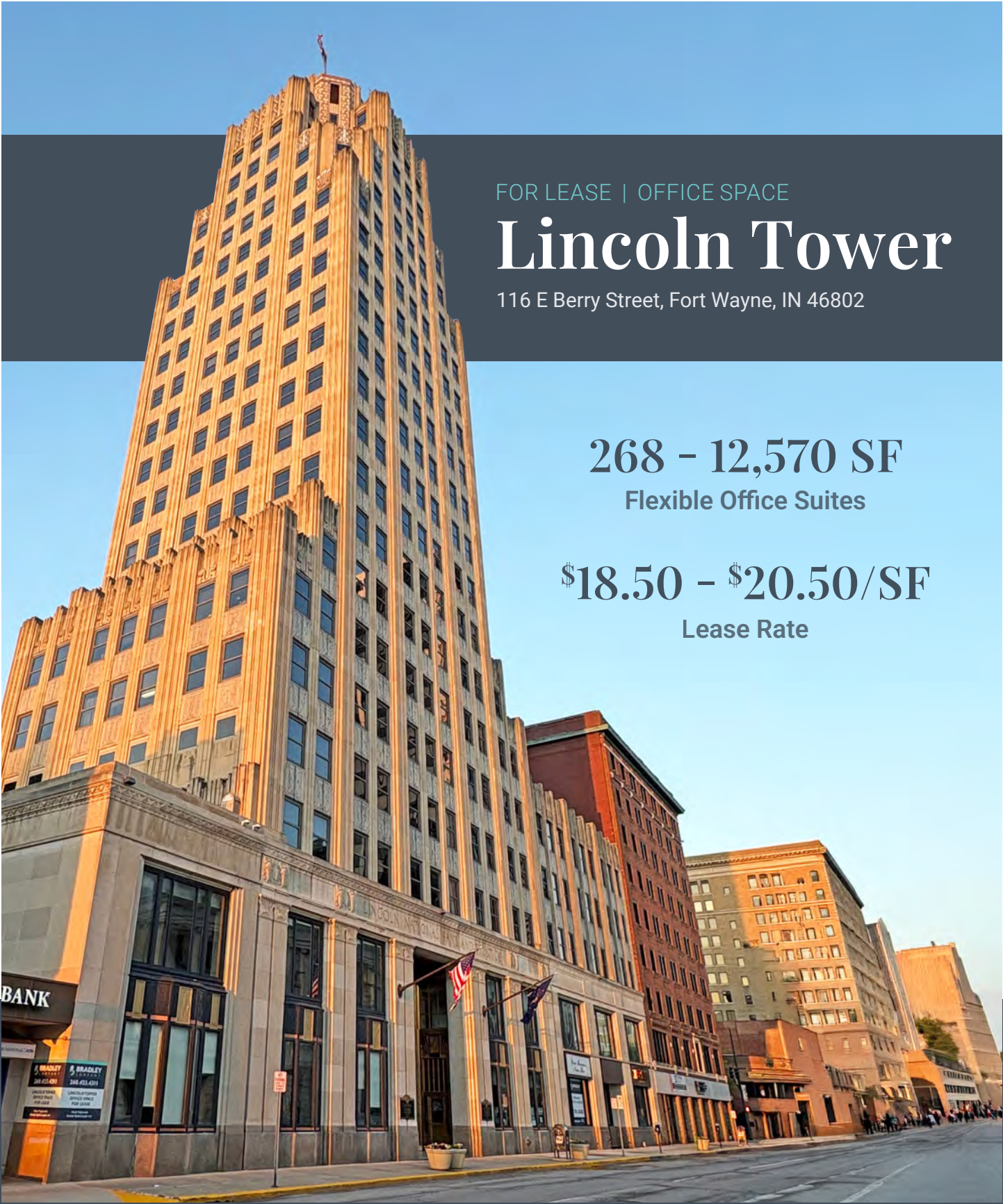


A tall, Art Deco style skyscraper with a golden-brown facade and many windows. It has a stepped-top design. The building is located on a city street with other buildings in the background.

FOR LEASE | OFFICE SPACE

Lincoln Tower

116 E Berry Street, Fort Wayne, IN 46802

268 – 12,570 SF

Flexible Office Suites

\$18.50 – \$20.50/SF

Lease Rate

Exclusively Presented By:

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Senior Broker

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Senior Broker & Managing Director

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Experience Lincoln Tower

For nearly a century, Lincoln Tower has served as one of Fort Wayne's most recognizable business addresses. Today, it continues to offer businesses a unique combination of timeless architecture, modern workplace flexibility and an unmatched downtown location.



Signature Features

Prestigious Address

One of Fort Wayne's most recognizable addresses with a distinguished professional presence.

Premiere Civic Location

Steps from the Allen County Courthouse and surrounded by Fort Wayne's legal, financial and business community.

Walkabove Downtown

Restaurants, coffee shops, hotels, banking and everyday services are all just steps away.

Flexible Office Suites

Executive suites, traditional offices and creative workspaces designed to support businesses of every size.

Connected Covered Parking

Attached garage with secure, covered parking year-round, plus convenient on-street parking directly out front.

Professional Management

Dedicated on-site management and maintenance teams are committed to delivering exceptional service.

Full-Service Banking

On-site Old National Bank branch offering tenants convenient access to everyday financial services.

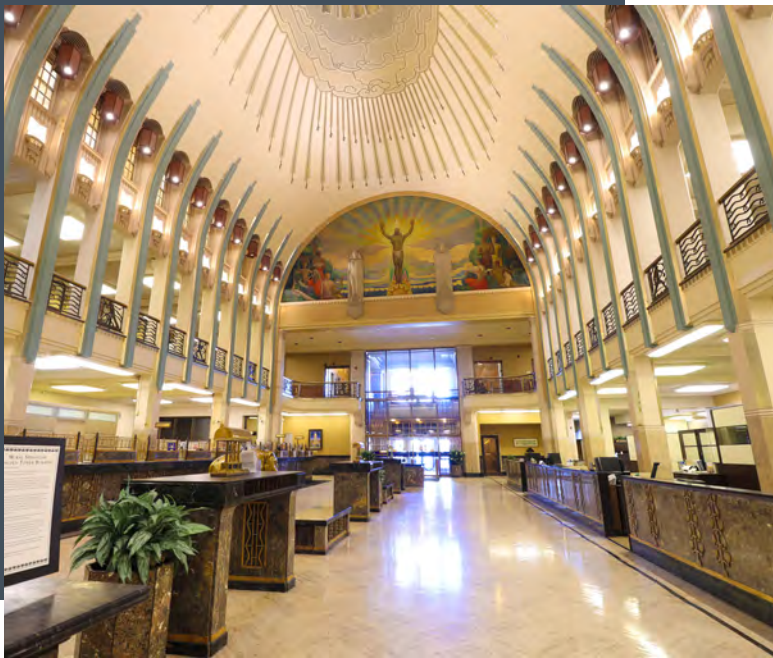
Original 1930 Soda Fountain

A rare downtown amenity featuring the original Lincoln Tower Soda Fountain, serving guests in an historic setting.

Architectural Landmark

An iconic Art Deco tower recognized for its timeless architecture, grand public spaces and historic character.

Lincoln Tower continues to combine timeless architecture, modern office space and an unmatched downtown location.



Property Highlights

Lincoln Tower combines historic Art Deco architecture with modern workplace amenities, offering businesses a distinctive downtown office environment designed for convenience, flexibility and long-term success.

Building

Property Type: Class B Office
Architecture: Historic Art Deco
Built: 1930

Leasing

Lease Rate: \$18.50 - \$20.50/SF
Janitorial: Full Service Included
Suite Sizes: 268 SF - 12,570 SF

Flexible Lease Opportunities

Parking

- Attached Garage
- Visitor Parking
- Street Parking

Everyday Convenience

Designed to support today's workplace, Lincoln Tower offers the conveniences businesses rely on every day, enhancing productivity, comfort and the overall tenant experience.

- On-site dining
- High-speed elevators
- ADA accessible
- Fiber internet
- Restrooms on every floor
- Energy efficient fixed and vent windows
- Individual office temperature controls
- After hours security personnel on premises



Everything Within Reach



Restaurants, coffee shops, banking, hotels, government offices and everyday services are all within a five-minute walk, creating a workplace that is as convenient as it is connected. Whether meeting clients, grabbing lunch or running daily errands, everything you need is just steps from the office.





Downtown Connectivity



At the Center of Fort Wayne's Business Community

Lincoln Tower places your business in the heart of downtown Fort Wayne, directly across from the Allen County Courthouse and within walking distance of restaurants, banking, hotels, entertainment and everyday conveniences. Whether meeting clients, grabbing lunch or commuting to work, everything your team needs is just steps from the front door.

Walkable Amenities

Legal & Government

- Allen County Courthouse
- Federal Building
- Allen County Public Library

Dining & Coffee

- The Hoppy Gnome
- Proximo
- Conjure Coffee
- Fortezza Coffee

Hotels

- The Bradley
- Hilton Fort Wayne at the Grand Wayne Convention Center
- Hampton Inn & Suites

Entertainment

- Embassy Theatre
- Foellinger-Freimann Botanical Conservatory
- Promenade Park
- Parkview Field

Business Services

- Old National Bank
- Financial institutions
- Professional services
- Government offices
- Connected for Business
- Immediate access to US 27 and I-69
- Attached covered parking
- Convenient visitor parking
- Downtown bus routes nearby
- Approximately 15 minutes to Fort Wayne International Airport

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	13,137	80,000	91,595
Total Households	6,127	32,473	38,353
Average Household Income	\$62,826	\$64,395	\$70,877

A Connected Customer Base

Lincoln Tower is positioned within a well-established trade area that offers immediate access to a strong daytime workforce, surrounding neighborhoods and a growing regional population. The area's stable household base and above-average incomes support a diverse mix of professional services, retail and dining destinations.



Available Opportunities

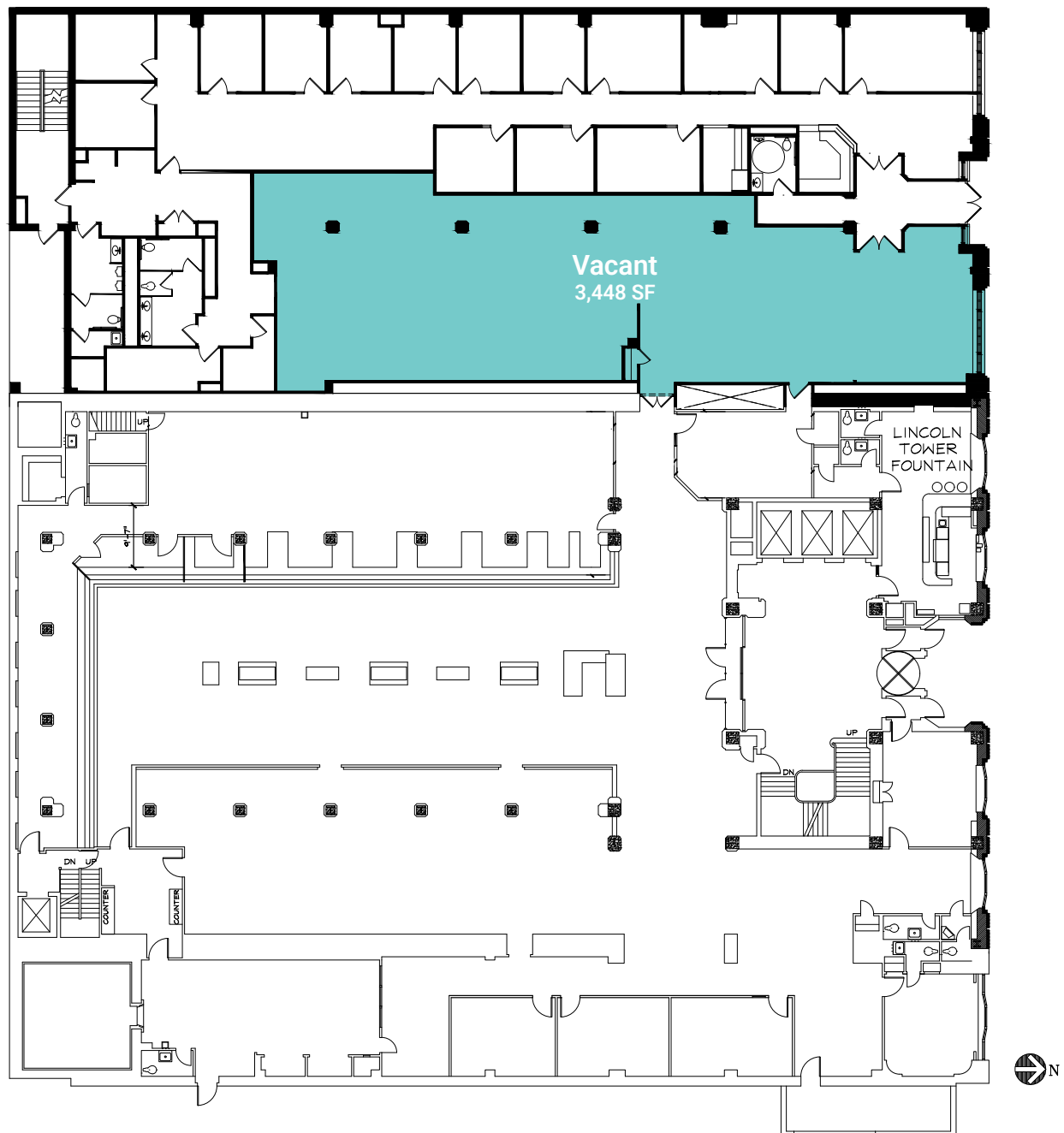
Whether you're seeking a private executive suite or a full-floor office, Lincoln Tower offers flexible leasing opportunities designed to accommodate businesses of every size. A variety of suite configurations provide the flexibility to support growing companies, established firms and everything in between. Combined with full-service lease rates, modern amenities and an unmatched downtown location, Lincoln Tower delivers a workplace designed for long-term success.

Floor	Suite	Lease Rate	Space Size
1st Floor / West Annex	104	\$18.50 / SF	3,448 SF
3rd Floor	304	\$18.50 / SF	3,936 SF
4th Floor	410	\$18.50 / SF	2,384 SF
4th Floor	420	\$18.50 / SF	2,843 SF
4th Floor	490	\$18.50 / SF	9,727 SF
7th Floor	735	\$20.50 / SF	301 SF
7th Floor	777	\$20.50 / SF	313 SF
8th Floor	800	LEASED	1,222 SF
9th Floor	935	\$20.50 / SF	1,083 SF
10th Floor	1005	\$20.50 / SF	999 SF
11th Floor	1125	\$20.50 / SF	268 SF
12th Floor	1225	\$20.50 / SF	989 SF





1st Floor Layout



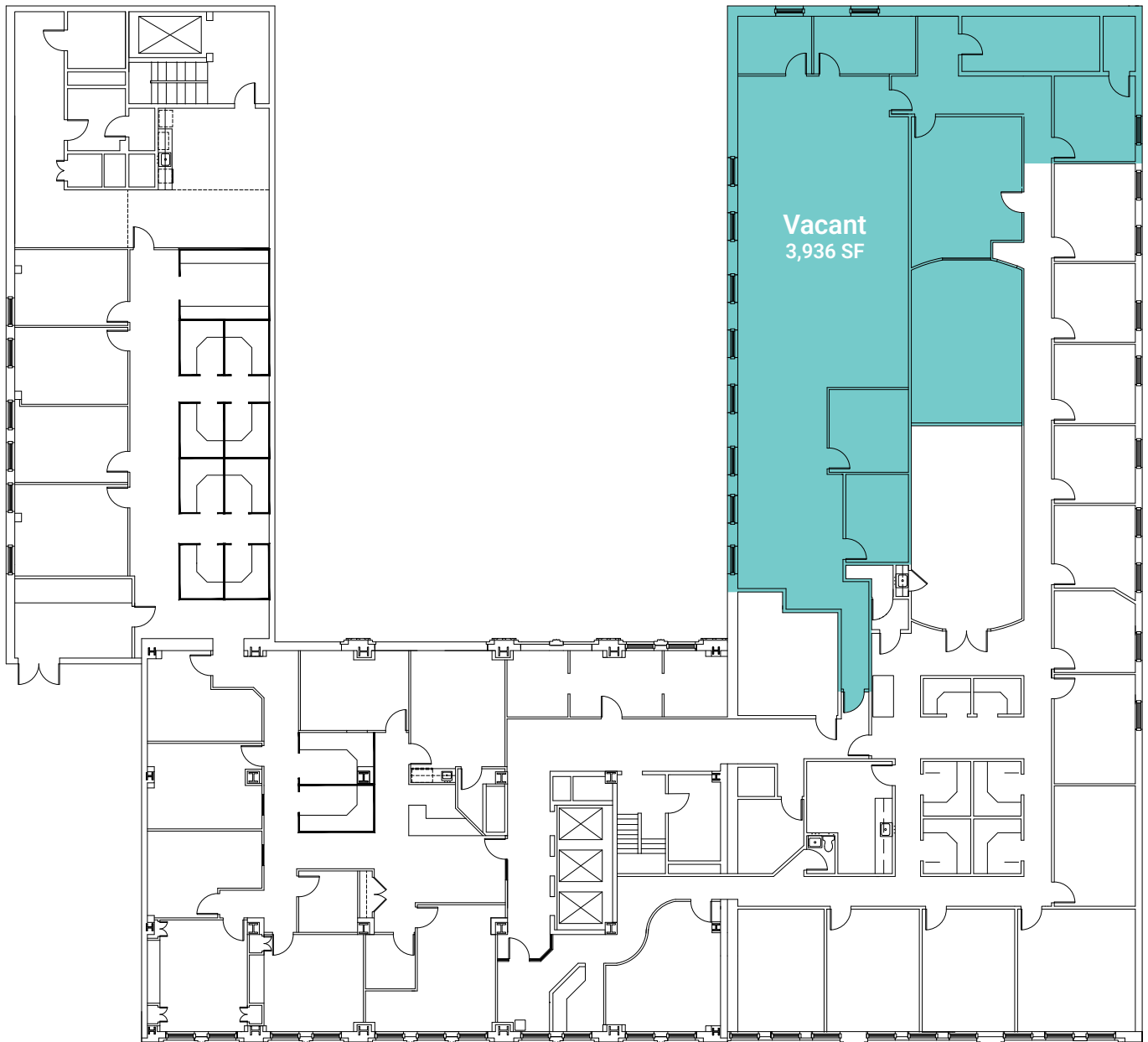


1st Floor Photos





3rd Floor Layout



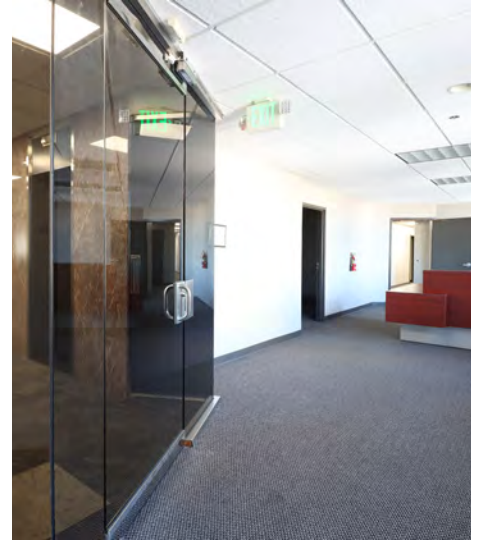


4th Floor Layout



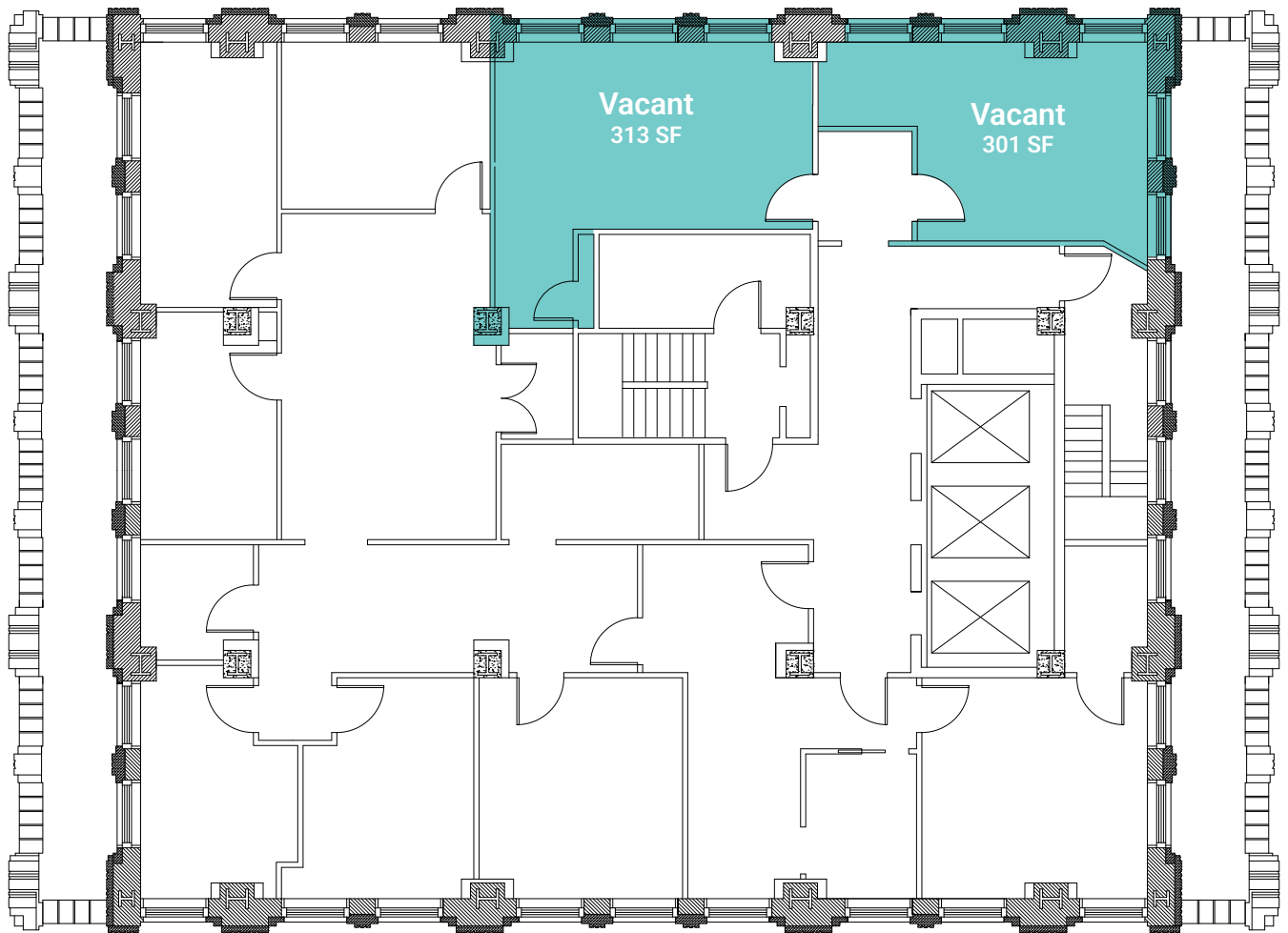


4th Floor Photos



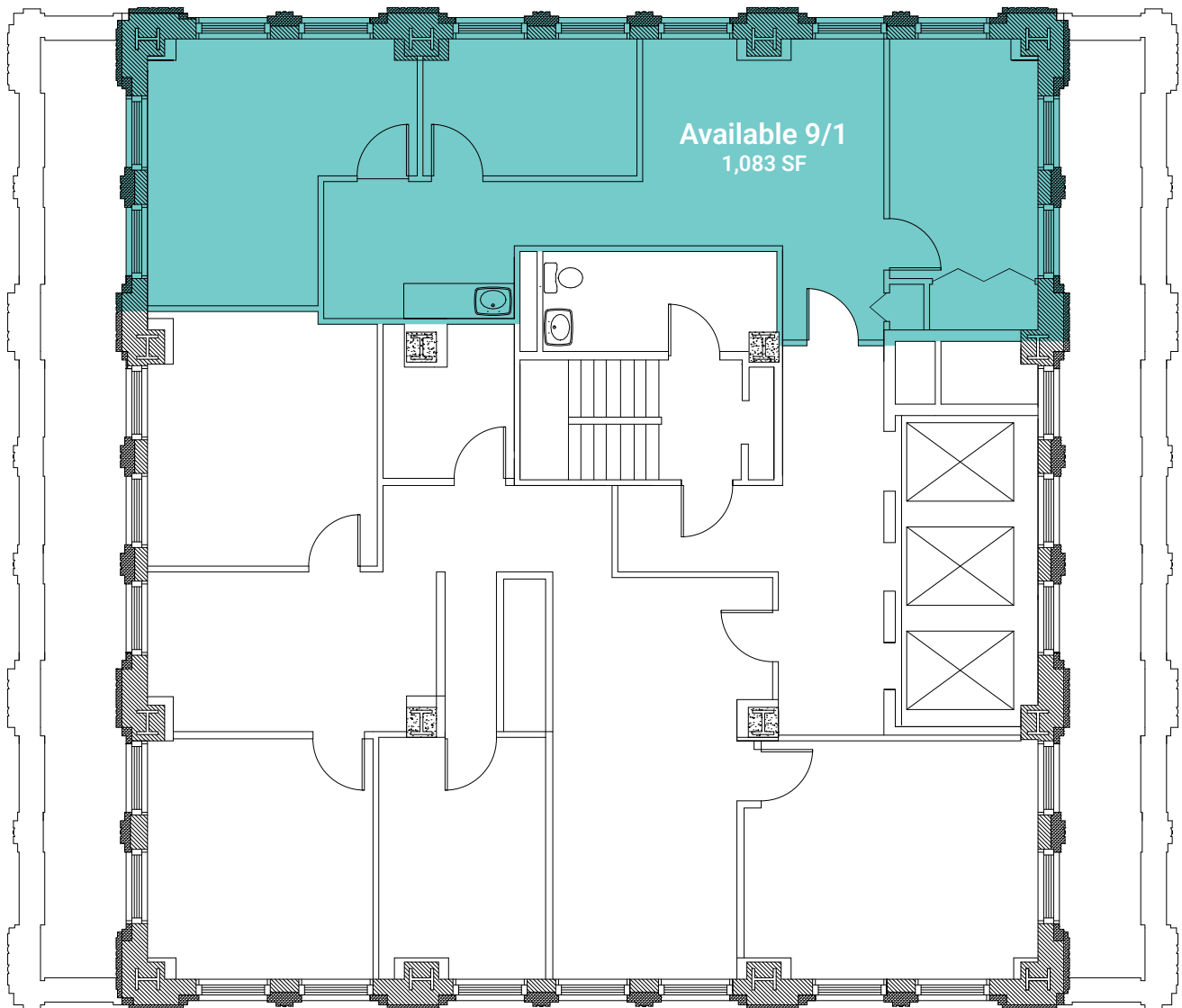


7th Floor Layout



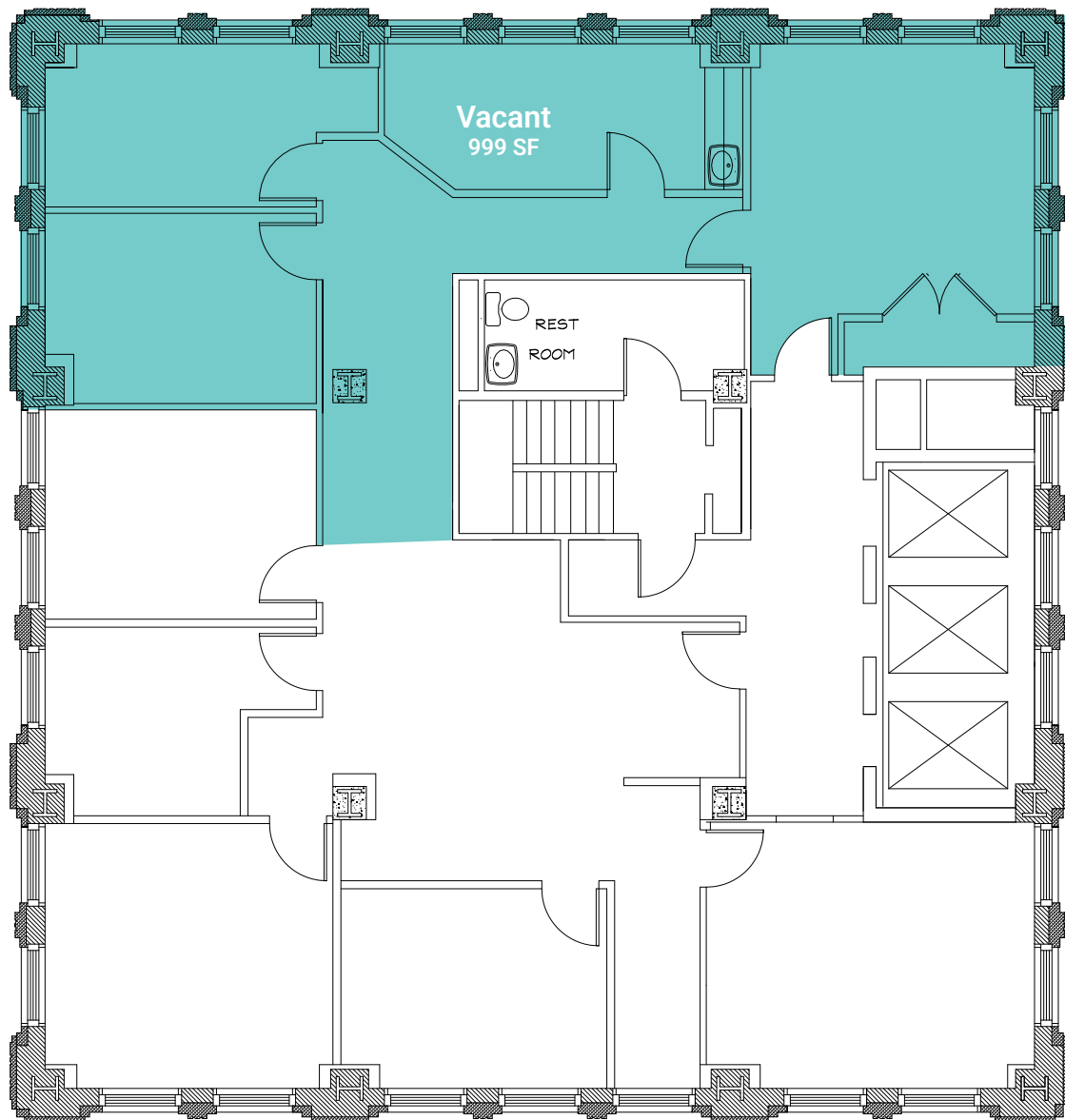


9th Floor Layout



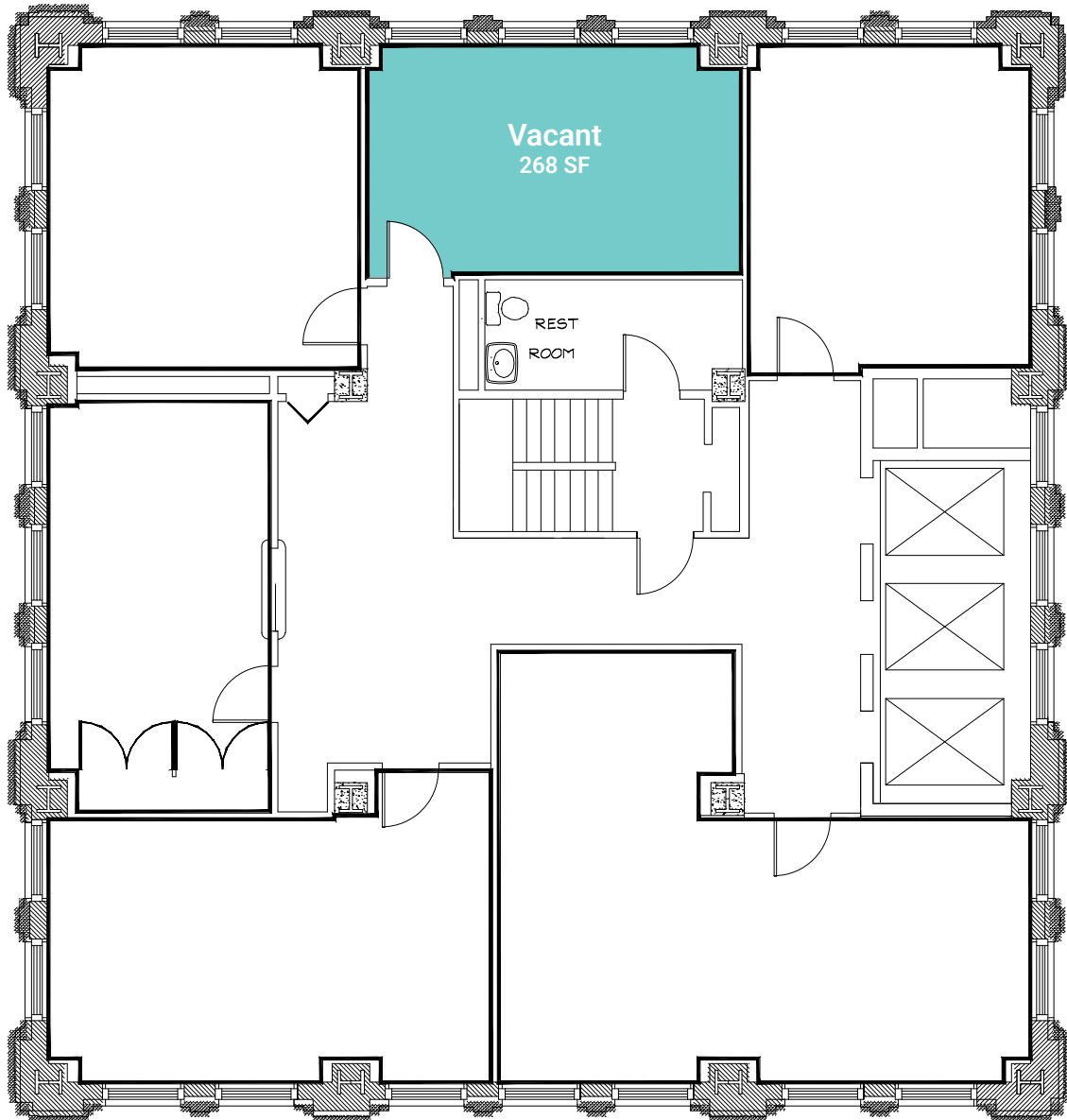


10th Floor Layout



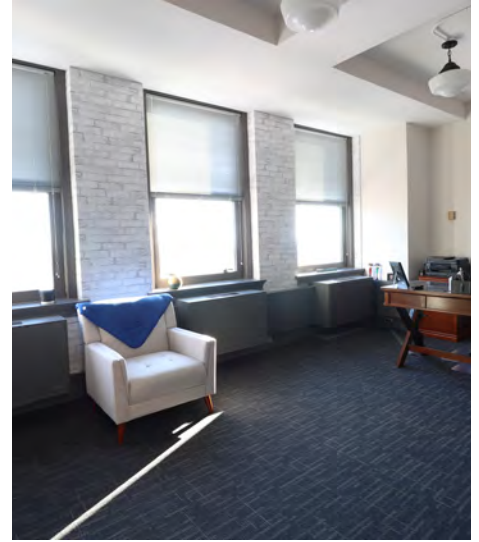


11th Floor Layout





11th Floor Photos





12th Floor Layout

