

LEASE

COMMERCIAL



SUPERIOR LOFTS



102 W. SUPERIOR ST., FORT WAYNE, IN 46802

PROPERTY HIGHLIGHTS

- Located in Riverfront Development District – Downtown Fort Wayne
- Newly renovated building consists of $\pm 20,000$ SF of commercial space with 72 apartments above
- Fantastic value, costing up to 30% less than neighboring developments under construction
- Excellent location for a restaurant, café, retail, office, convenience, or shared workspace
- Tenant Improvement money allowance available for buildout

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,300 - 15,588 SF
Lot Size:	0.64 Acres
Building Size:	125,000 SF

SPACES

	LEASE RATE	SPACE SIZE
Unit 1 (Divisible)	\$18.00 SF/yr	9,834 - 15,588 SF
Unit 2 (Divisible)	\$18.00 SF/yr	3,400 - 15,588 SF
Common Space (Leasable)	\$18.00 SF/yr	2,300 - 15,588 SF

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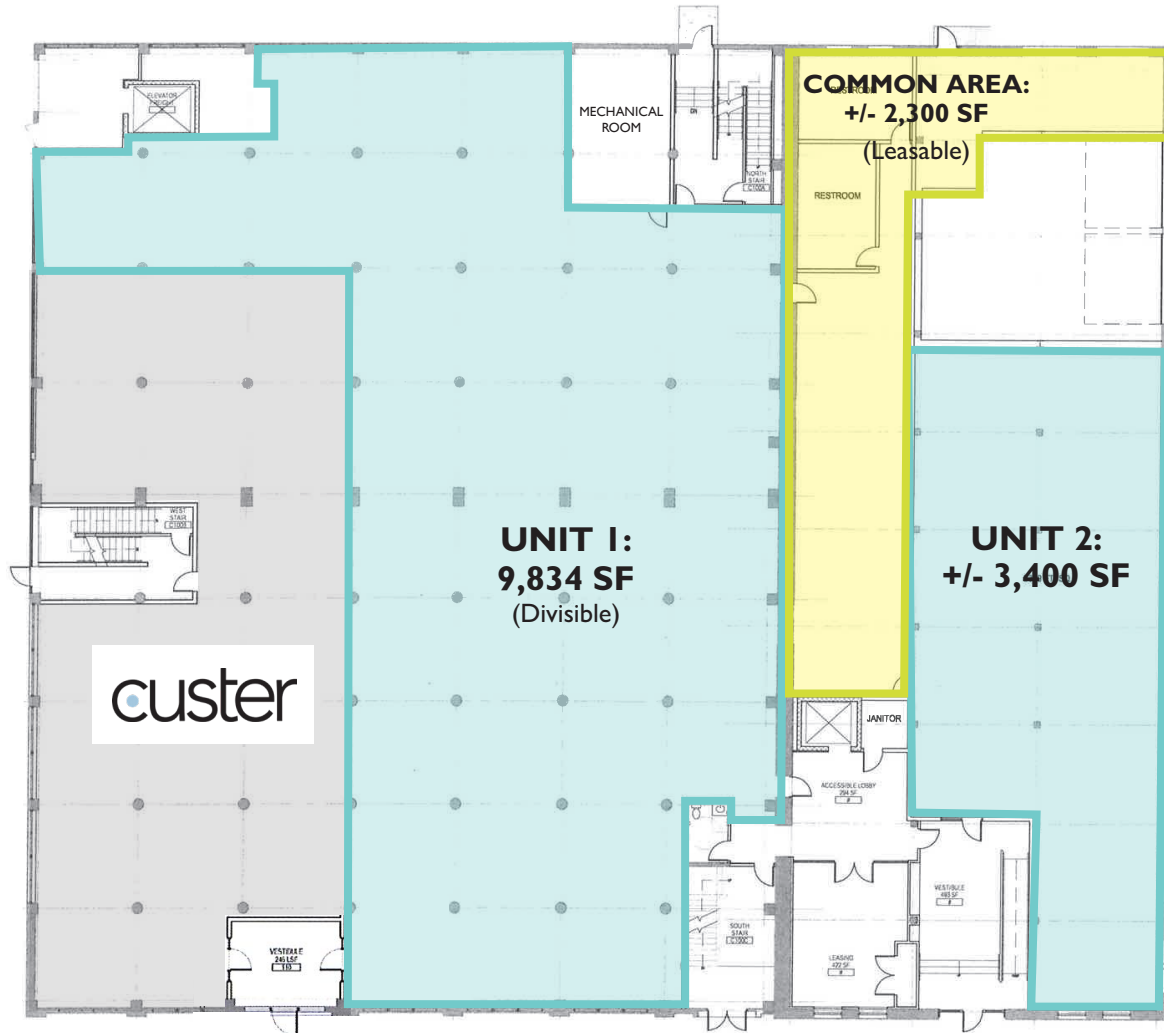
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Unit 1 and Unit 2 can be combined with the Common Area to create a contiguous space up to ±15,600 SF.

AVAILABLE
AVAILABLE
LEASED

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AVAILABLE: Warm atmosphere is great for a brewery, restaurant, deli/grocer/drugstore, bookstore/coffee shop, etc.



AVAILABLE: Great for retail, office, specialty events, or restaurant.

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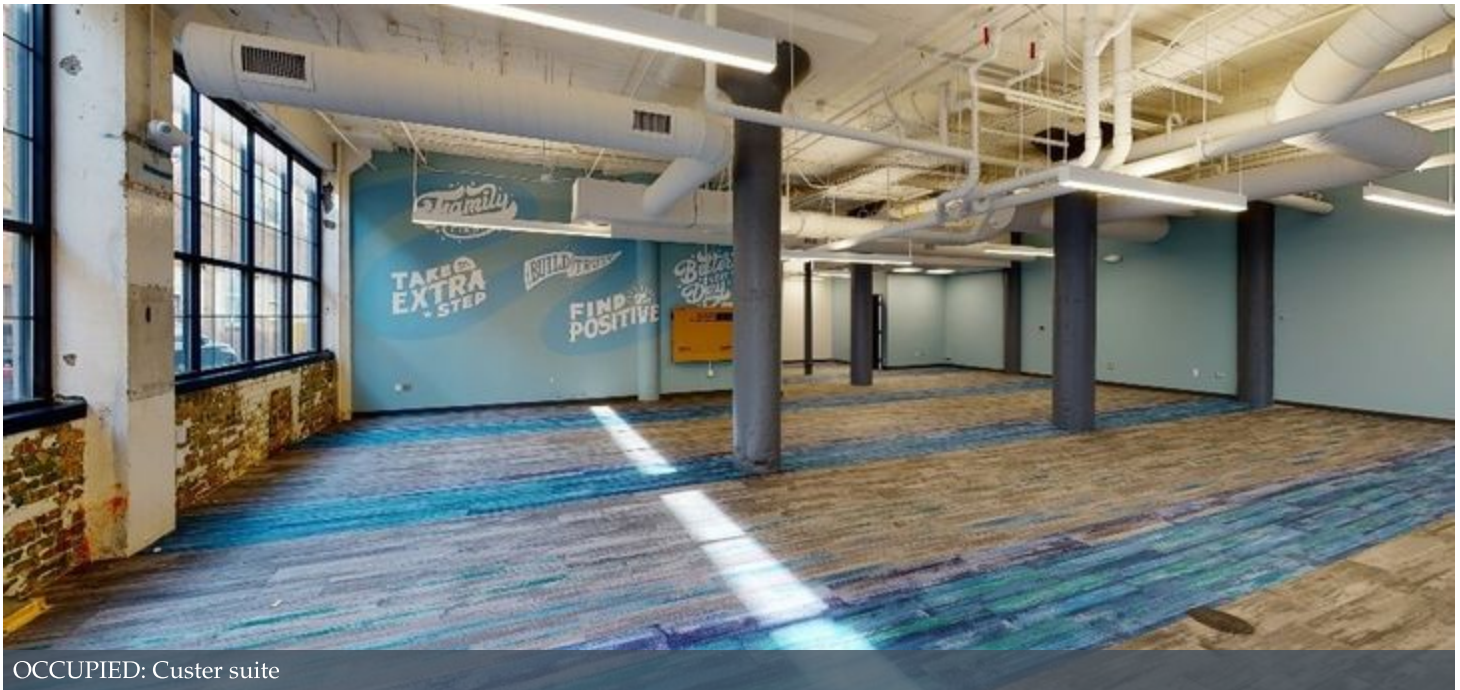
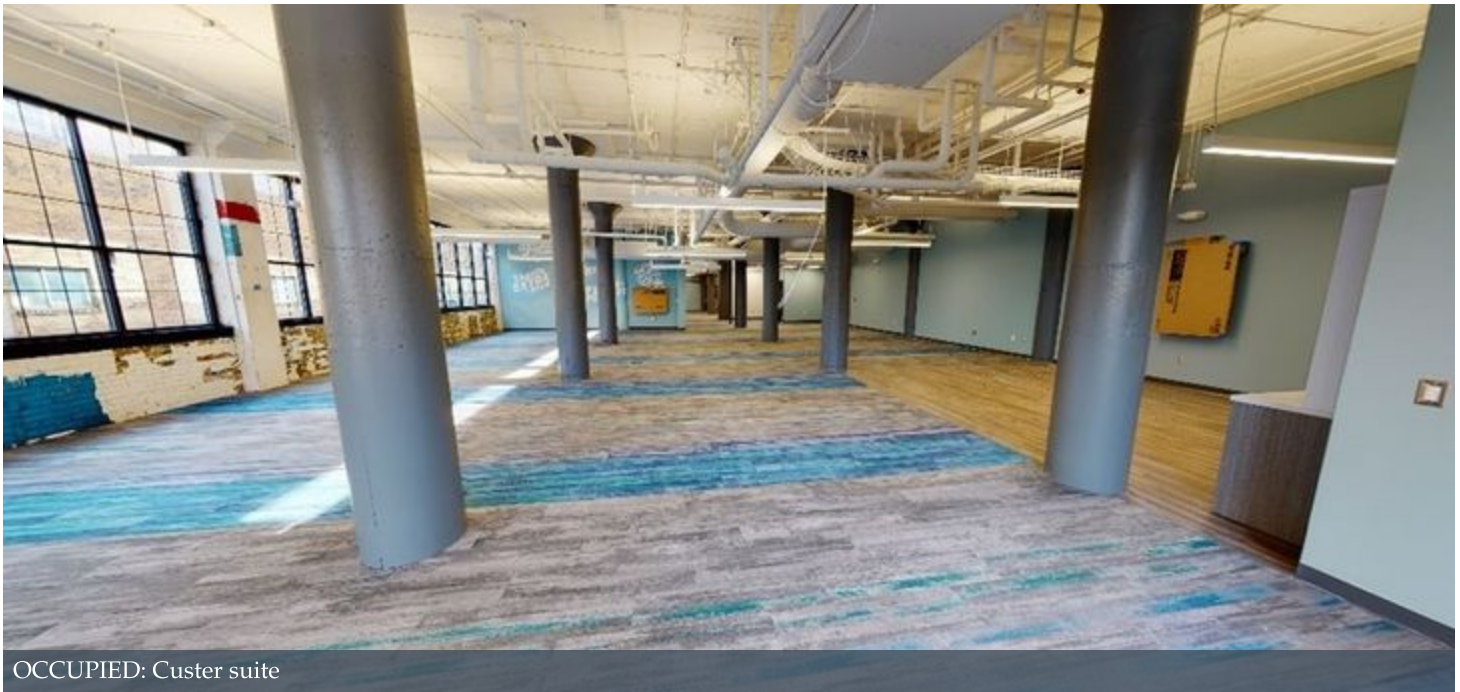
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LOCATION DESCRIPTION

Superior Lofts is located in downtown Fort Wayne, Indiana. The city is within 200 miles of 5 major cities, Chicago (150), Detroit (173), Indianapolis (137), Cleveland (200), and Columbus (174). The property is only 4 miles off I-69, with easy access to the 80/90 toll road, making Fort Wayne a great central hub for business in the Midwest.

The downtown of Fort Wayne is undergoing significant expansion and redevelopment with nearly \$1 billion-dollars in development currently underway and recently completed. This continues to create jobs and opportunities for new and expanding businesses. Between the recently opened “Promenade Park” (opened August 2019), “The Landing” redevelopments (opened 2020), the nearly completed “The Bradley” boutique hotel (opening 2021), and the under construction “Riverfront at Promenade Park” and parking garage (opening 2023), Superior Lofts is perfectly situated for any business to thrive from the dramatic transformation of this corner in downtown Fort Wayne.

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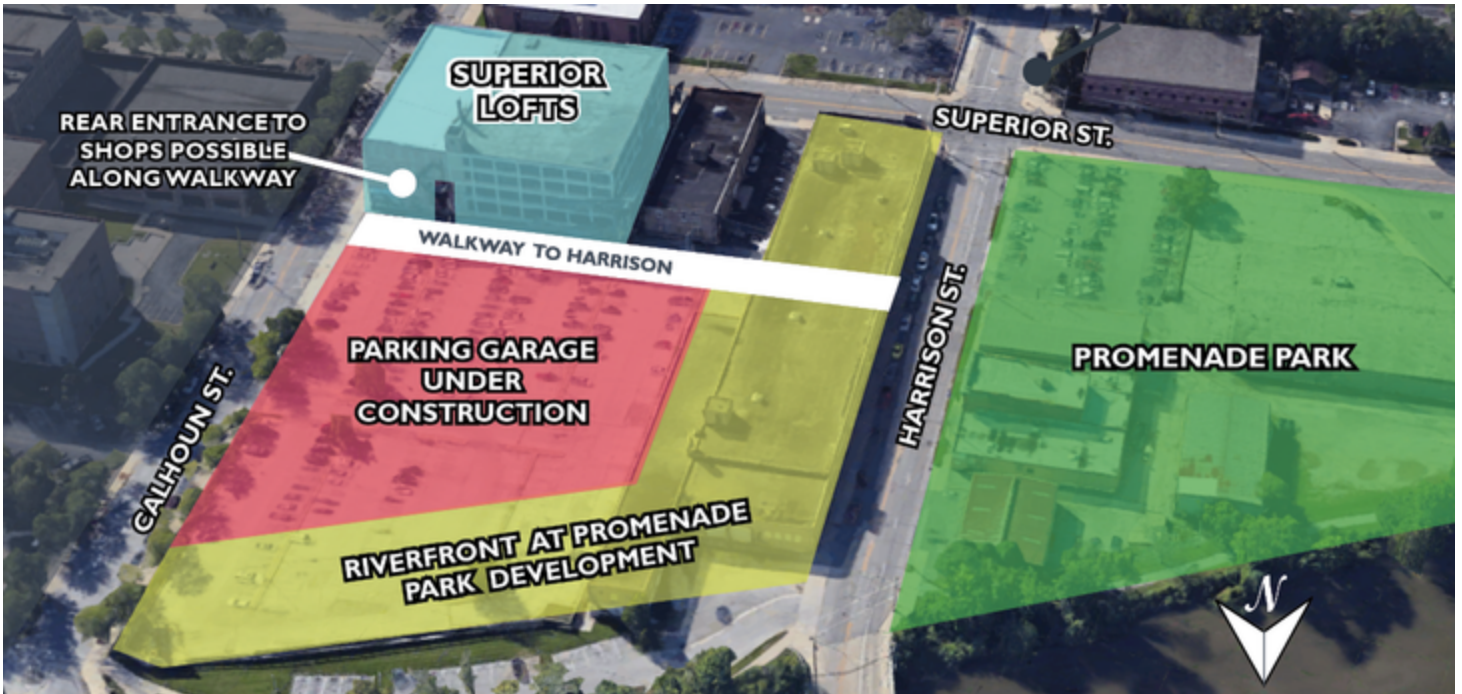


FUTURE DEVELOPMENT

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Riverfront at Promenade Park Mixed-Use Development, located at the northeast corner of Superior and Harrison Streets, Now Under Construction

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