



ELECTRIC WORKS

BROADWAY | DISTRICT

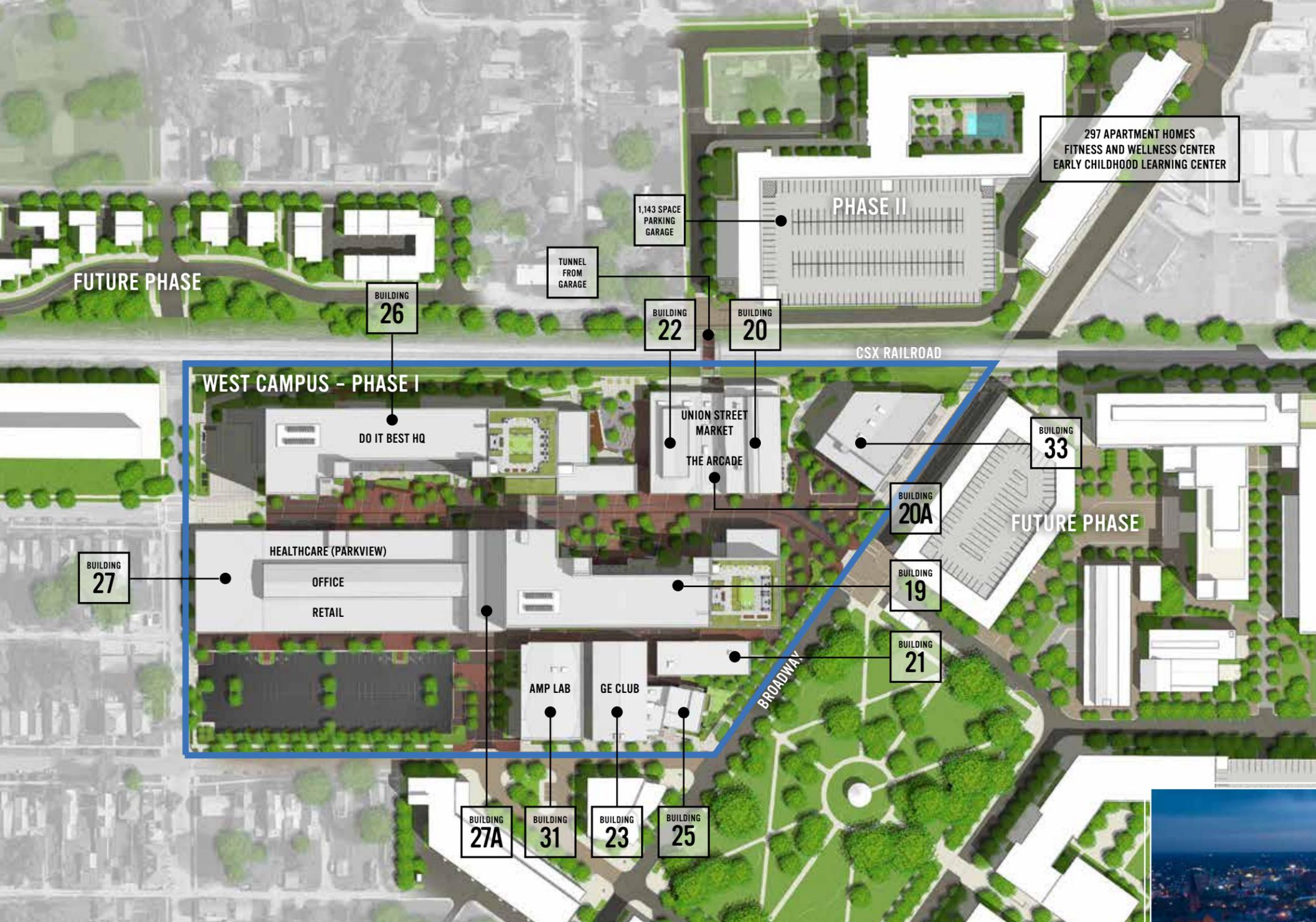


**ENERGIZE YOUR ENTERPRISE.
NOW LEASING CREATIVE OFFICE SPACE.**



NEW SPACES.
NEW ENERGY.
COMMUNITY.

fortwayneelectricworks.com



ELECTRIC WORKS

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If you're looking for a dynamic destination for your business – or the perfect place to start one – look no further than Electric Works.

Opened in 2022, Electric Works is a nationally recognized redevelopment and adaptive reuse of the former General Electric campus in downtown Fort Wayne. As a mixed-use district of innovation, energy and culture, Electric Works includes more than 700,000 square feet of space and offers office, innovation, education, healthcare, retail, entertainment, and community uses to create new opportunities for inclusive economic growth.

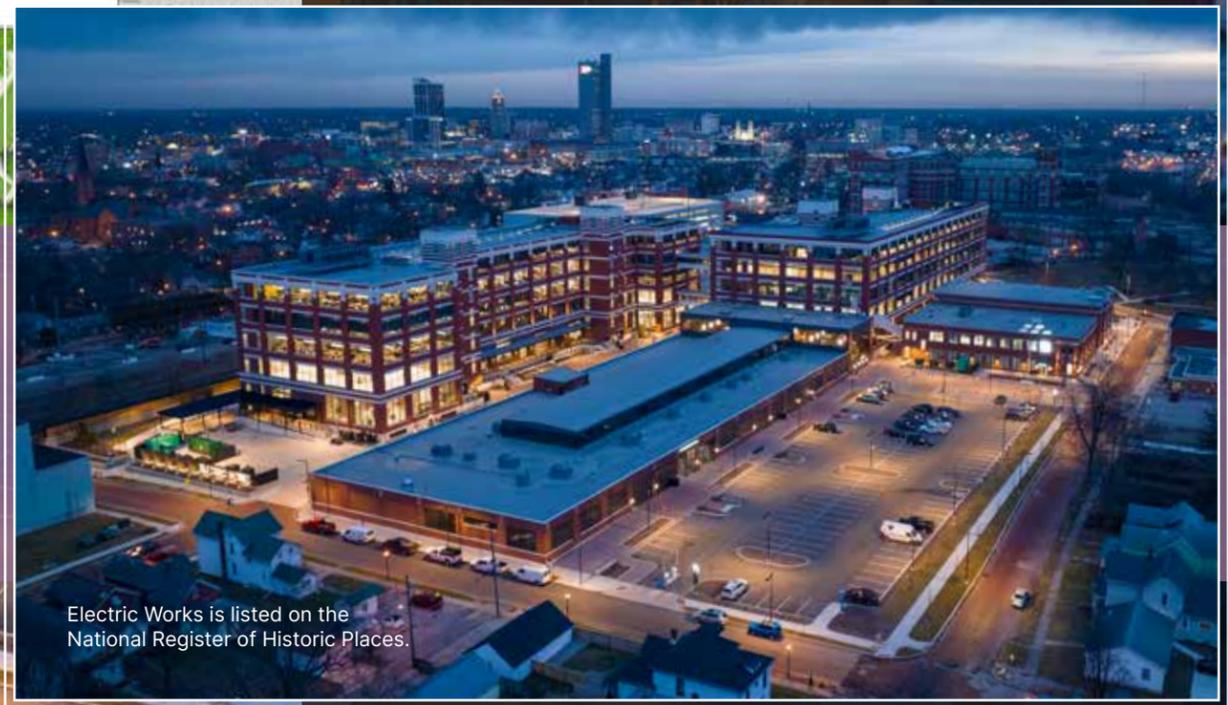
From a global corporate headquarters to an entrepreneurial start-up, Electric Works has a high-performance workplace for any business.

- Traditional Long-Term Suite, Build-to-Suit Space
- Short-Term WorkReady Suites

Available space ranges from 1,900 SF to 80,000 SF with optimal flexibility to accommodate an initial 40,000 to 80,000 RSF of contiguous floor space.

Establish your business at Electric Works – and enjoy everything it has to offer.

**BUILD BUZZ AROUND YOUR BUSINESS.
PLUG IN AT ELECTRIC WORKS.**



Electric Works is listed on the National Register of Historic Places.



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Electric Works offers clean, modern workspaces for today's working professional. The campus features a variety of spaces on flexible lease terms for businesses of all sizes, equipped with services, state-of-the-art amenities, on-site support, and a healthy balance of fun. With so many choices and very little risk, we hope you'll find your new work home within the Electric Works community.

Electric Works has partnered with Carr Workplaces to offer a fully amenitized coworking floor with varying workspace options including on-demand offices, full-time private offices, virtual offices, meeting rooms, and more. Only commit to what you need, and we will have you up and running within 24 hours.

Electric Works offers creative Class A office space that appeals to tenants of all sizes and sectors. Buildings 19, 21, 26, 27 & 33 feature 13'-17' ceilings and expansive window lines allowing an abundance of natural light.



- Common area meeting space
- Controlled main entrances with security
- Structured & surface lot parking
- Rooftop decks
- Co-working spaces
- The Forum: a chic, modern connection space
- Intelligent control outdoor lighting system
- Biergarten with firepits and comfortable seating
- Community connectivity through on-site public STEAM High School, primary care clinic and pharmacy operated by Parkview Health and a dedicated community enhancement fund
- Passenger & freight elevators
- Outdoor plazas & greenspace
- Convenient access to public transit via Citilink
- Common gathering space
- MERV air filtration system
- District-wide app for tenant connectivity to the campus
- Free wifi access throughout campus
- Union Street food hall and public market with regional food and beverage offerings

BUILDING 19

- Built in 1916
- 178,918 SF of Class A creative office space
- 42,341 SF of coworking space and 2,432 SF of shared conference space
- 7,339 SF of storefront retail space fronting Dynamo Alley
- Contemporary interiors with 13'-17' ceilings, expansive window lines with abundant natural light
- Common area spaces for collaboration and interaction
- Rooftop deck overlooking Dynamo Alley and McCulloch Park with downtown views

BUILDING 21

- Built in 1926
- 7,736 SF single-story Class A creative office space
- Prominent signage along Broadway with McCulloch Park visibility
- Adjacent to the GE Club recreation and community center
- Prominent visibility along Broadway with McCulloch Park

BUILDING 26

- Built in 1916
- 48,779 SF of Class A creative office space
- 10,984 SF of storefront retail space fronting Dynamo Alley
- Contemporary interiors with 13'-17' ceilings, expansive window lines with abundant natural light
- Unique floorplans suited for startups, small businesses and satellite offices
- Rooftop deck overlooking Dynamo Alley with downtown views

BUILDING 27

- Single-story, early 1900's industrial architecture
- 28,216 SF retail space available
- Concrete and steel frame structure with original brick exterior
- Large-span windows with abundant natural light
- Direct access to The Forum and Dynamo Alley

BUILDING 33

- New construction at the corner of Dynamo Alley and Broadway
- 28,932 SF of Class A Office Space (Suites 210, 220, 250 and 310)
- 14,023 SF of storefront retail space (1st floor space)
- 2nd floor private outdoor deck, overlooking Dynamo Alley and Gateway Plaza

DIRECTLY CONNECTED TO 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.

CONNECTIVITY

Electric Works offers easy pedestrian, bicycle, and transit connections within the campus and to downtown, and ample parking options (on-street, garage, and surface lots).



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CHOOSE FORT WAYNE

Located in the heart of the Midwest, Fort Wayne is the second largest city in Indiana and serves as the urban center of Northeast Indiana, a region of approximately 800,000 people.

The city is in the midst of a long-term, robust and dynamic revitalization with new living options and economic development projects centered around downtown and the riverfront areas. Since 2009, downtown Fort Wayne has experienced nearly \$300 million in new development with plans for nearly \$600 million in private and public investments over the next 2-3 years. In addition to development, business is booming in Fort Wayne due to Indiana's competitive tax climate, business culture and state incentives.

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
U.S. city with the lowest cost of living relative to income
Niche.com, 2021

#2
Fastest-growing metro in the Great Lakes
U.S. News & World Report, 2021

TOP 5
Emerging housing market in the U.S.
Realtor.com/The Wall Street Journal, 2023

#2
Most affordable place to live in the U.S.
U.S. News & World Report, 2021

TOP 5
Best-run City in America
WalletHub.com, 2022



Chief Executive: Indiana is the **#6 best state** for business in the U.S.



230,000+ annual graduates from top research universities (R1 and R2) within 200 miles.



\$3.4B Private capital investments made in Allen County since 2014—more than half originating from Fortune 500 companies.



38,000+ Annual computer science and engineering graduates from top research universities (R1 and R2) within 200 miles.

Two Top-100 national medical centers – Parkview Regional Medical Center and Dupont Hospital.
Truven Health Analytics, 2018



Walking distance to Parkview Field – #1 ballpark experience in Minor League. 400,000+ event attendance each year.
Ballpark Digest, 2018



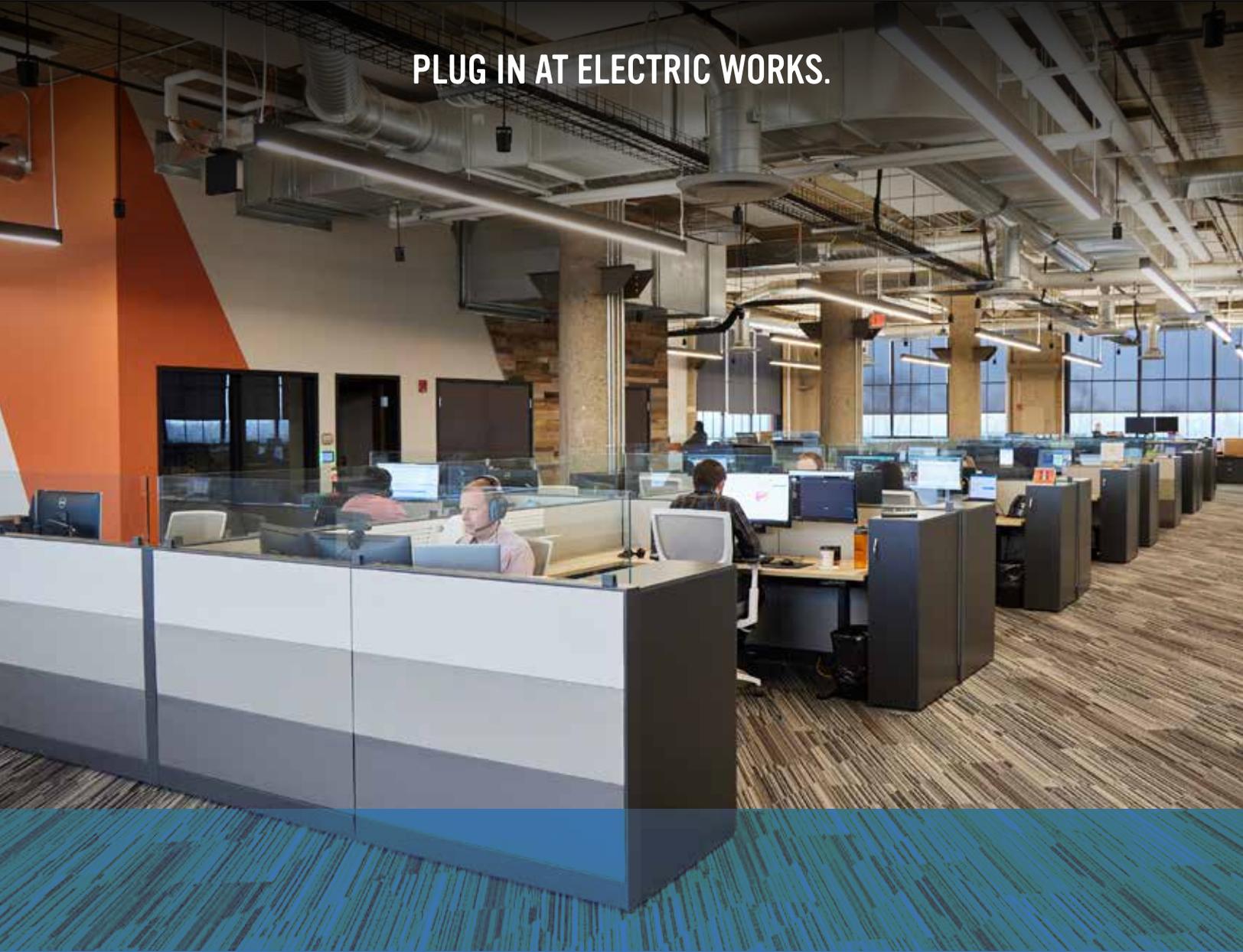
24 performing arts organizations and venues, including two nationally ranked companies – The Fort Wayne Philharmonic and the Fort Wayne Ballet – located within minutes of Electric Works.



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