

DOWNTOWN COMMERCIAL SPACE

THE HARRISON FORT WAYNE, IN



PROPERTY HIGHLIGHTS

- **PRIME COMMERCIAL SPACE:** Office or Retail
- Space Available: 1,500 - 6,240 SF
- Located in the heart of downtown Fort Wayne
- First floor of The Harrison
- Dedicated paved parking lot for visitors to The Harrison
- High traffic and pedestrian counts
- Outdoor patio space with ballpark view
- Adjacent to Parkview Field

Ask About Tenant Incentives:

Free Rent

Build-Out Allowances

Ten Year Tax Abatement



BND COMMERCIAL
Real Estate Solutions

Continuing the Goldstine Knapke Tradition

O. Karl Behrens, CCIM, SIOR
(260) 407-7115
karl@bndcommercial.com

Breck Johnson
(260) 421-1915
breck@bndcommercial.com

***Our Services
Include:***

Commercial, Office,
Industrial & Medical
Brokerage

Tenant & Landlord
Representation

Property
Management &
Maintenance

Facility Management

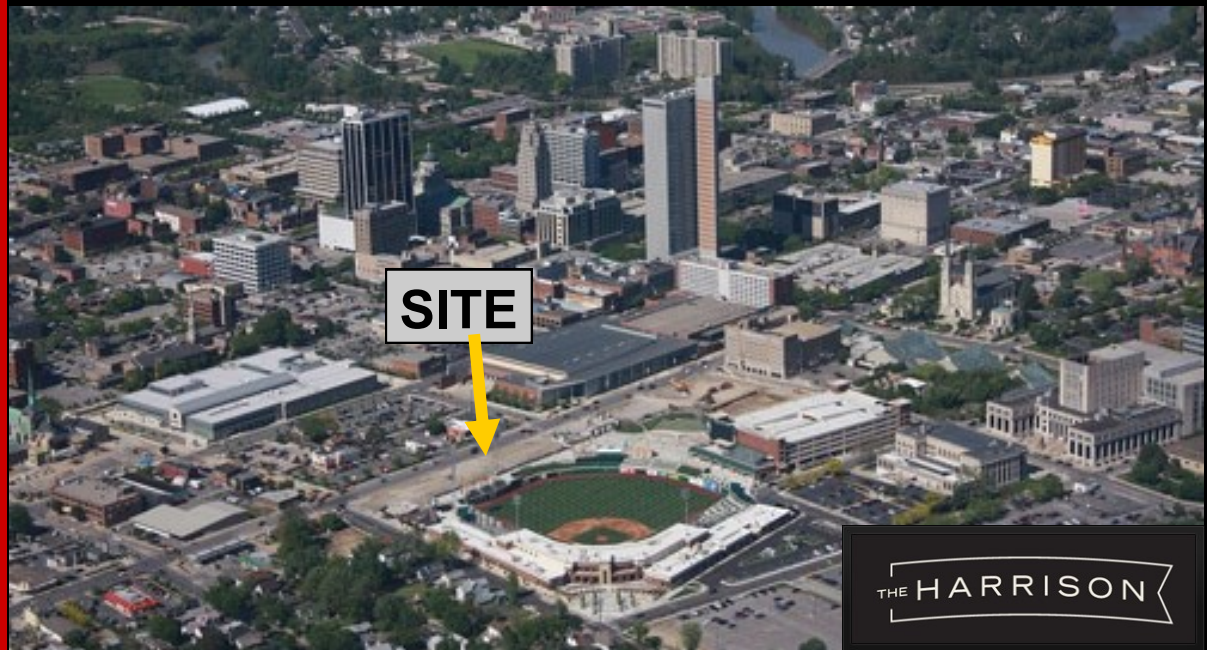
Consulting & Market
Research

Commercial, Office,
Industrial, Medical &
Residential
Development

Multi-Family
Investment

Business Brokerage

THE HARRISON FORT WAYNE, IN



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

THE HARRISON, FORT WAYNE, IN

Building Name	The Harrison
Address	301 W. Jefferson Blvd.
City/State/Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Quadrant	Downtown

Total Area SF	25,800 (1st floor and lower level)
First Floor SF	24,000
Lower Level SF	1,800
Available SF	1,500 - 6,240 SF
Divisible/Combinable	Yes

Construction Type	Steel frame, brick exterior
Construction Year	2012 / 2013
Condition	Excellent
Number of Floors	First floor retail
Roof	Flat
Foundation	
Heating System	Gas forced air (separate units)
Air Conditioning	Central (separate units)
Sprinkler System	Yes
Electric	TBD
Security System	Each tenant provides
Handicap Access	Yes
Signage	Exterior

Zoning	CM5A
Other Tenant(s)	Three Rivers FCU, O'Reilly's Irish Bar & Restaurant, RJE, Carson Boxberger
Exclusions	Law Firm
Parking	FREE dedicated paved lot
Traffic Count	21,300 VPD
Demographics	Available

Parcel No:	02-12-02-463-003.000-074
Class	Commercial Improved
Type	Commercial
Status	Lease
Availability	

Utilities	
Sewer / Septic	City of Fort Wayne
Public / Well Water	City of Fort Wayne
Gas / Electric	NIPSCO / I & M

Lease Rate RSF/Yr	\$18 - \$20
Lease Rate / Mo	Varies
Term	5 to 10 years
Gross / Net	NNN

Responsible Party / Expenses		
	Tenant/ Landlord	Estimated Expenses
Utilities	Tenant	Electric and water
Property Tax		10-yr Tax Abatement (no tax 1st year, 10% of normal year 2, 20% year 3, etc.)
Insurance	Tenant	TBD
Common Area (CAM)	Tenant	TBD
Janitorial	Tenant	
Int. Maintenance	Tenant	
*Estimate for 2014 - CAM including Taxes & Ins. - \$2.19/PSF		

Comments:

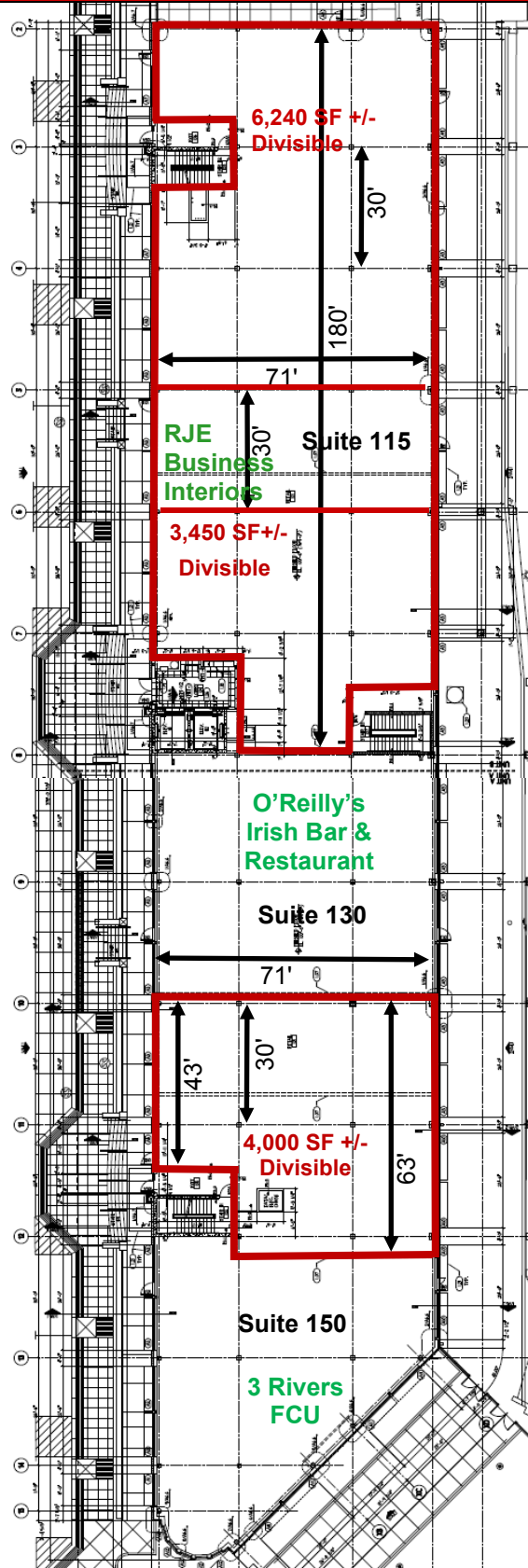
- **Perfect for Downtown Office or Retail**
- **Ask about tenant incentives**
- **Mixed use downtown building with RARE FREE PARKING LOT dedicated to visitors of The Harrison!**



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First Floor