



# FOR LEASE

**RETAIL/OFFICE SPACE AVAILABLE**  
1301 S LAFAYETTE ST, FORT WAYNE, IN 46802

## DESCRIPTION

Discover a beautifully restored historic commercial building in the heart of Downtown Fort Wayne. Located at 1301 S Lafayette St, this three-story property blends vintage character with modern upgrades, providing flexible retail or office space ideal for businesses seeking a distinctive presence. The property also offers excellent exposure, strong traffic counts, and ample parking.

## OVERVIEW

**Price:** \$16.00/SF/year

**Number of Stories:** 3

**Space Type:** Retail/Office

**Size:** 1,925 SF

## FEATURES

- Prime-Multi Tenant Building
- Loft Space with Exposed Brick Walls and Abundant Natural Light
- Private Rear Parking Lot
- Zoned Downtown Core
- Tenant-controlled HVAC
- 24-hour Access for Operational Convenience
- Open Floor Plan with Flexible Configuration Options

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

**JILL HIEBER**

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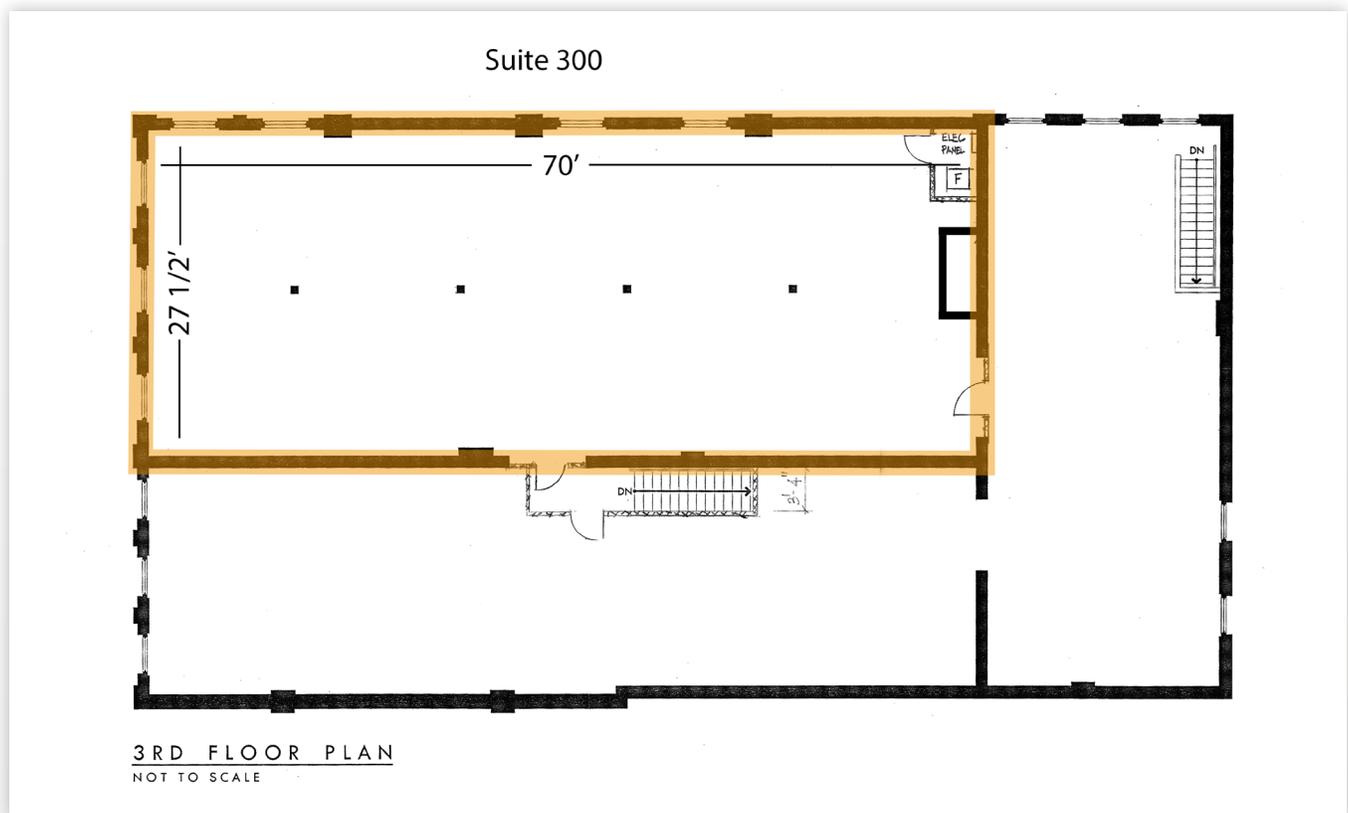
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## LEASE INFORMATION

<b>Date Available</b>	Immediate	<b>Lease Type:</b>	Modified
<b>Lease Rate:</b>	\$16.00/SF/Year	<b>Total Space:</b>	1,925 SF

SPACE	RATE	TYPE	SIZE (SF)	LEASE TYPE
300	\$16.00/SF/Year	Retail/Office	1,925	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

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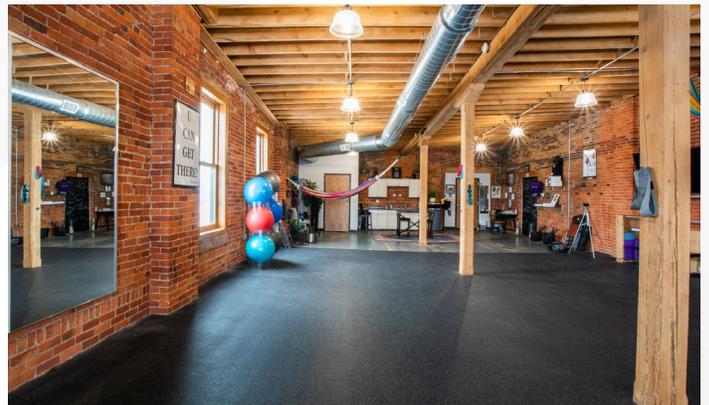
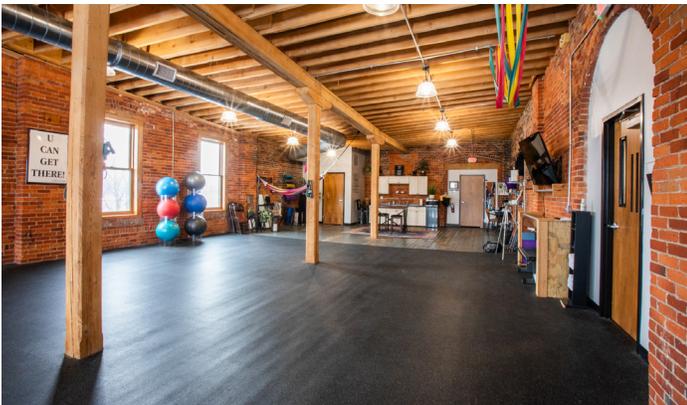
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SUITE 300



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