



# FOR LEASE

## 120 W SUPERIOR ST, FORT WAYNE, IN

### DESCRIPTION

Located in the heart of Downtown Fort Wayne, this unique and creative office space offers approximately 4,000 SF of flexible and functional workspace in a historic building full of character. Just steps from The Landing and adjacent to the Riverfront at Promenade Park, this location puts your business at the center of Fort Wayne's most vibrant and walkable district. The office layout includes a spacious open entry area perfect for welcoming clients or showcasing your brand, 4–5 private offices, a dedicated conference room, a breakroom, and additional storage. Tall ceilings, exposed brick, and other historic architectural details create a creative and inspiring work environment. As an added bonus, an additional 3,000 SF of unheated garage/warehouse space is also available—ideal for storage, equipment, or even a creative buildout. This is a rare opportunity for any forward-thinking or design-focused company to establish its presence in one of the city's most exciting and fast-growing locations. Don't miss out on this one-of-a-kind downtown space.

### OVERVIEW

<b>Price:</b>	\$17/SF/year
<b>Size:</b>	4,000 - 7,000 SF
<b>Number of Stories:</b>	2
<b>Space Type:</b>	Office / Retail

### FEATURES

- **4,000 SF of creative office space** with open entry lounge, 4–5 private offices, unique conference room, breakroom & storage
- **Unbeatable location** in the heart of downtown—next to Promenade Park + steps from The Landing.
- **Vibe meets function** in this historic building with exposed brick, high ceilings & tons of natural light
- **Bonus 3,000 SF of garage/warehouse space**—perfect for creative build-outs, storage, or flex use

#### JILL HIEBER

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## LEASE INFORMATION

<b>Date Available</b>	Immediate	<b>Lease Type:</b>	Modified
<b>Lease Rate:</b>	\$17/SF/Year	<b>Tenant Responsibilities:</b>	Utilities, Interior Maintenance, Janitorial
<b>Total Space:</b>	4,000 - 7,000 SF		

## SPACES AVAILABLE

SPACE	RATE	TYPE	SIZE (SF)	COMMENTS
First Floor	\$17/SF/YR	Modified	4,000 SF	Garage/Warehouse can be added - 3,000 SF

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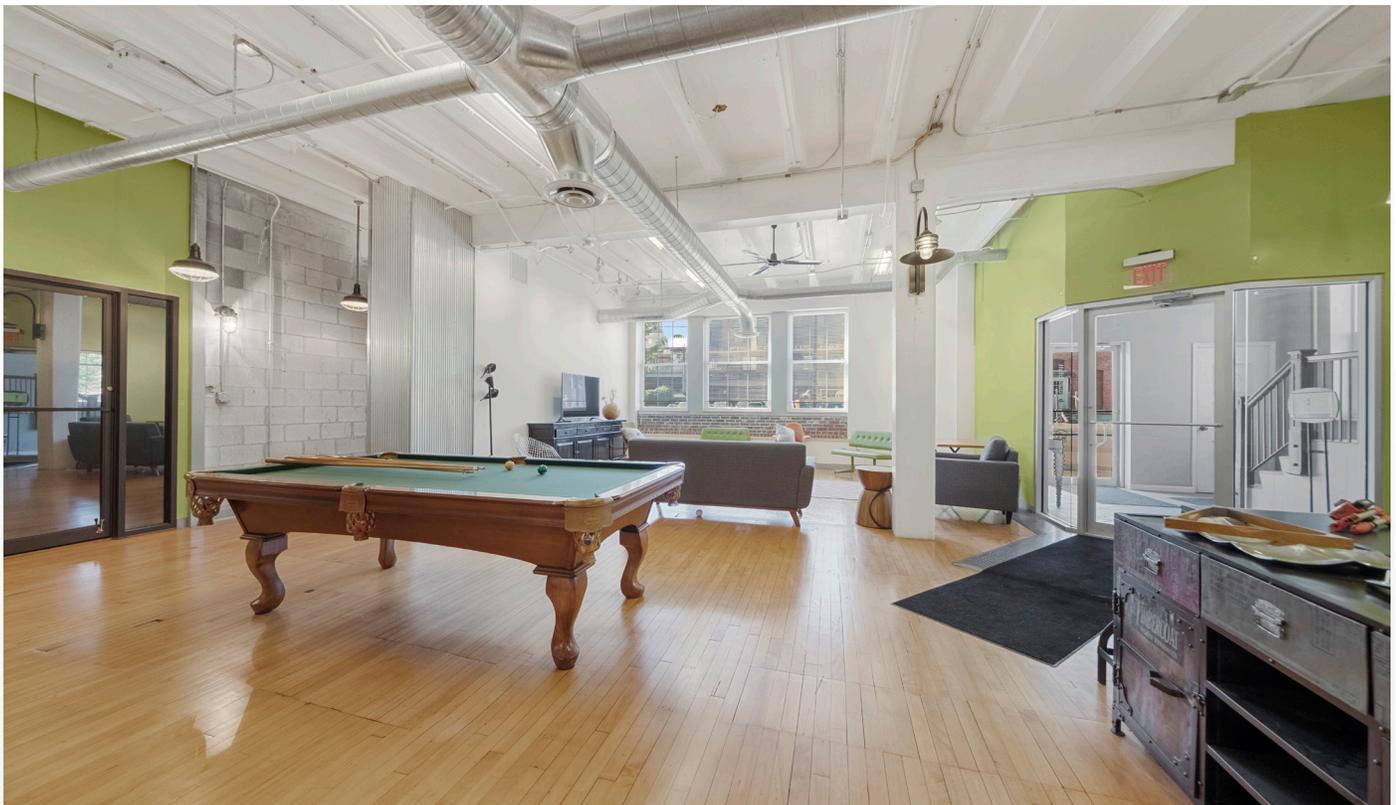
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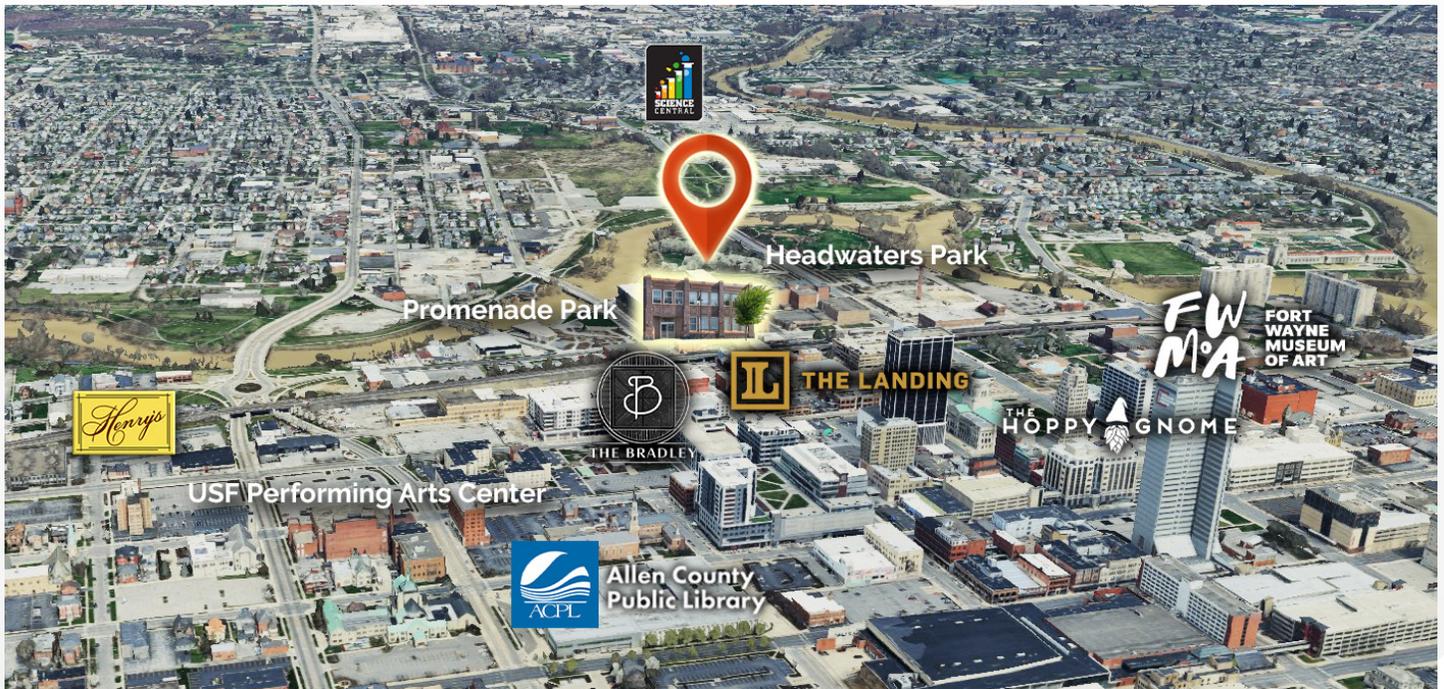
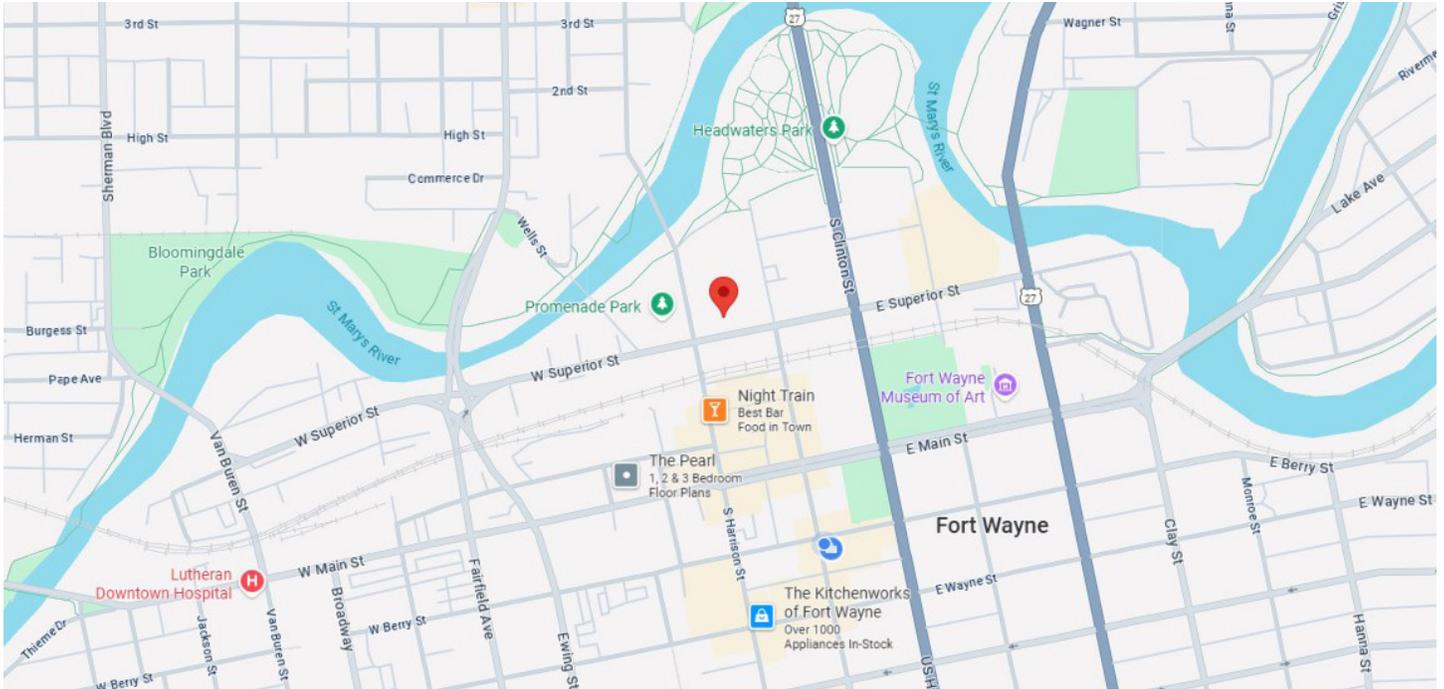
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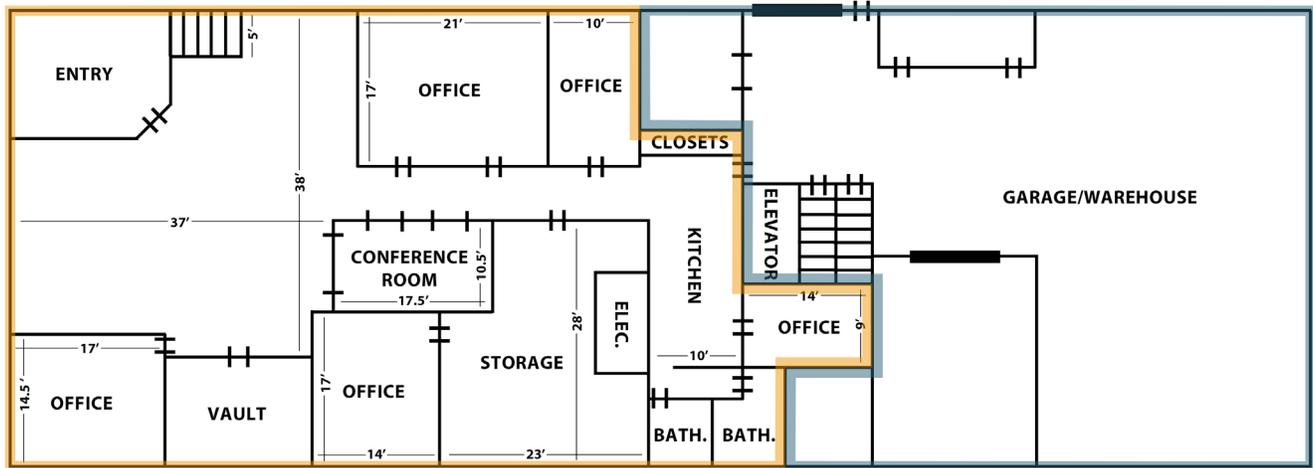
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## FIRST FLOOR PLAN

OFFICE/RETAIL  
4,000 SF

GARAGE/WAREHOUSE  
3,000 SF



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