ELECTRIC WORKS

BROADWAY | DISTRICT

THERE'S SOMETHING ELECTRIC IN THE AIR

fortwayneelectricworks.com

the Zacher company

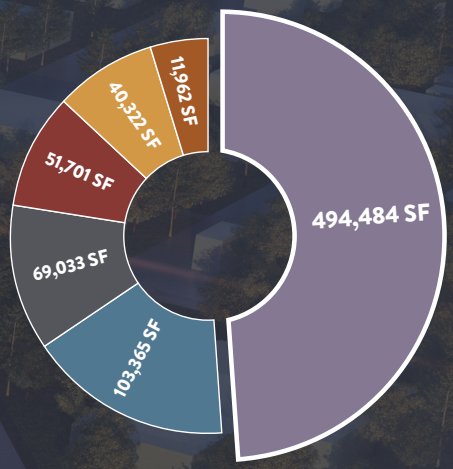
JLL®

NOW LEASING CREATIVE OFFICE SPACE

ELECTRIC WORKS

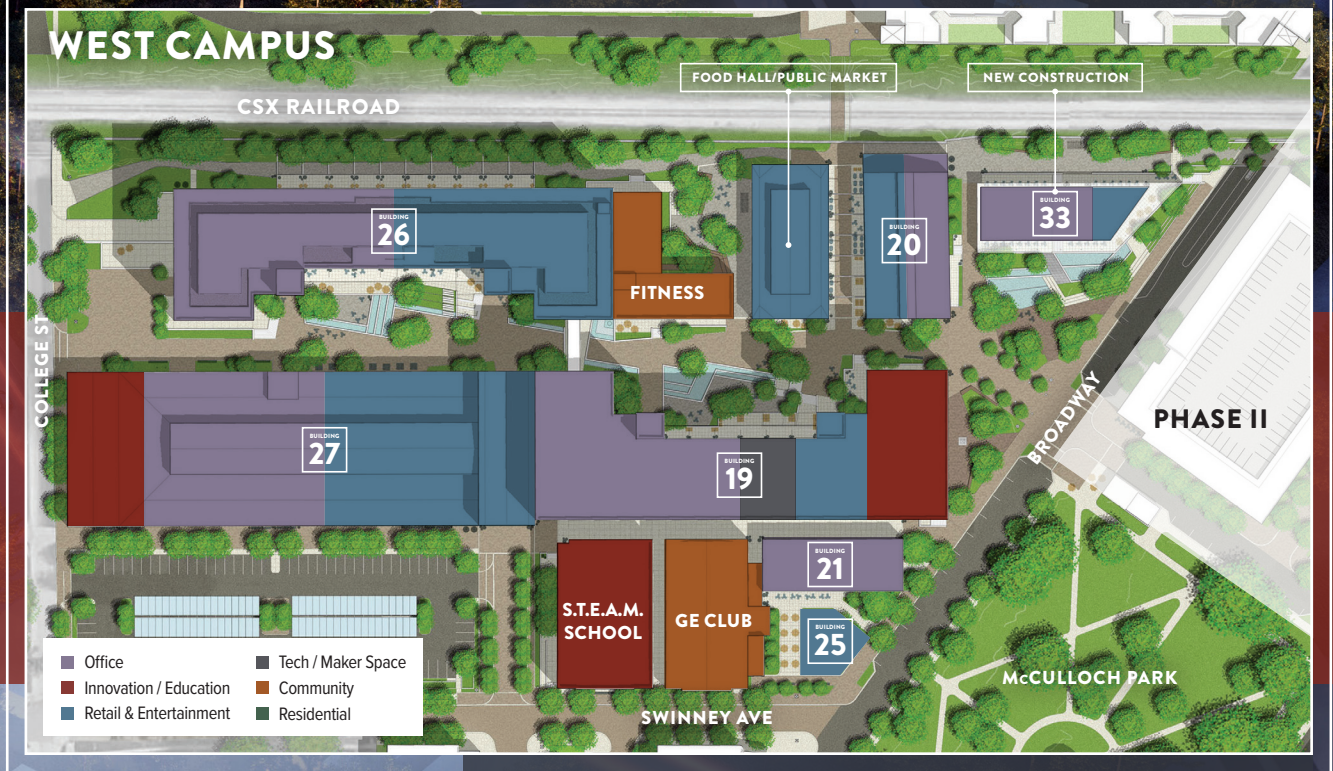
BROADWAY | DISTRICT

Everyone is buzzing about the redevelopment of the former GE campus in Fort Wayne, Indiana. Electric Works is a mixed-use district of innovation, energy and culture that includes 39 acres, 18 historic buildings and more than 1.2 million s.f. of space for office, retail, residential, education, hotel and entertainment uses. The first phase of Electric Works, the West Campus, will have:



With nearly 500,000 SF of office space available on the West Campus, Electric Works provides an ideal opportunity for national and international companies looking for proximity to the region's industry sectors, leading companies and higher education institutions.

McCULLOCH PARK

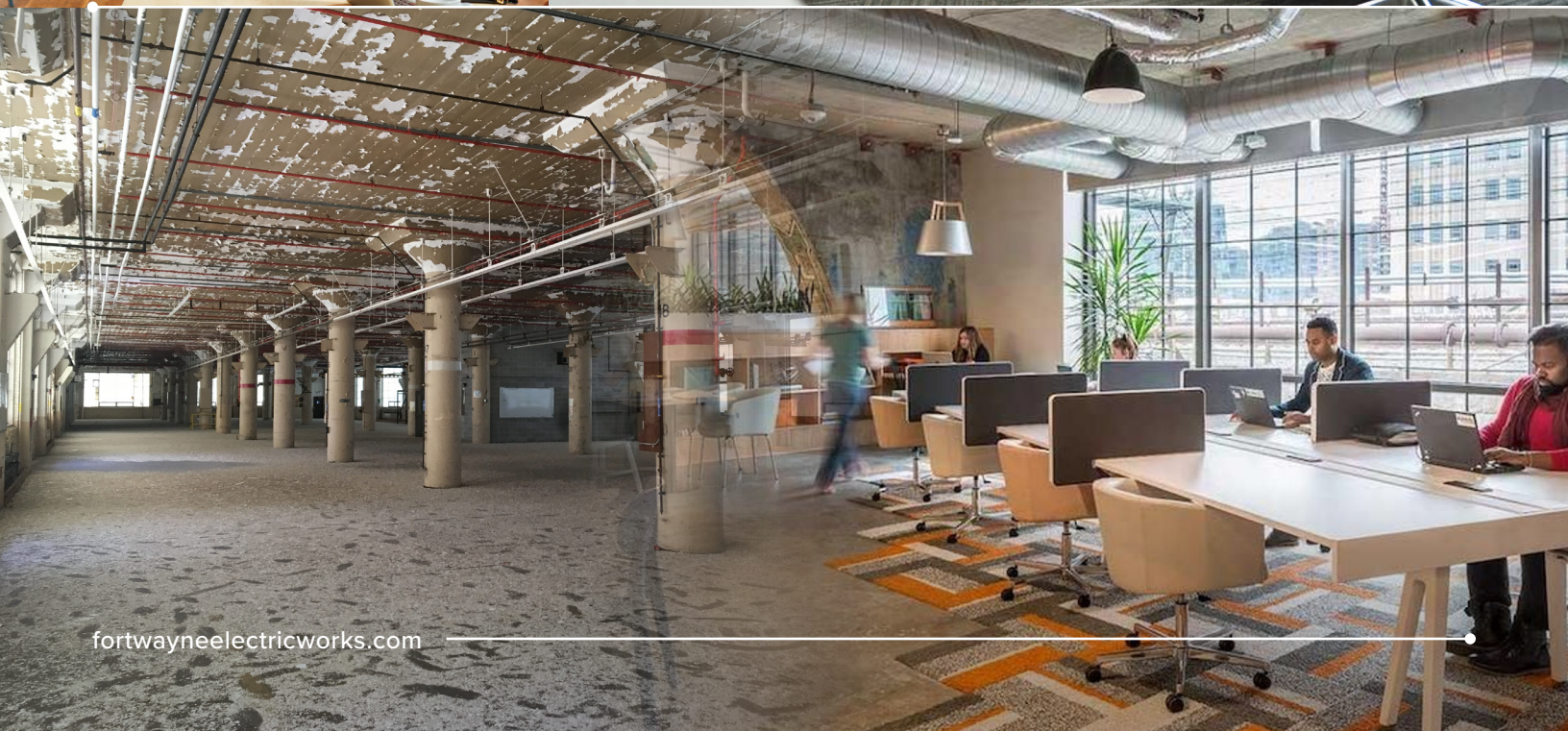


ELECTRIC WORKS

BROADWAY | DISTRICT

Electric Works offers creative, Class A office space throughout three buildings that appeal to tenants of all sizes and sectors. Buildings 19, 20, 21, 26 & 33 built with LEED Gold standards, will feature 13'-17' ceilings and expansive window lines allowing an abundance of natural light.

- Common area meeting space
- Passenger & freight elevators
- Controlled main entrances with security
- Outdoor plazas & greenspace
- Structured & surface lot parking
- Convenient access to public transit via Citilink



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BUILDING 19

- Built in 1916
- 178,918 s.f. of Class A creative office space
- 42,272 s.f. of innovation / co-working space
- 7,339 s.f. of storefront retail space fronting Dynamo Alley
- Skybridge access to Bldg. 26 on 2nd and 4th floors
- Contemporary interiors with 13'-17' ceilings, expansive window lines with abundant natural light
- Common area spaces for collaboration and interaction
- Private deck on 2nd floor, overlooking Dynamo Alley and McCulloch Park
- Rooftop deck overlooking Dynamo Alley and McCulloch Park with downtown views

BUILDING 20

- Built in 1907, the oldest remaining building on the West Campus
- 13,145 s.f. of Class A creative office space available on the 2nd floor
- Highly visible location just off heavily traveled Broadway with prominent signage opportunity
- 13,182 s.f. of storefront retail space on ground floor fronting Dynamo Alley
- Convenient parking

BUILDING 21

- Built in 1926
- 6,951 s.f. single-story Class A creative office space
- Prominent signage along Broadway with McCulloch Park visibility
- Adjacent to the GE Club recreation and community center

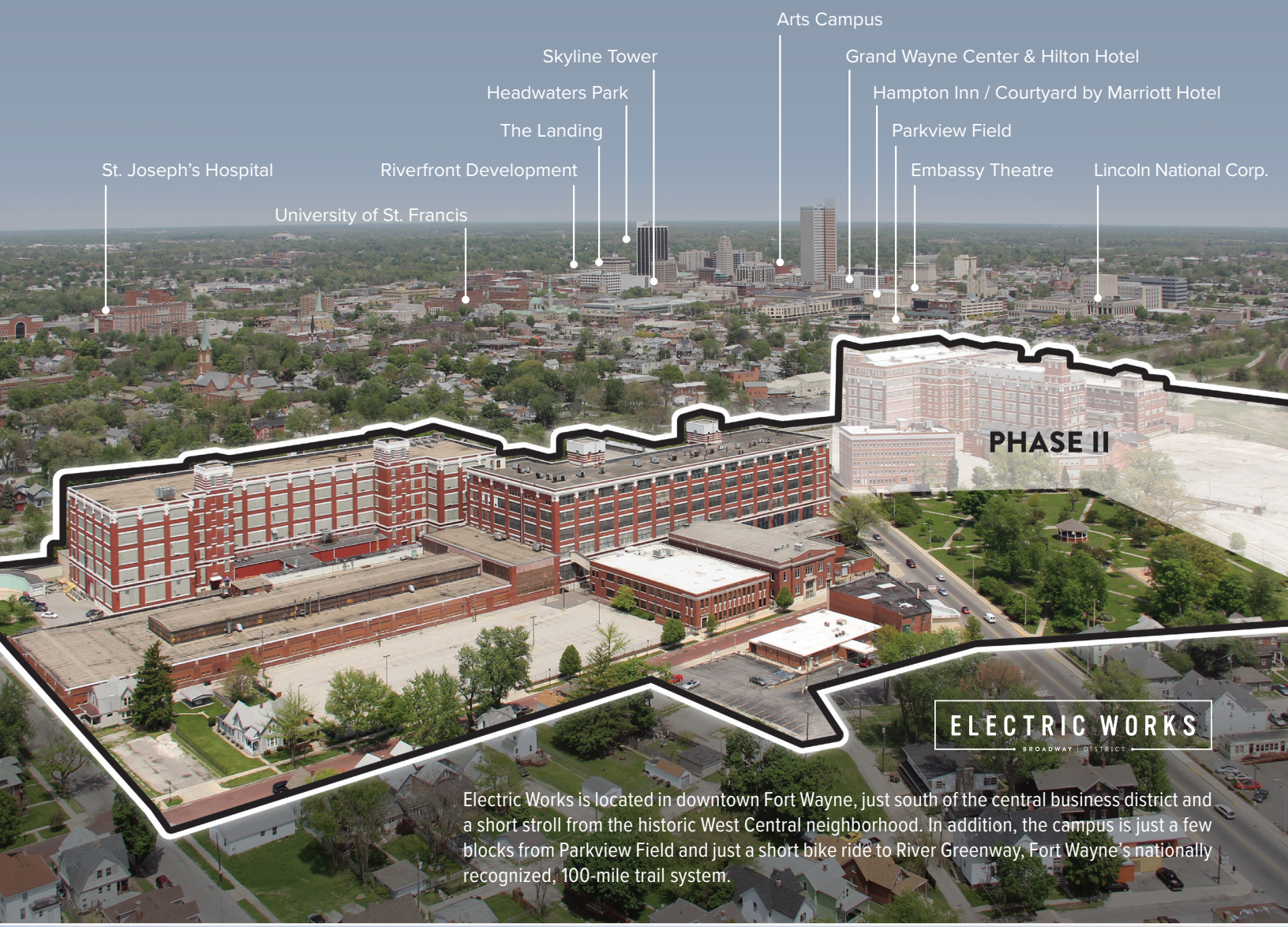
BUILDING 26

- Built in 1916
- 177,553 s.f. of Class A creative office space
- 10,984 s.f. of storefront retail space fronting Dynamo Alley, and across from the Food Hall/Public Market
- Skybridge access to Building 19 on 2nd and 4th floors
- Contemporary interiors with 13'-17' ceilings, expansive window lines with abundant natural light
- Adjacent to fitness and wellness center
- Unique floorplans suited for startups, small businesses and satellite offices
- Interior below grade parking

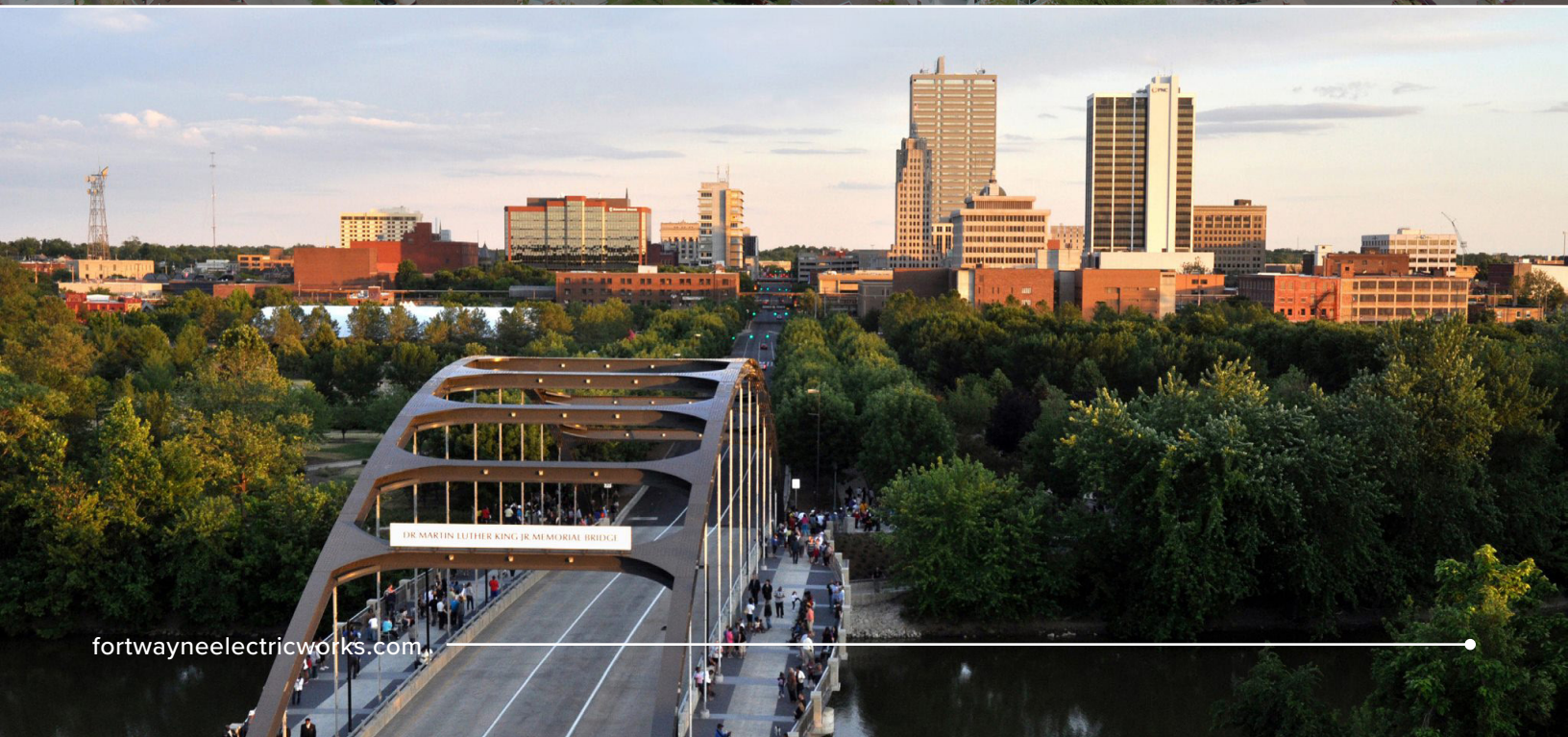
BUILDING 33

- New construction at the corner of Dynamo Alley and Broadway
- 28,536 s.f. of Class A office space
- 15,977 s.f. of storefront retail space fronting Dynamo Alley and Broadway
- 3rd floor features an outdoor deck, overlooking Dynamo Alley and Gateway Plaza
- Convenient parking

DOWNTOWN FORT WAYNE



Electric Works is located in downtown Fort Wayne, just south of the central business district and a short stroll from the historic West Central neighborhood. In addition, the campus is just a few blocks from Parkview Field and just a short bike ride to River Greenway, Fort Wayne's nationally recognized, 100-mile trail system.



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CHOOSE FORT WAYNE

Located in the heart of the Midwest, Fort Wayne boasts a population of nearly 264,488 and acts as the urban center of Northeast Indiana, a region of approximately 800,000 people. The city is conveniently located just two hours from Indianapolis and three hours to Chicago, Detroit, Cincinnati, Columbus and Cleveland. In addition to convenient drive times, Fort Wayne International Airport serves more than 700,000 passengers.

Fort Wayne is undergoing a long-term revitalization with new living options and economic development projects centered around downtown and the riverfront areas. Since 2009, downtown Fort Wayne has seen more than $283 million in new development with plans for nearly $600 million in private and public investments this year. In addition to development, business is booming in Fort Wayne due to Indiana's competitive tax climate, business culture and state incentives. There is no shortage of talent in Fort Wayne as there are 774,000+ students enrolled at Tier 1 and Tier 2 research universities within 200 miles.

Residents in Fort Wayne have access to amenities one would expect to find in a large metropolis, like excellent entertainment options, amazing sports and a thriving arts scene. With its low cost of living, big city amenities and thriving business climate, Fort Wayne is an excellent place to buy a house, raise a family, start a career and launch a business.

#1
Place to Raise a Family
smartasset.com, 2018

#4
Upcoming Hipster Market
yelp, realtor.com, 2017

#2
Hottest Housing Market
realtor.com, 2018

#6
Affordable Place to Live
livability.com, 2017

TOP 5
Most Popular City Among Millennial Homebuyers
LendingTree, 2018

#9
Best-Run City in America
wallethub, 2017

2,805 acres of public parks in Fort Wayne and 200+ lakes in Northeastern Indiana

214,000+ Annual graduates from Tier 1 and Tier 2 research universities within 200 miles.

$1.65B Fortune 500 company investments made in Allen County, 2015-2017

INDIANA STATS

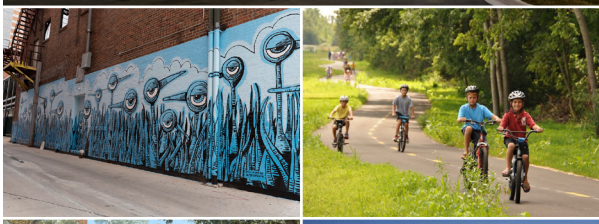
#5
State Cost for Doing Business
yelp, realtor.com, 2017

#2
Top States for Business
CNBC, 2018

#10
State for Competitive Tax Climate
realtor.com, 2018

Parkview and Dupont hospitals are two of the nation's Top 100 medical centers. *Truven Health Analytics, 2018*

PARKVIEW REGIONAL MEDICAL CENTER



Home to the TinCaps and ranked Best of the Ballparks and #1 ballpark experience in Minor League. *Ballpark Digest, 2018*

PARKVIEW FIELD

24 performing arts organizations and venues, including two nationally ranked companies - The Fort Wayne Philharmonic and the Fort Wayne Ballet.

FORT WAYNE PHILHARMONIC

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Electric Works is a development of RTM Ventures LLC