



## Downtown Office Sublease

402 E. Main St.  
Fort Wayne, Indiana 46802



### Downtown First Floor Office Space

- 4,875 SF - Multiple exam rooms, private offices, conference room, work area/file room, breakroom, and reception and lobby area
- Exterior signage available
- Highly visible on the southeast corner of Main & Lafayette Streets
- Within walking distance of Freimann Square, Fort Wayne Museum of Art, Allen County Courthouse, Citizen's Square, City Exchange Shops, popular restaurants, YMCA, and banks
- Easily converted to general office for attorney's office, financial advisory, or other professional uses
- Locate your business in the heart of downtown Fort Wayne's central business district
- FREE parking at your front door
- **For Sublease \$10.00/SF, NNN**

#### JOHN CAFFRAY

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#### ANDREW ECKERT

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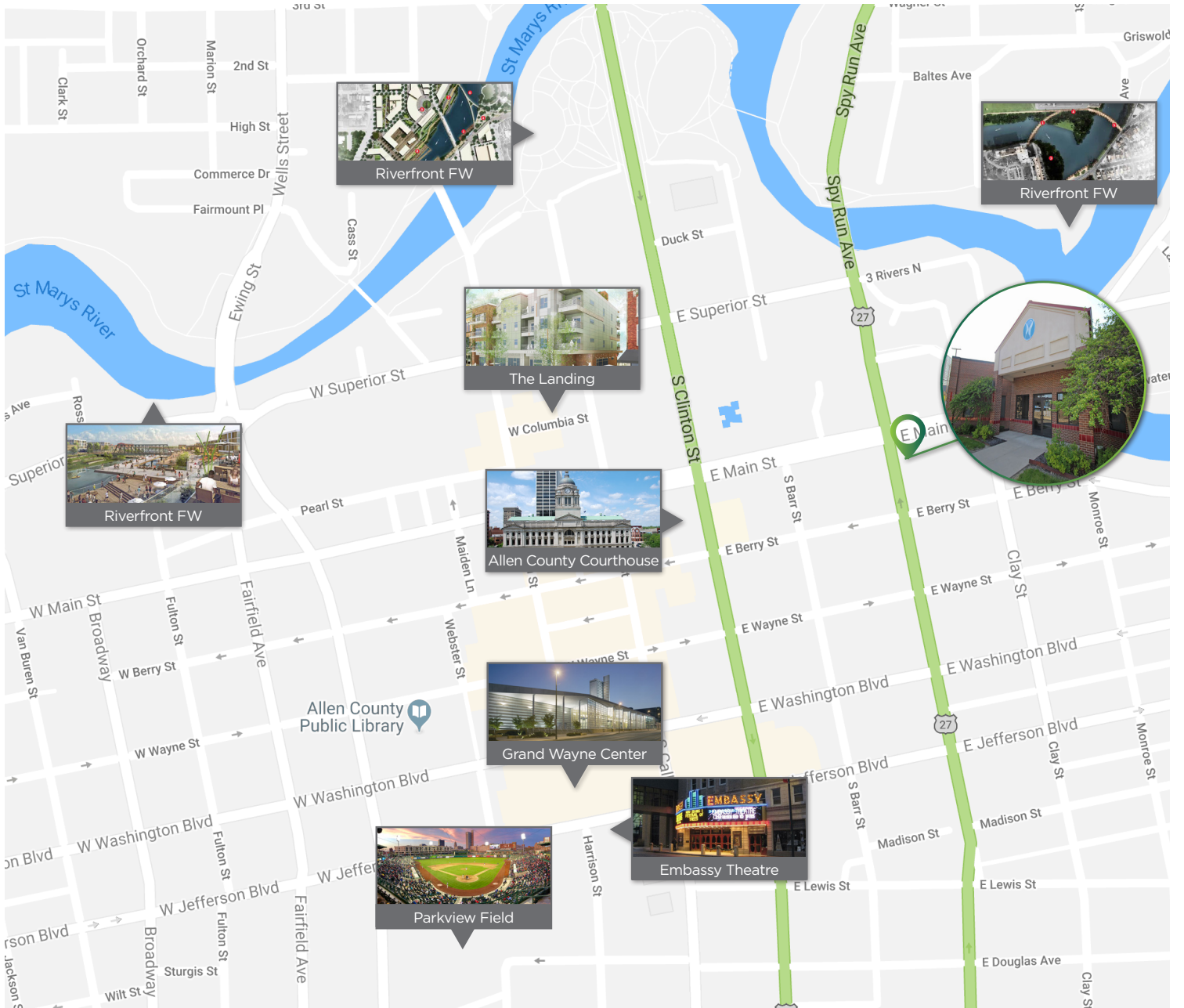
#### ANGIE DAVIS

Brokerage Administrator  
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## Great Office Opportunity

One suite is available in the Main-Lafayette office building and immediately adjacent to the Fort Wayne Fire Department and Fort Wayne Museum of Art, and within walking distance of banks, government buildings, restaurants, and parks.

Now is the perfect time to let your business thrive in Fort Wayne's beautiful downtown in the center of it all.

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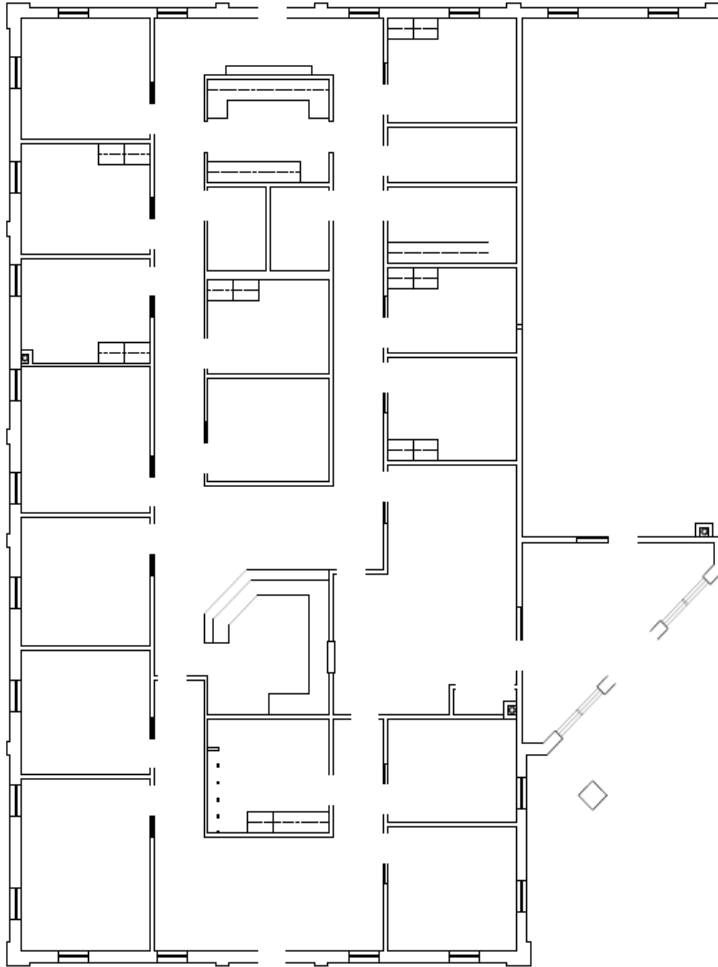


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## Suite 402 - 4,875 SF

- Contact Broker for Detailed Floor Plan



1st Floor - Office Space

Floor Plan: Not To Scale



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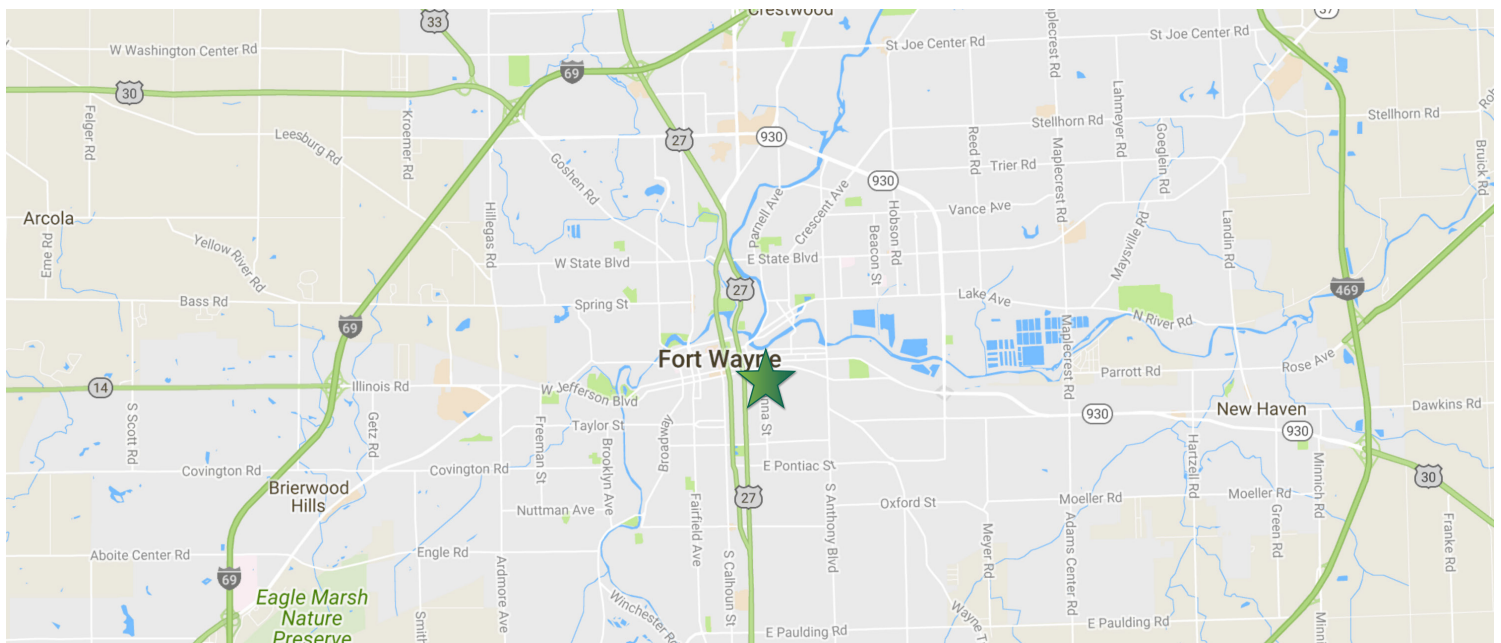
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# OFFICE SPACE FOR SUBLEASE

Property Name Downtown Office Sublease  
Address 402 E. Main St.  
City, State, Zip Fort Wayne, IN 46802  
County Allen  
Township Wayne  
Parcel No. 02-12-02-430-002.000-074



## LEASE INFORMATION

Lease Rate \$10.00  
Lease Type NNN  
Terms Sublease to May 2026  
Availability Immediately

## AVAILABLE SUITES

Total Building Area 10,207 SF  
Total Available SF 4,875 SF  
Max. Contiguous Available 4,875 SF

Suites Available	RSF	Monthly Rate
Suite 402	4,875	\$4,062.50

## RESPONSIBLE PARTIES

Utilities Tenant  
Lawn & Snow Tenant  
Property Taxes Tenant  
Property Insurance Tenant  
Maintenance & Repairs Tenant  
Common Area Tenant  
Roof & Structure Landlord  
Janitorial Tenant

## SITE DATA

Site Acreage .74 AC  
Zoning & Description DC, Downtown Core  
Parking Description Surface Parking  
Parking count/ratio 34  
Traffic Count Main St. - 10,393 VPD  
Lafayette St. - 26,365 VPD

## BUILDING INFORMATION

Property Type Office  
Year Built 1998  
No. of Stories 1  
Construction Type Masonry  
Roof Rubber  
Heating Gas Forced Air  
A/C Central  
Sprinklered No  
ADA Compliant Yes  
Elevators No  
Signage Yes

## UTILITIES

Electric Supplier AEP  
Natural Gas Source NIPSCO  
Water & Sewer Source City Utilities

## ADDITIONAL INFORMATION

- Former Lutheran Health Physicians
- Located on the SEC of Main & Lafayette Streets
- Sublease until May 1, 2026

## CONTACT US

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## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



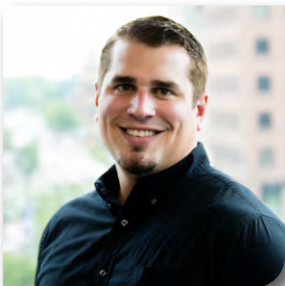
**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Philip Hagee**  
Listing Manager



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES COMPANIES

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**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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**260 483 3123**  
MaintainFortWayne.com

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**Sturges Development**  
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