



# FOR LEASE

**RETAIL/OFFICE SPACE AVAILABLE**  
1309 S LAFAYETTE ST, FORT WAYNE, IN 46802

## DESCRIPTION

This historical building in downtown Fort Wayne has 1 retail/office space for lease. The space is 1,308 SF. This second floor space features exposed brick, open concept work area and unique loft ceilings. Building is very well maintained.

## OVERVIEW

<b>Price:</b>	\$15.00/SF/year
<b>Number of Stories:</b>	2
<b>Space Type:</b>	Retail/Office
<b>Size:</b>	1,308 SF

## FEATURES

- Private Parking Lot
- Zoned Downtown Core
- Prime-Multi Tenant Building
- Loft Space with Exposed Brick Walls

**PRIME RETAIL/OFFICE SPACE AVAILABLE FOR LEASE**

### JILL HIEBER

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E | JILL.HIEBER@STEFFENGRP.COM

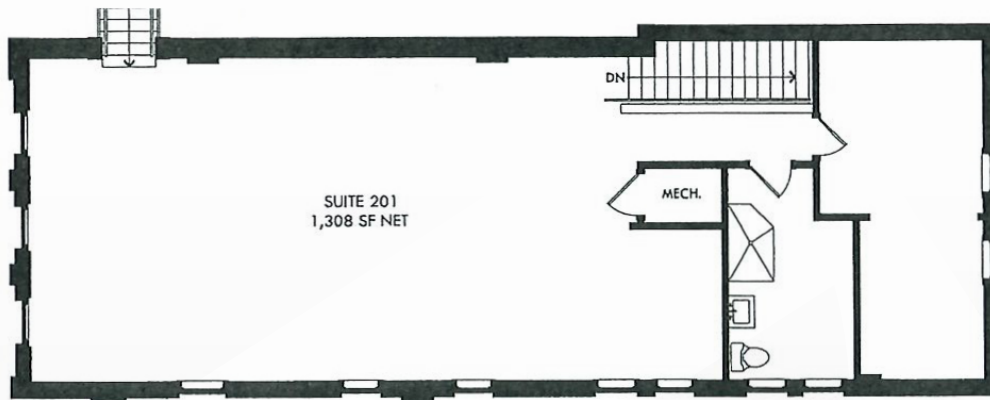


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## LEASE INFORMATION

<b>Date Available</b>	Immediate	<b>Lease Type:</b>	Modified
<b>Lease Rate:</b>	\$15.00/SF/Year	<b>Total Space:</b>	1,308 SF



2ND FLOOR PLAN  
NOT TO SCALE

SPACE	RATE	TYPE	SIZE (SF)	LEASE TYPE
201	\$15.00/SF/Year	Retail/Office	1,308	Modified

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## DEMOGRAPHICS 5 MILES

**Population:** 379,299  
**Total Households:** 143,500  
**Average HH income:** 47,538

## PROPERTY INFORMATION

**Zoning:** DC - Downtown Core  
**Traffic Counts:** 18,205 Vehicles per day

### JILL HIEBER

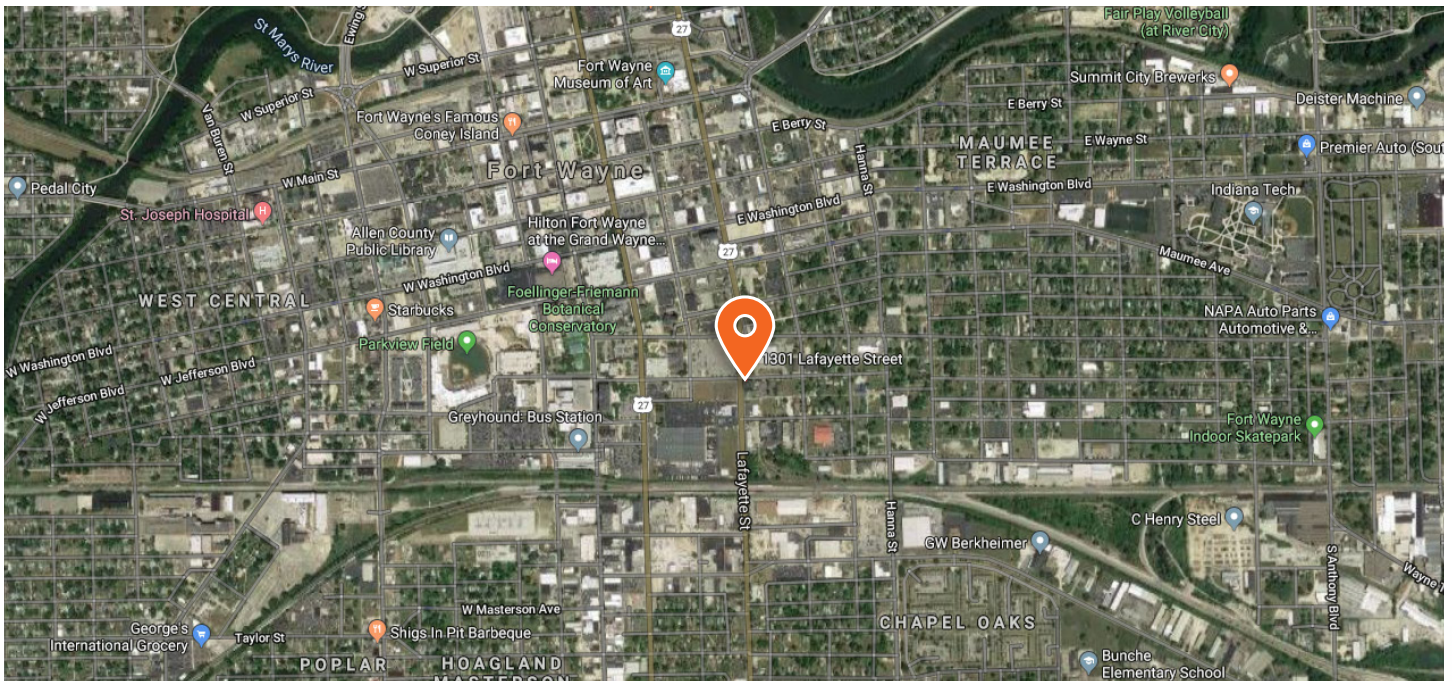
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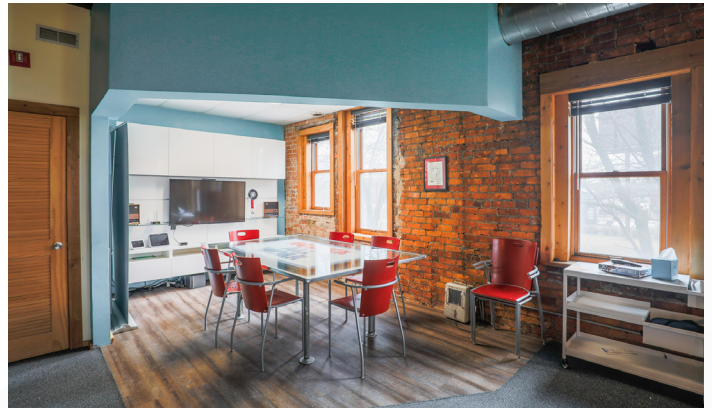
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