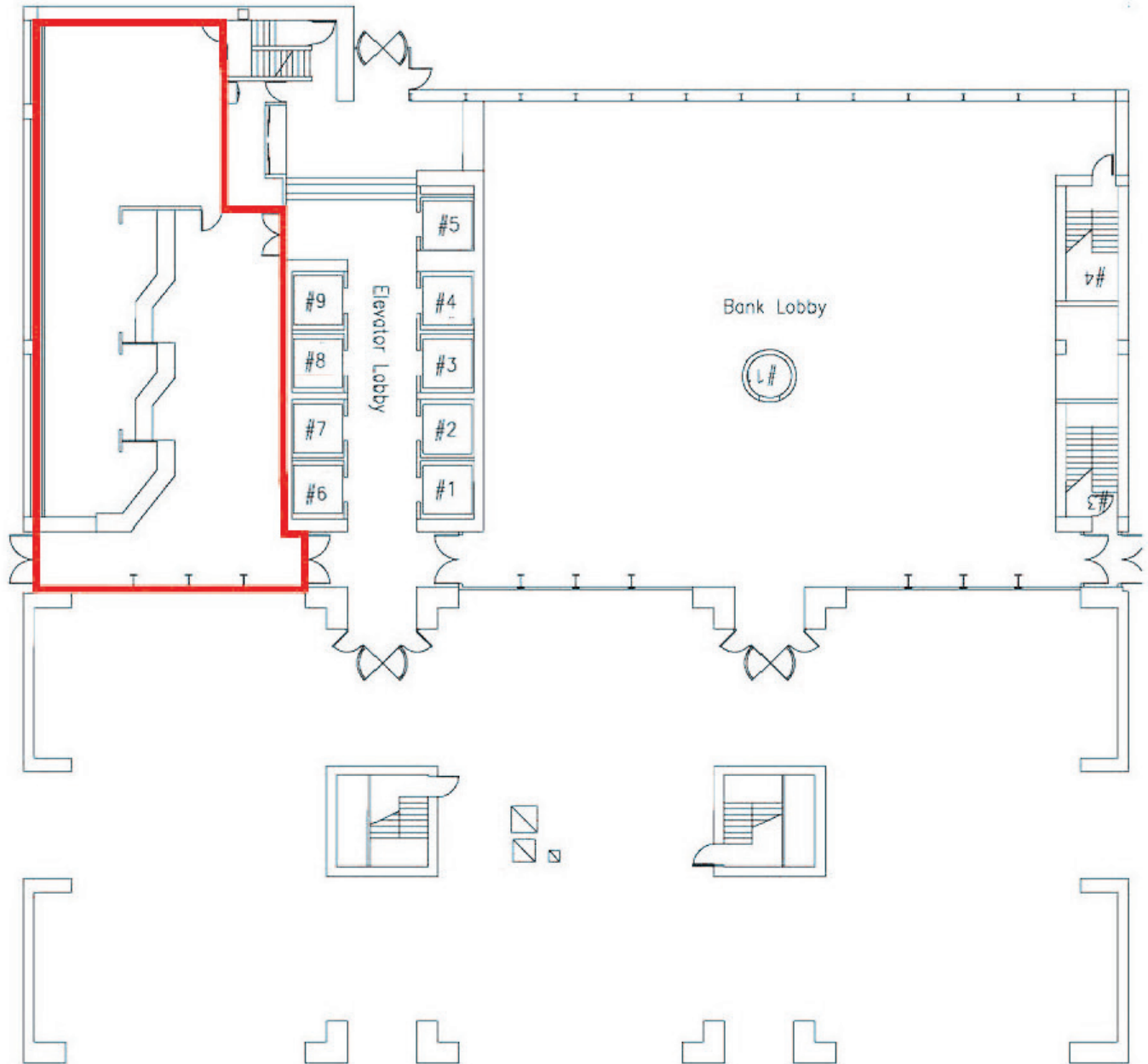
Type	Price per SF (estimate)	Responsible Party
<b>Taxes</b>	Included	Landlord
<b>CAM Fee</b>	Included	Landlord
<b>Insurance</b>	Included	Landlord
<b>Maint./Repairs</b>	Included	Landlord
<b>Roof/Structure</b>	Included	Landlord

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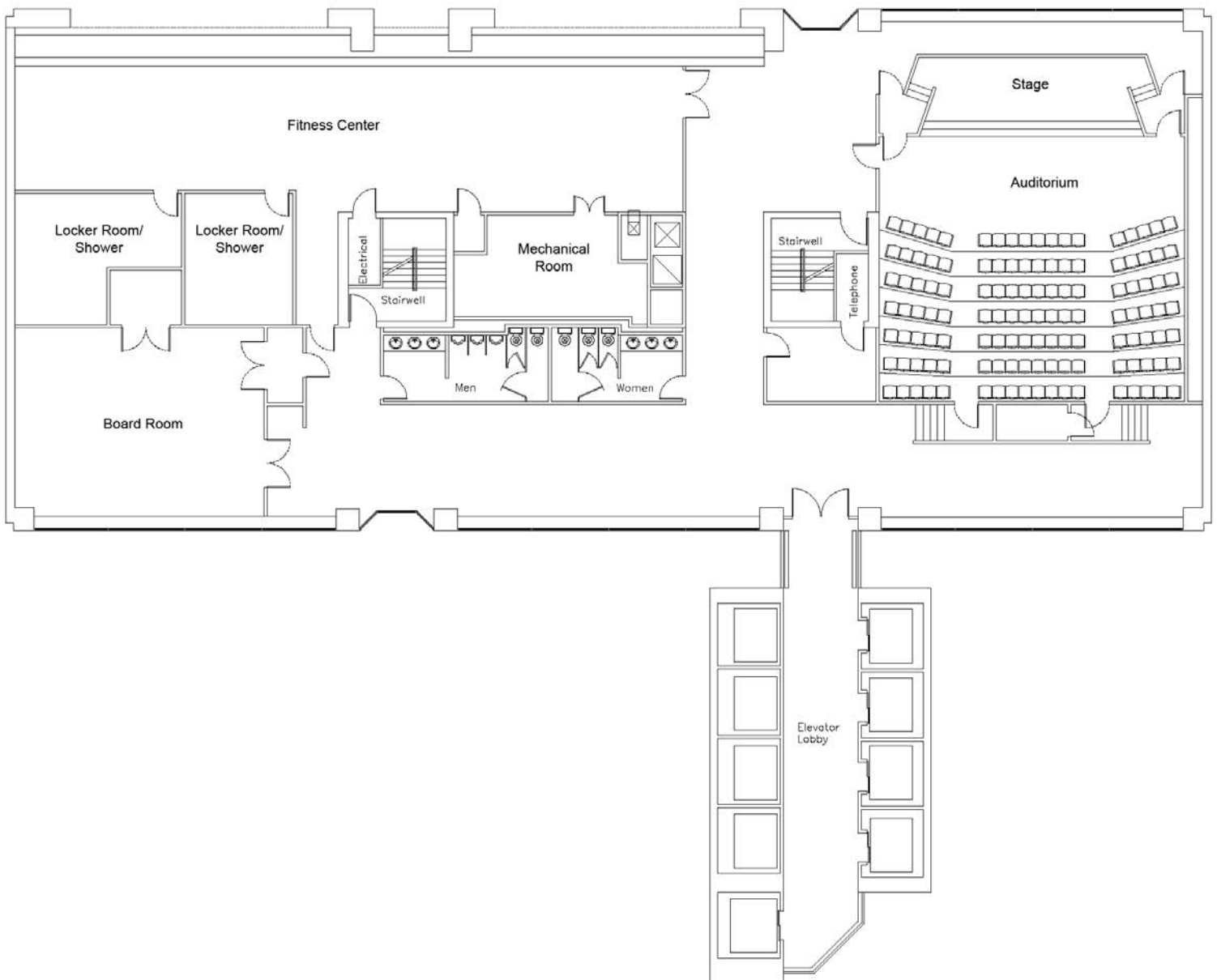
Entrance thru the building's main lobby or from Calhoun Street.

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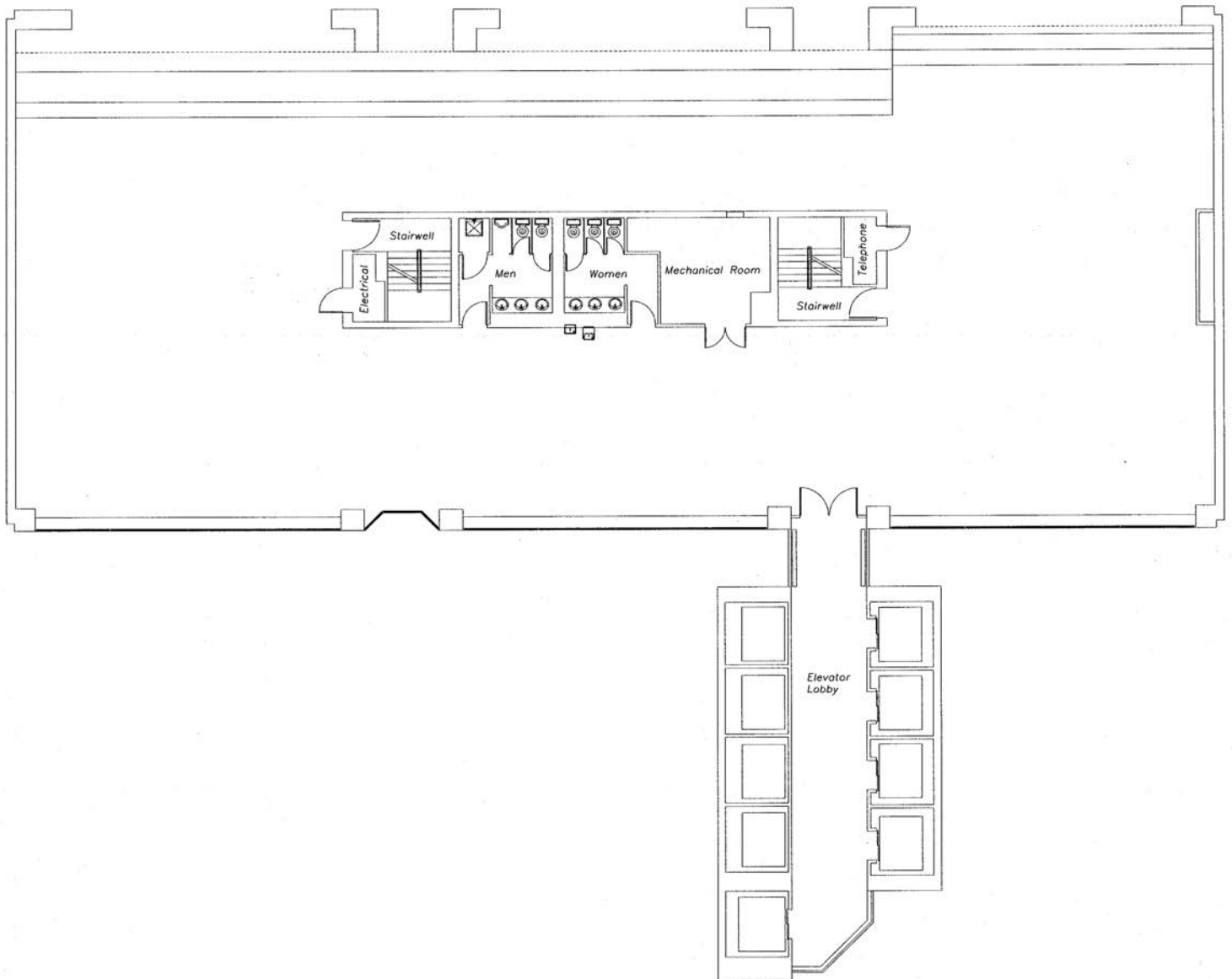
### Board Room, Auditorium and Fitness Center

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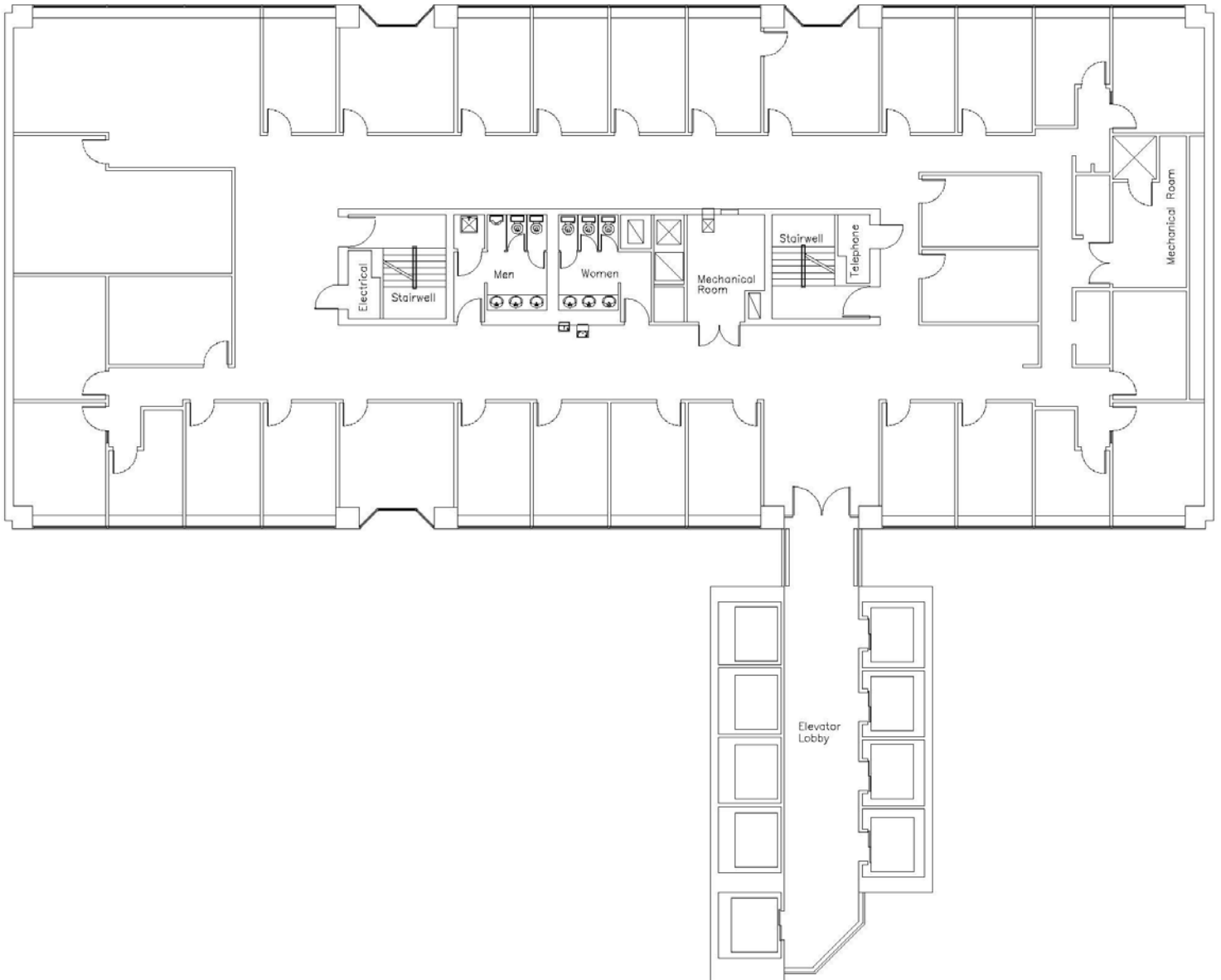
Available on 1st Floor: 11,495 SF

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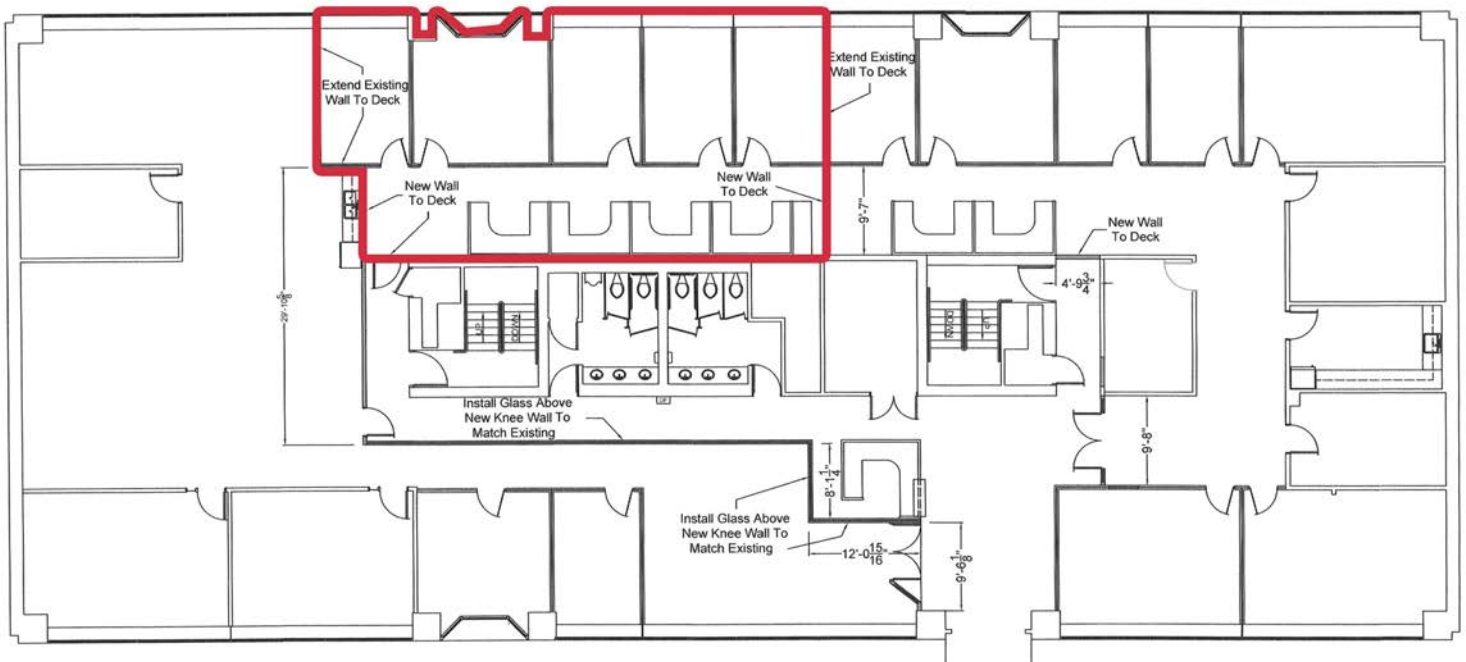
Available on 3rd Floor: 11,495 SF

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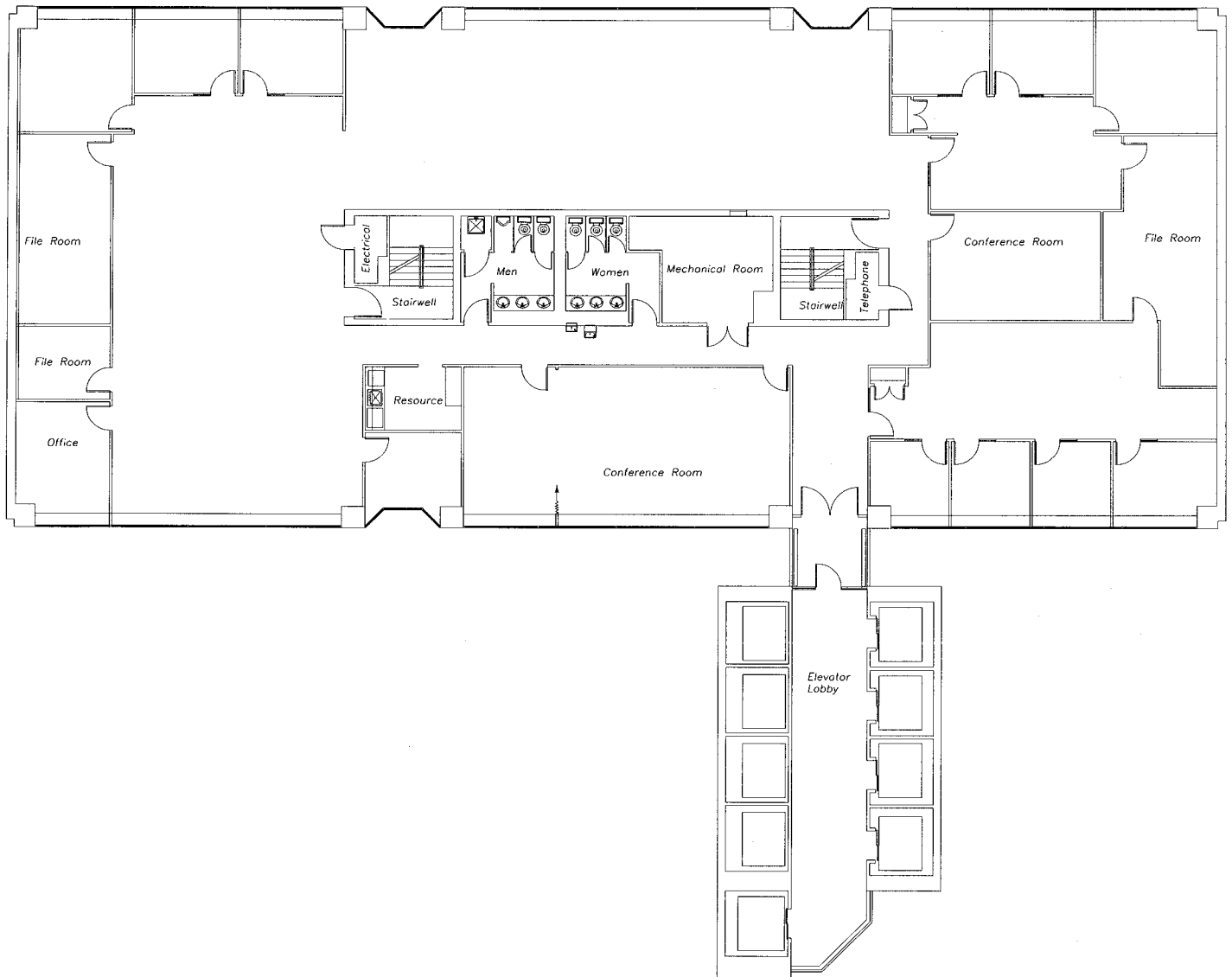
Available on 4th Floor: 1,415 SF

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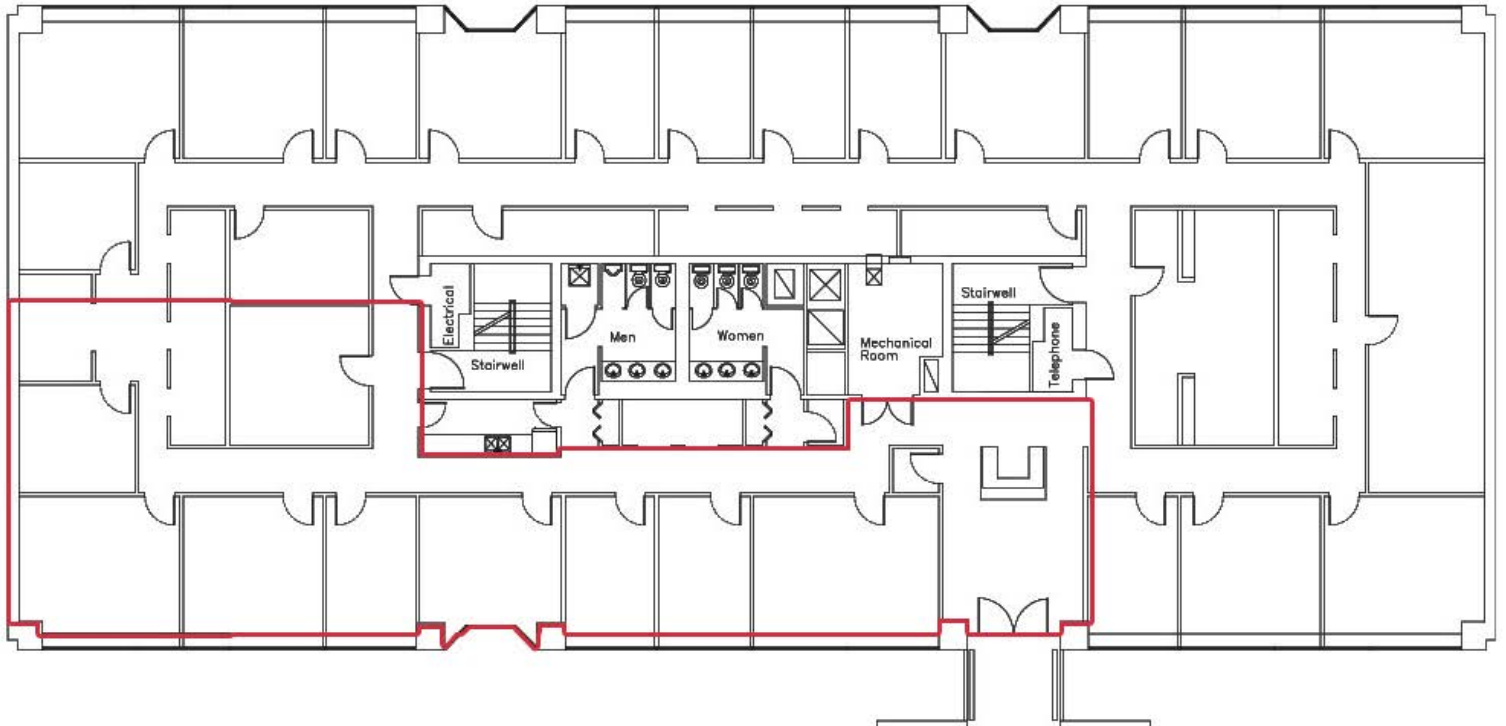
Available on 12th Floor: 11,495 SF

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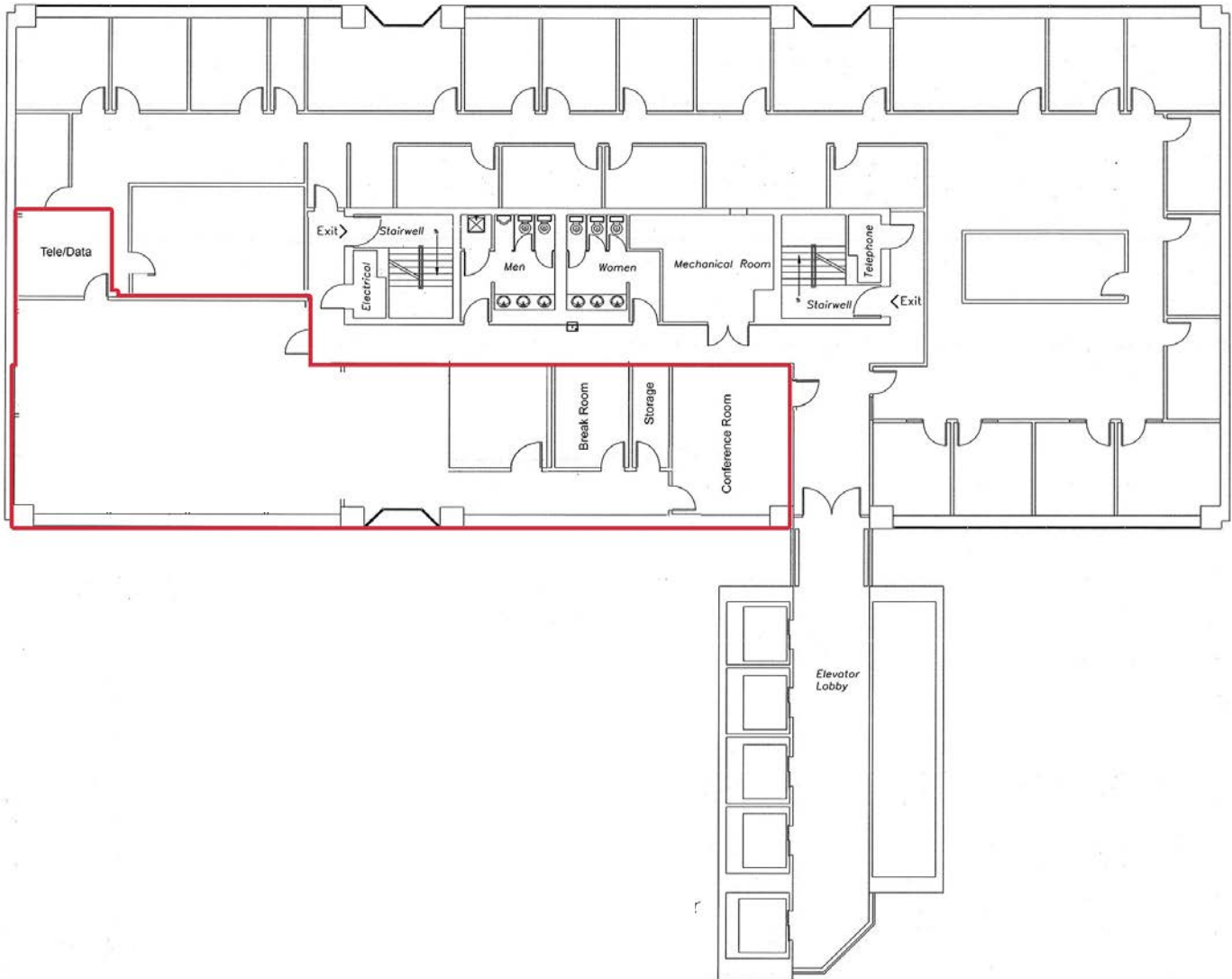
Available on 14th Floor: 3,500 SF

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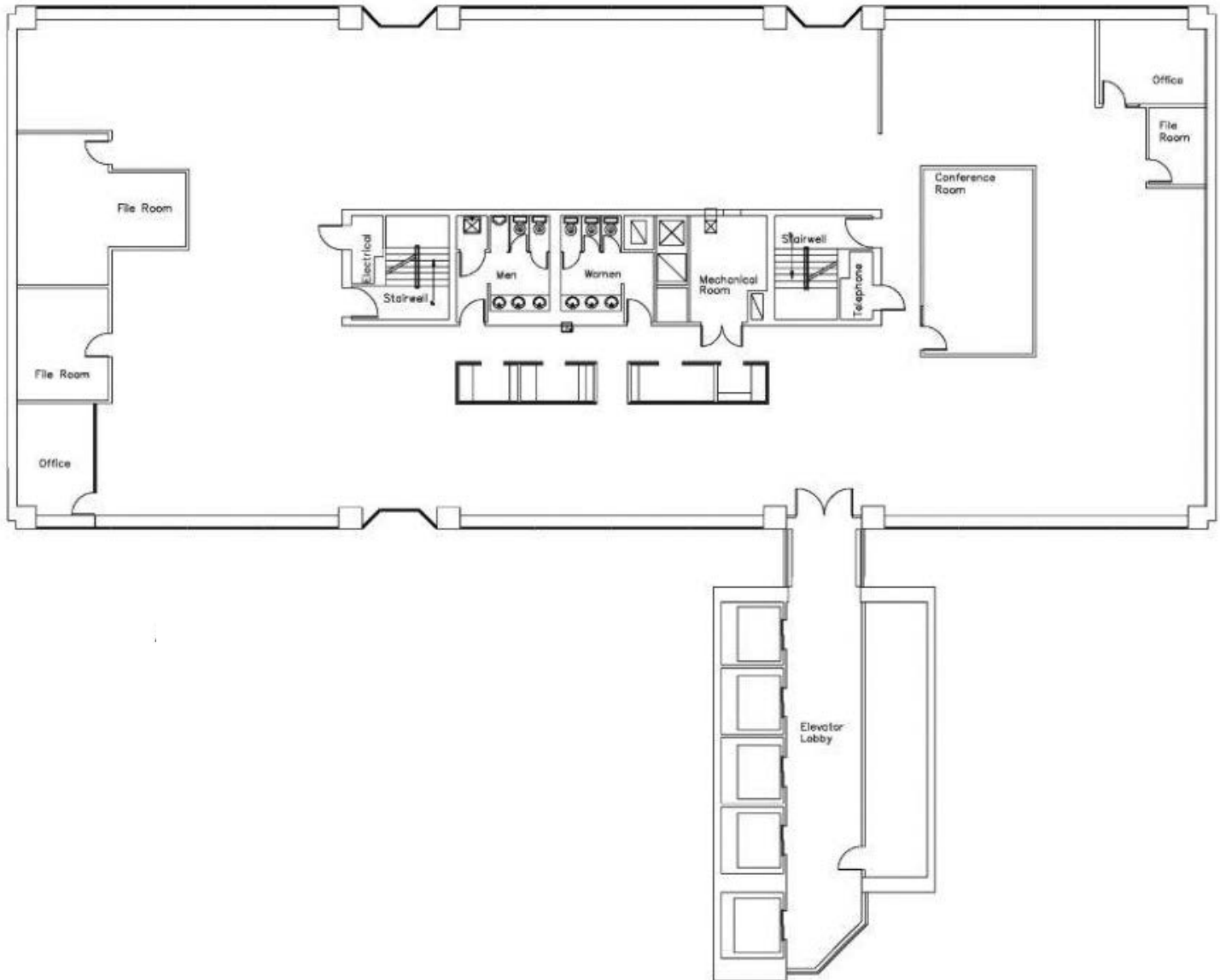
Available on 15th Floor: 3,233 SF

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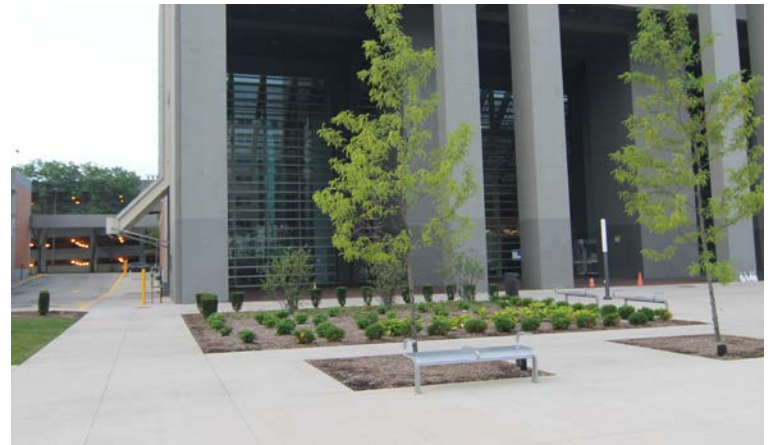
Available on 16th Floor: 11,495 SF

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# NAIHanning & Bean

For Lease

Office Space  
I&M Power Center



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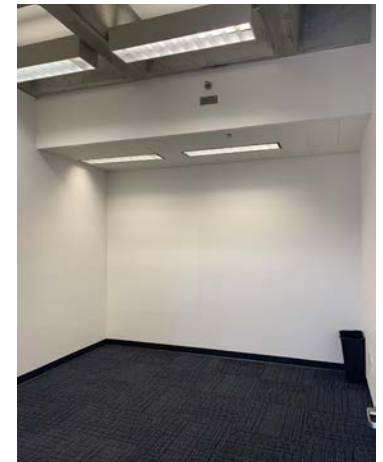
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### 15th Floor Photos



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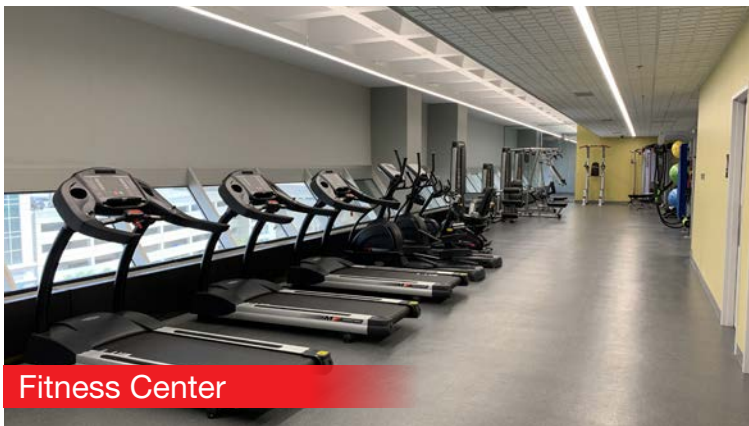
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Auditorium



Auditorium



Fitness Center



Fitness Center



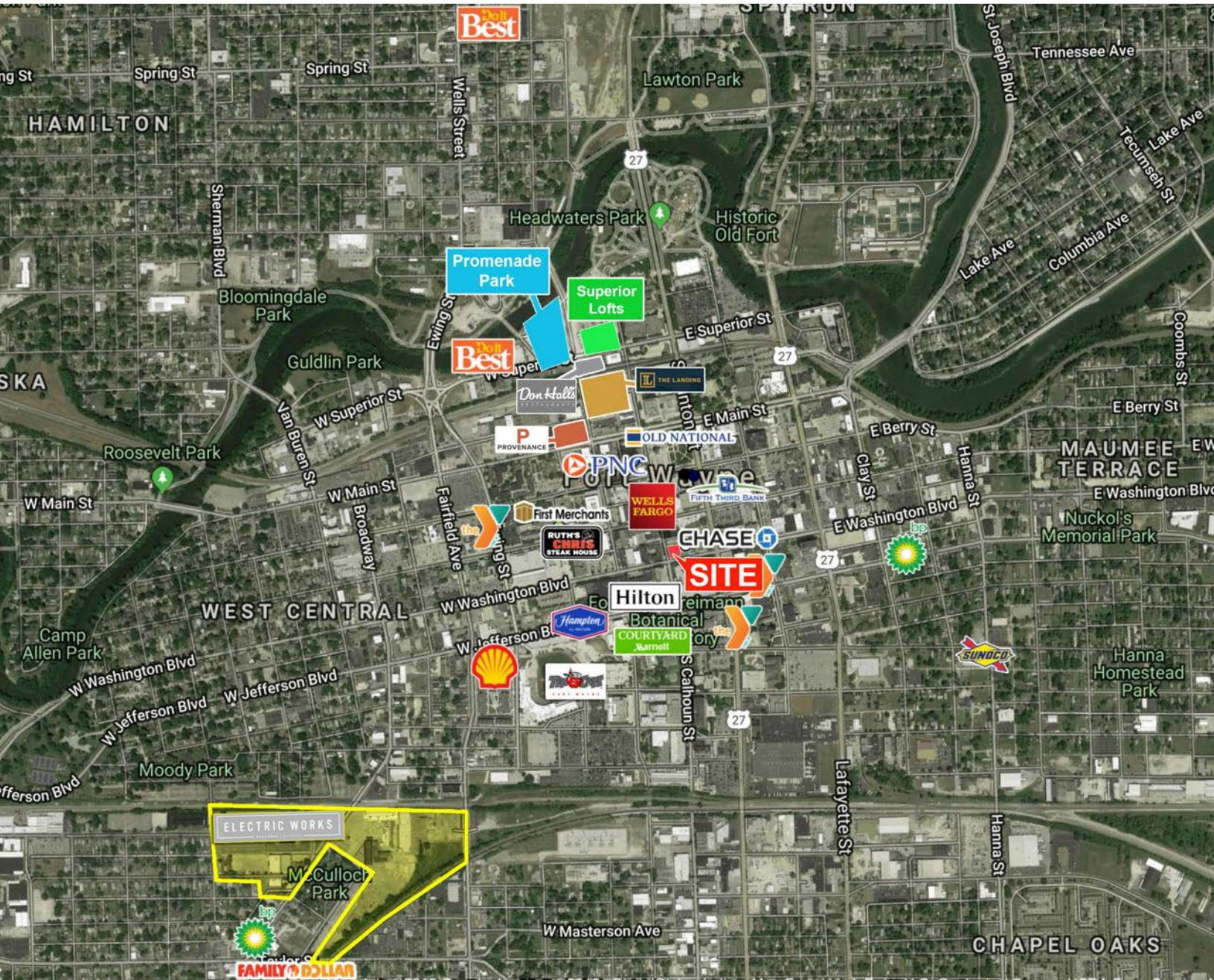
Fitness Center

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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,102	93,857	180,480
NUMBER OF HOUSEHOLDS	5,821	36,655	72,788
AVERAGE HOUSEHOLD INCOME	\$39,442	\$46,828	\$52,345
AVERAGE HOME VALUE	\$80,486	\$98,523	\$114,729
TRAFFIC COUNT	S. Calhoun St. and W. Washington St.		20,000 VPD

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