



FEATURED LISTING:
9901 AUBURN RD., FORT WAYNE, IN
 • 3,397 SF of office space available
 • Class A office space, excellent for professional office or medical office
 • Easy access to I-69 and I-469
 • FOR LEASE: \$17.50 MOD GROSS
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FORT WAYNE OFFICE REPORT

Q1 MARKET UPDATE:

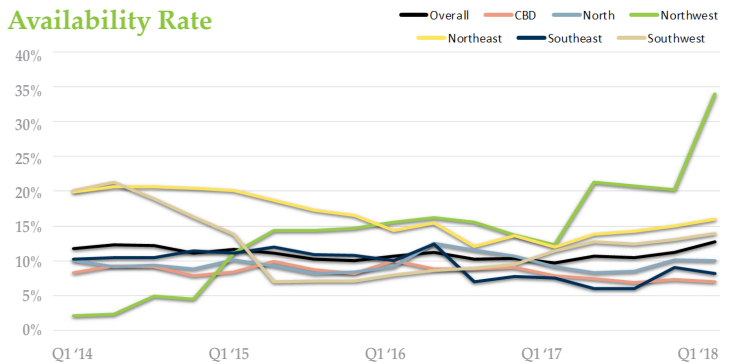
Positive activity to start 2018 for the office market in Fort Wayne. First Merchants Bank announced in January it would be opening a regional headquarters office in the entire second floor of the new Skyline Tower building downtown. First Merchants will occupy roughly 17,750 square feet of space in the \$44 million development, relocating 60 employees from various locations around Fort Wayne into the new space. The 12-story mixed-use building is expected to be completed in the coming months.

In the suburban market, SIRVA's relocation to downtown opened its 200,000-square-foot location at 5001 US Hwy 31, leaving a sizeable hole in the Northwest submarket. The relocation raised the Northwest submarkets vacancy rate from 20.3 percent at the end of 2017, to 33.9 percent in Q1, and was also the main driver of the overall markets vacancy rate increasing from 11.3 percent to 12.7 percent. Asking rates slightly increased since the end of 2017, most notably in Class A space located in the central business district. The Metro Building's recent renovation is attributing to the rising rents, whose office rents are currently asking \$21.00 to \$24.00-per-square-foot.

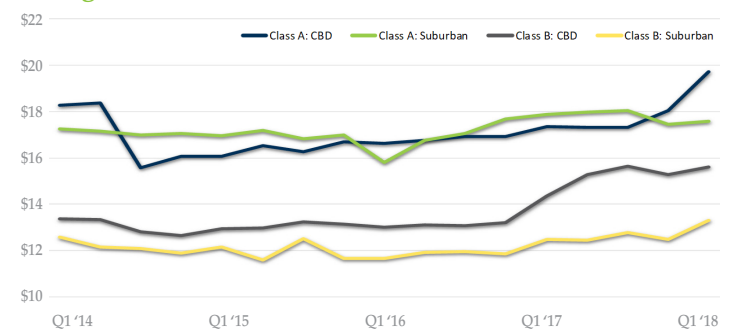
In the Southwest submarket, IU Health is renovating a 10,000-square-foot space at 7230 Engle Road for a new primary care facility to be completed in late summer. This marks the first of several planned locations in the market for IU Health. Staying along the medical office theme, Parkview Health is planning as many as 10 medical office buildings on its regional medical campus on Dupont Road. The growth occurring near Parkview's Dupont Road campus initiated a new economic development area, that will help capture taxes generated by the new developments to help pay for infrastructure expenses. The designated area contains approximately 756 acres, 380 of which remains undeveloped.

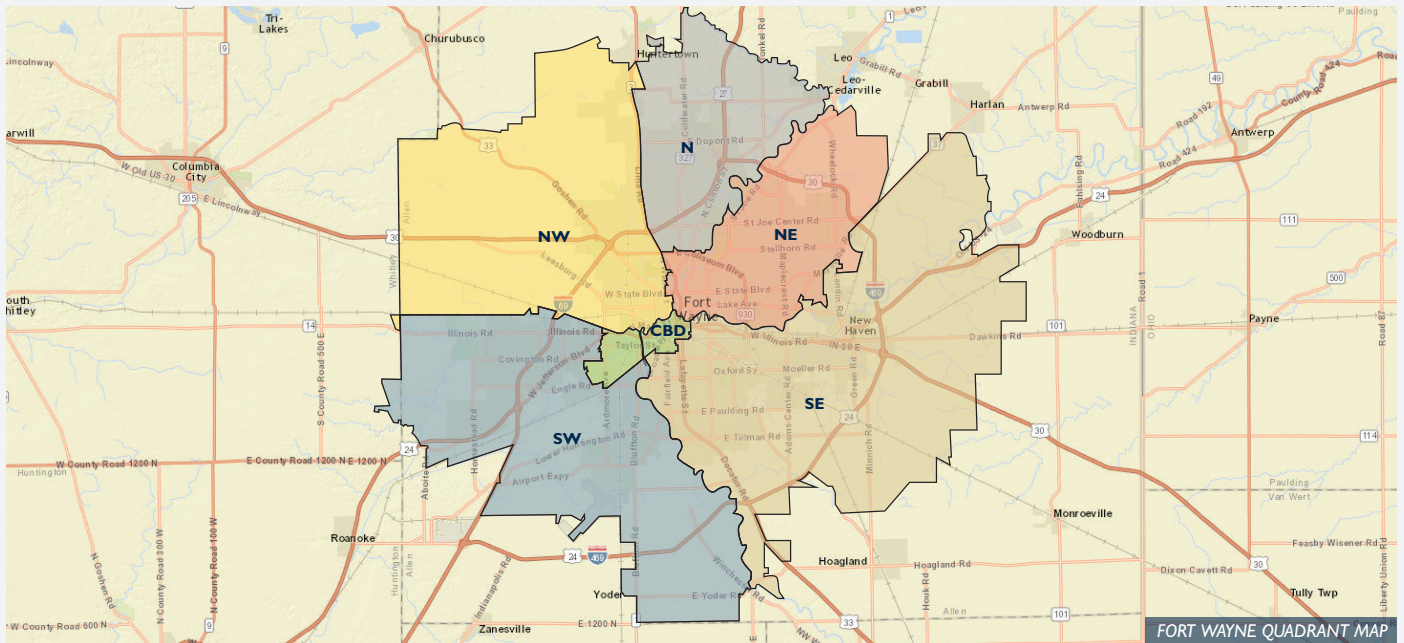
	Q1 '18	Q1 '17	12-Mo. Forecast
Inventory	15,032,737	14,985,294	+
Availability Rate	12.7%	9.7%	=
Class A: CBD Avg. Asking Rate – Full Service Gross	\$19.71/SF	\$17.35/SF	=

Availability Rate



Asking Rates: \$/SF Full Service Gross





1ST QUARTER NOTABLE TRANSACTIONS

LEASES

Property/Address	SF	Tenant	Type
Falstaff Office Park 2020 E. Washington Blvd.	16,179	Habitat for Humanity	Renewal

SALES

Address/Submarket	SF	Buyer	Sale Price
*5001 U.S. Hwy. 30, Fort Wayne	282,555	Hanning & Bean Enterprises	\$7.0 Million

*According to Real Capital Analytics, this transaction was a sale-leaseback (seller to vacate)

PROJECTS UPDATE

Project/Address	Submarket	Office SF	Status	Completion
Skyline Tower 855 Webster	CBD	18,000	Under Construction	Q2 '18

PROVIDED BY

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Methodology

In addition to primary research efforts, Bradley Company also utilizes third party reports in assembling the data included herein. Total marketplace square footage is estimated from a compilation of available sources and updated on a recurring basis. Availability rates are calculated based on properties which are publicly advertised at the time of data collection.