



200 E. Main Street

Fort Wayne, Indiana 46802

Property Features

10 story 151,831 SF, class A office building in the Central Business District. One of Fort Wayne's premiere office buildings features 4 floors of indoor parking and houses the Saisaki restaurant on the ground floor.

- Full service bank and ATM located on the ground floor
- Event room available to tenants
- One block from the Allen County Court House
- Located in the heart of downtown within walking distance to The Landing and the new River Front Development, as well as eminent businesses, restaurants, and retail

BUILDING	151,831 SF
AVAILABLE	5 SUITES; 1,430 SF - 11,059 SF
ZONING	DC - DOWNTOWN CORE
LEASE RATE	\$16.50-\$20.00 PSF FS

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802 USA
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com

General Property Information			
Name	1 st Source Center	Parcel Number	02-12-02-428-003.000-074
Address	200 E. Main Street	Total Building SF	151,831 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.84 AC
County	Allen	Year Built	1989
Township	Wayne	Zoning	DC (downtown core)
Parking	Indoor garage		

Property Features			
Construction	Masonry	# of Floors	10
Roof	Flat	Restrooms	One set per floor
Heating	Boiler	Central Air	Chiller units
Signage	Directory in lobby	Sprinklers	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4 Miles
Water	City of Fort Wayne	Highway	US 27
Sewer	City of Fort Wayne	Distance	Minutes

Lease Information		
Unit	SF	Lease Rate
540	1,859 SF	\$16.50-\$20.00/SF/YR Full service
550	3,300 SF	\$16.50-\$20.00/SF/YR Full service
700	11,059 SF	\$16.50-\$20.00/SF/YR Full service
746	4,201 SF	\$16.50-\$20.00/SF/YR Full service
810	2,484 SF	\$16.50-\$20.00/SF/YR Full service
815	1,430 SF	\$16.50-\$20.00/SF/YR Full service

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes		Landlord
CAM		Landlord
Insurance		Landlord
Maint/Repairs		Landlord
Roof/Structure		Landlord
Utilities		Landlord
Total Expenses		

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802 USA
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naihb.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naihb.com

Space Available

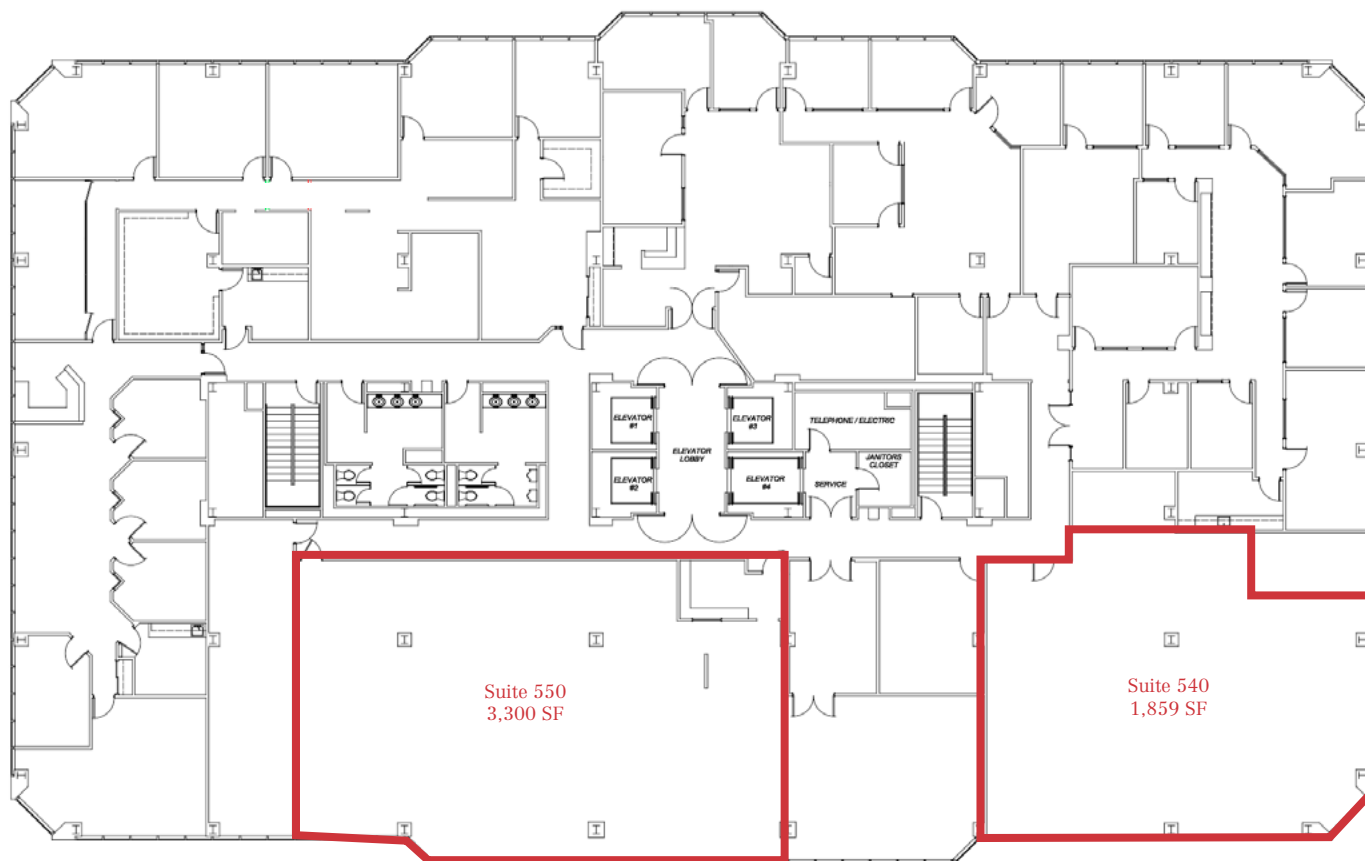


200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com



FIFTH FLOOR

1/8" = 1'-0"

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

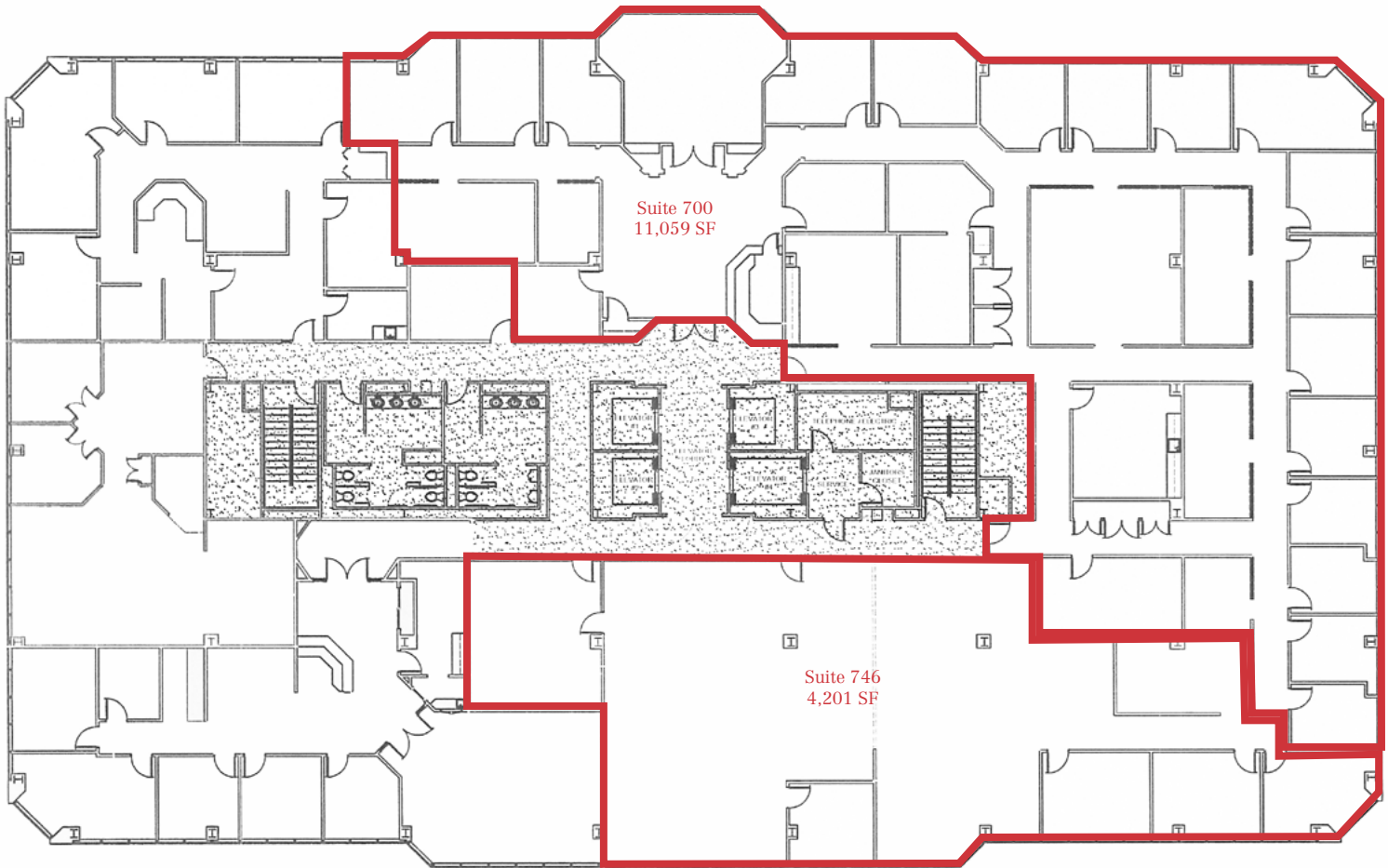
www.naih.com

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.

Suite 700 - 11,059 Rentable SF

[Click here for a virtual tour](#)

Suite 746 - 4,201 Rentable SF



SEVENTH FLOOR
1" = 20'



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

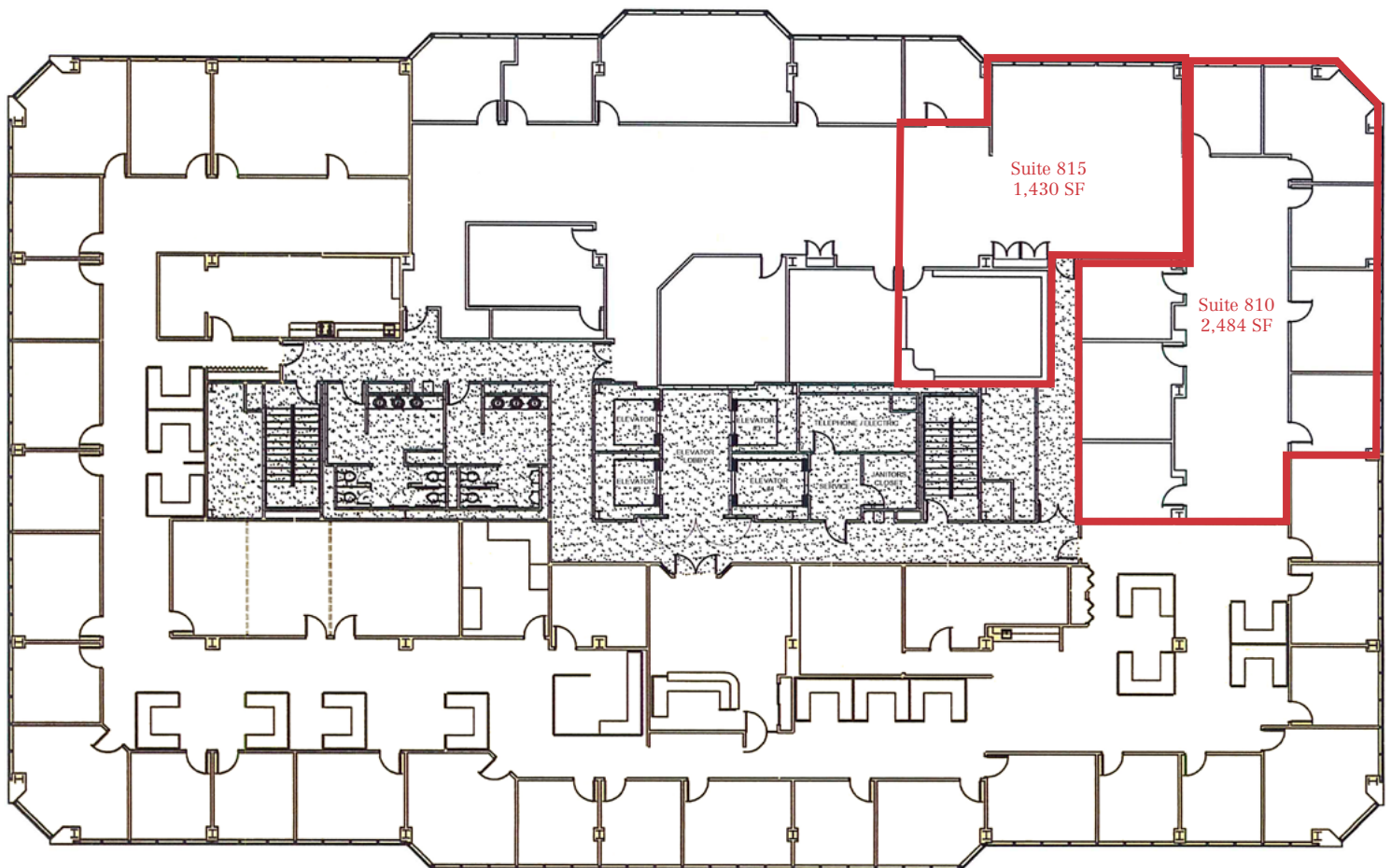
IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

www.naihb.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.

Suite 810 - 2,484 Rentable SF

Suite 815 - 1,430 Rentable SF



EIGHTH FLOOR

1" = 20'



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naih.com

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.

Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naih.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@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.

Current Tenant Photos



**Photos courtesy of BFA Commercial Photography.*

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naih.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naih.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naih.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@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.

#1

Fastest Growing
Market in
the Region

(US Census Bureau, 2020)

#5

Most
Affordable
Place to Live

(niche.com, 2020)

\$3.2B

Private Capital
Investments Made
in Allen County

Since 2014 - More Than 1/2
Originating from Fortune 500 Companies

Exciting Developments in Downtown Fort Wayne



Riverfront
FORT WAYNE

Always moving.

PROMENADE PARK



Transforming our riverfront into a vibrant regional landmark.

ELECTRIC WORKS

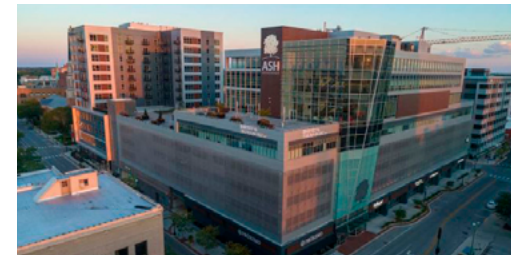
BROADWAY | DISTRICT



Reinventing the former General Electric campus, a historic hub of innovation and entrepreneurship.



ASH
BROKERAGE



Building a live-work-play gem in the heart of downtown Fort Wayne.



Bank | Insurance | Private Advisory

THE ASHBERRY



A local business investing in the local community.



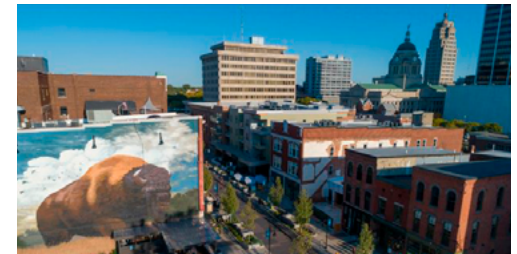
THE BRADLEY
PROVENANCE



Building a world class boutique hotel experience for visitors and locals.



THE LANDING



Bringing boutique shopping and fine dining to Columbia Street - Fort Wayne's original business district.

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

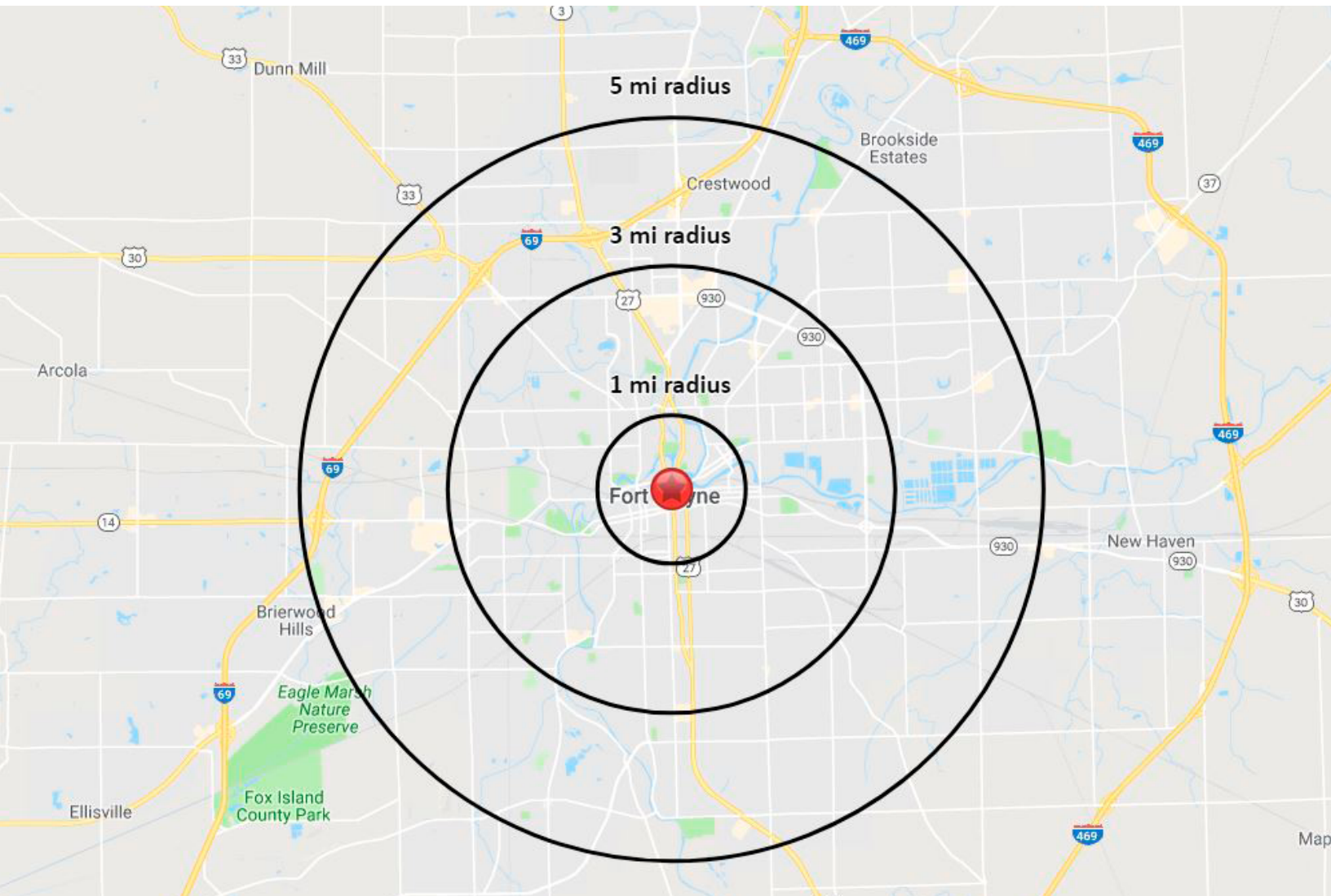
www.naihb.com

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.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.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,982	93,157	182,093
NUMBER OF HOUSEHOLDS	6,240	36,716	73,725
AVERAGE HOUSEHOLD INCOME	\$47,398	\$51,755	\$55,406
MEDIAN HOME VALUE	\$83,641	\$89,954	\$104,456
TRAFFIC COUNT	E. Main Street		11,908 VPD

200 E. Main Street, Suite 580
 Fort Wayne, IN 46802 USA
 260.422.2150 (o)
 260.422.2169 (f)

RACHEL ROMARY
 Broker
 260.341.0230 (m)
 rromary@naih.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769 (m)
 gary@naih.com

IAN DEISER, MICP
 Broker
 260.452.5153 (m)
 ian@naih.com