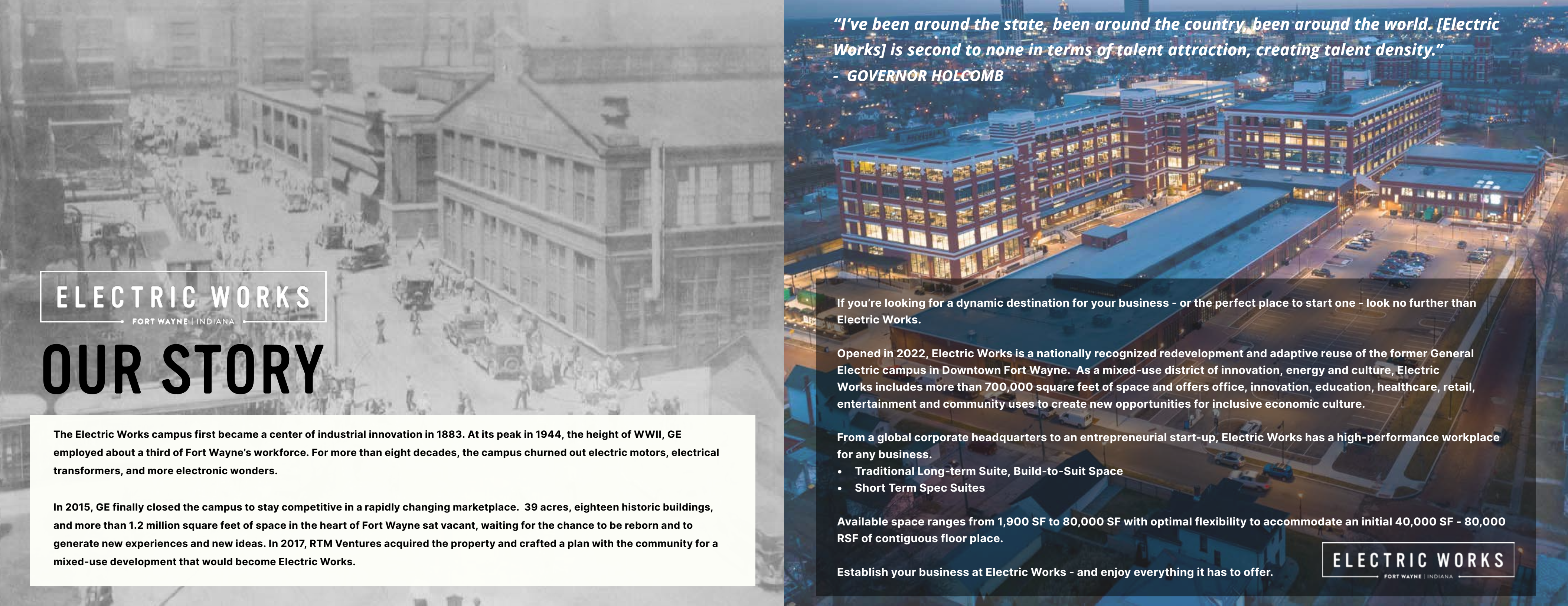


ELECTRIC WORKS

FORT WAYNE | INDIANA

WELCOME TO
THE BRIGHT LIFE.



ELECTRIC WORKS

FORT WAYNE | INDIANA

OUR STORY

The Electric Works campus first became a center of industrial innovation in 1883. At its peak in 1944, the height of WWII, GE employed about a third of Fort Wayne's workforce. For more than eight decades, the campus churned out electric motors, electrical transformers, and more electronic wonders.

In 2015, GE finally closed the campus to stay competitive in a rapidly changing marketplace. 39 acres, eighteen historic buildings, and more than 1.2 million square feet of space in the heart of Fort Wayne sat vacant, waiting for the chance to be reborn and to generate new experiences and new ideas. In 2017, RTM Ventures acquired the property and crafted a plan with the community for a mixed-use development that would become Electric Works.

"I've been around the state, been around the country, been around the world. [Electric Works] is second to none in terms of talent attraction, creating talent density."

- GOVERNOR HOLCOMB

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 culture.

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 Spec Suites

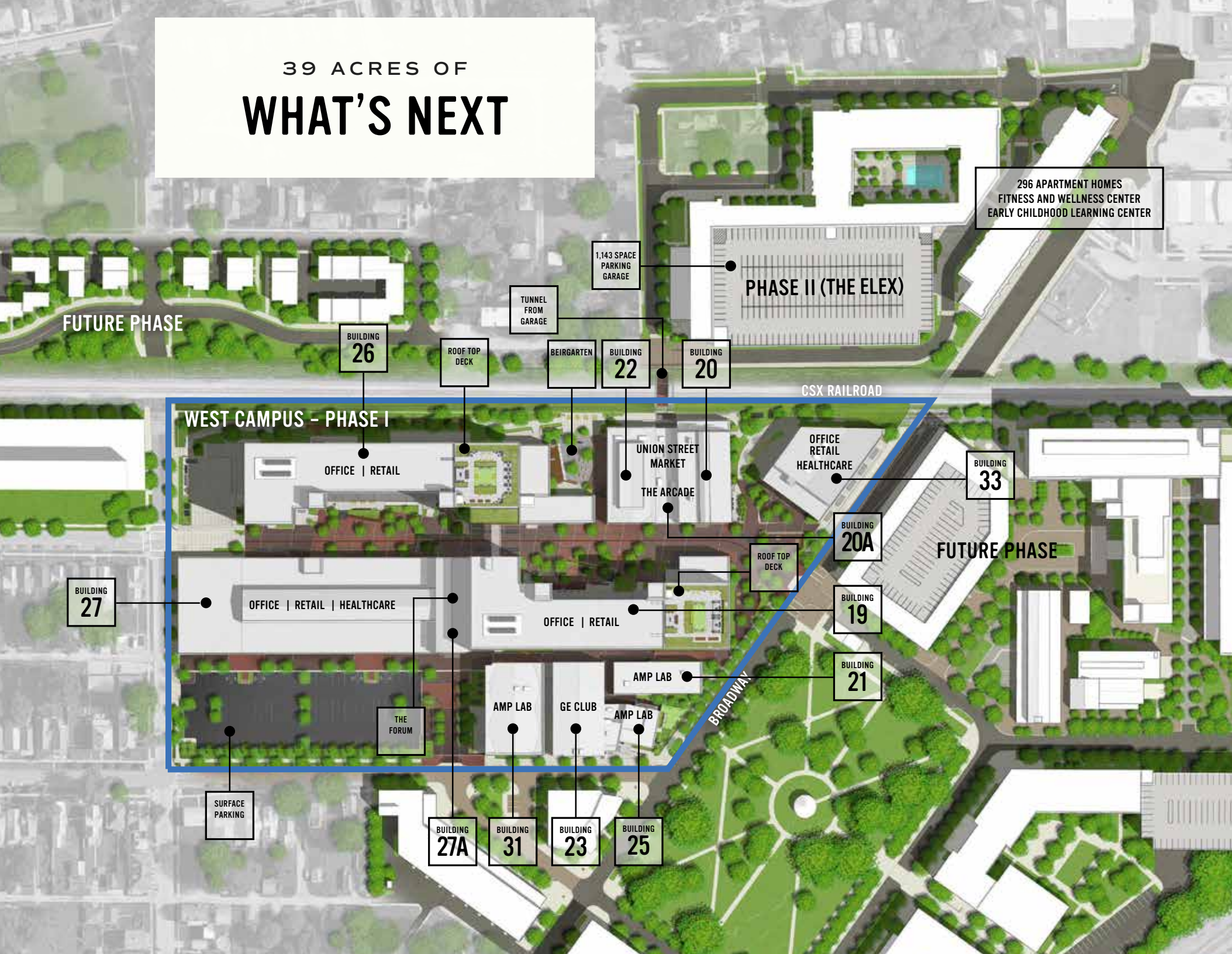
Available space ranges from 1,900 SF to 80,000 SF with optimal flexibility to accommodate an initial 40,000 SF - 80,000 RSF of contiguous floor plate.

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

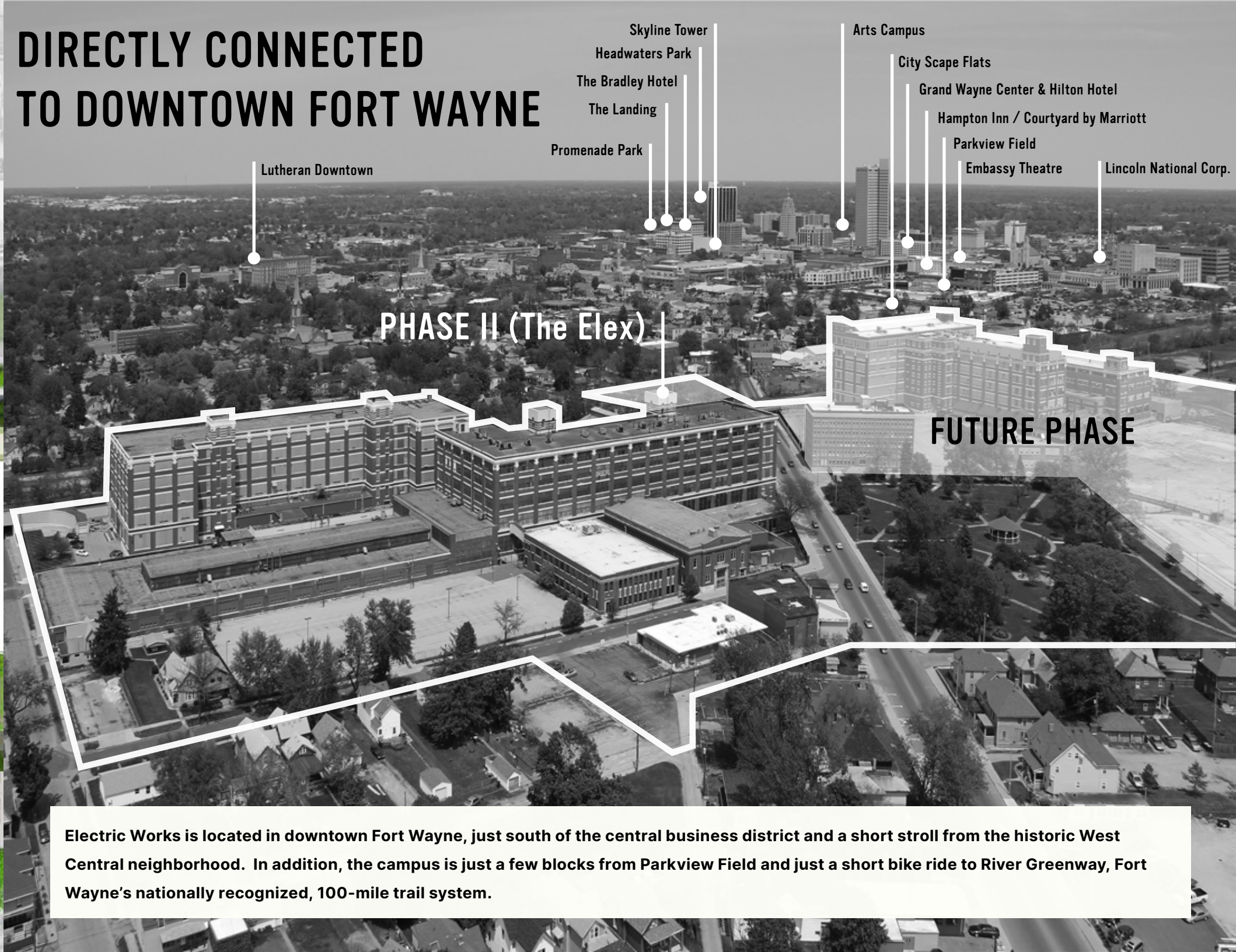
ELECTRIC WORKS

FORT WAYNE | INDIANA

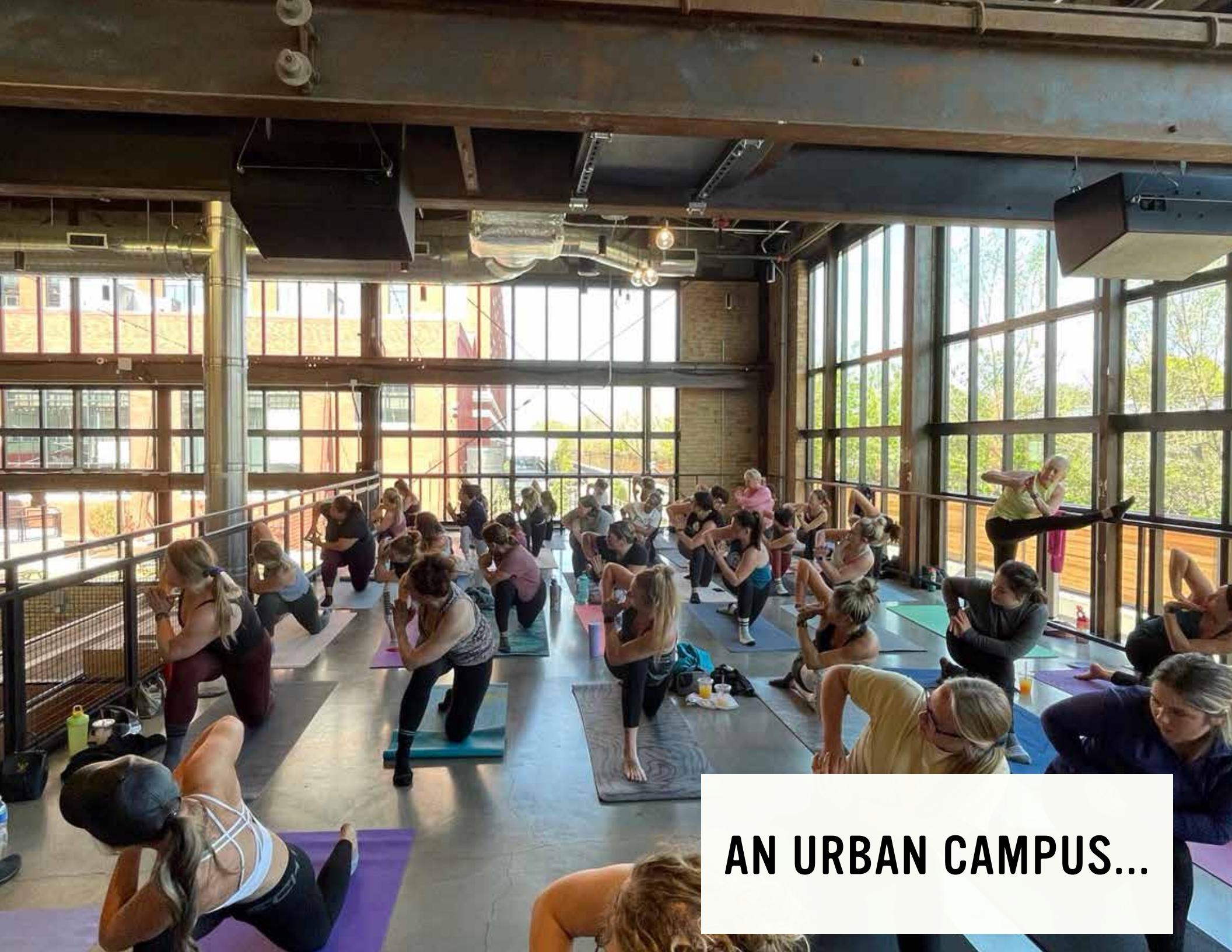
39 ACRES OF
WHAT'S NEXT



**DIRECTLY CONNECTED
TO DOWNTOWN FORT WAYNE**



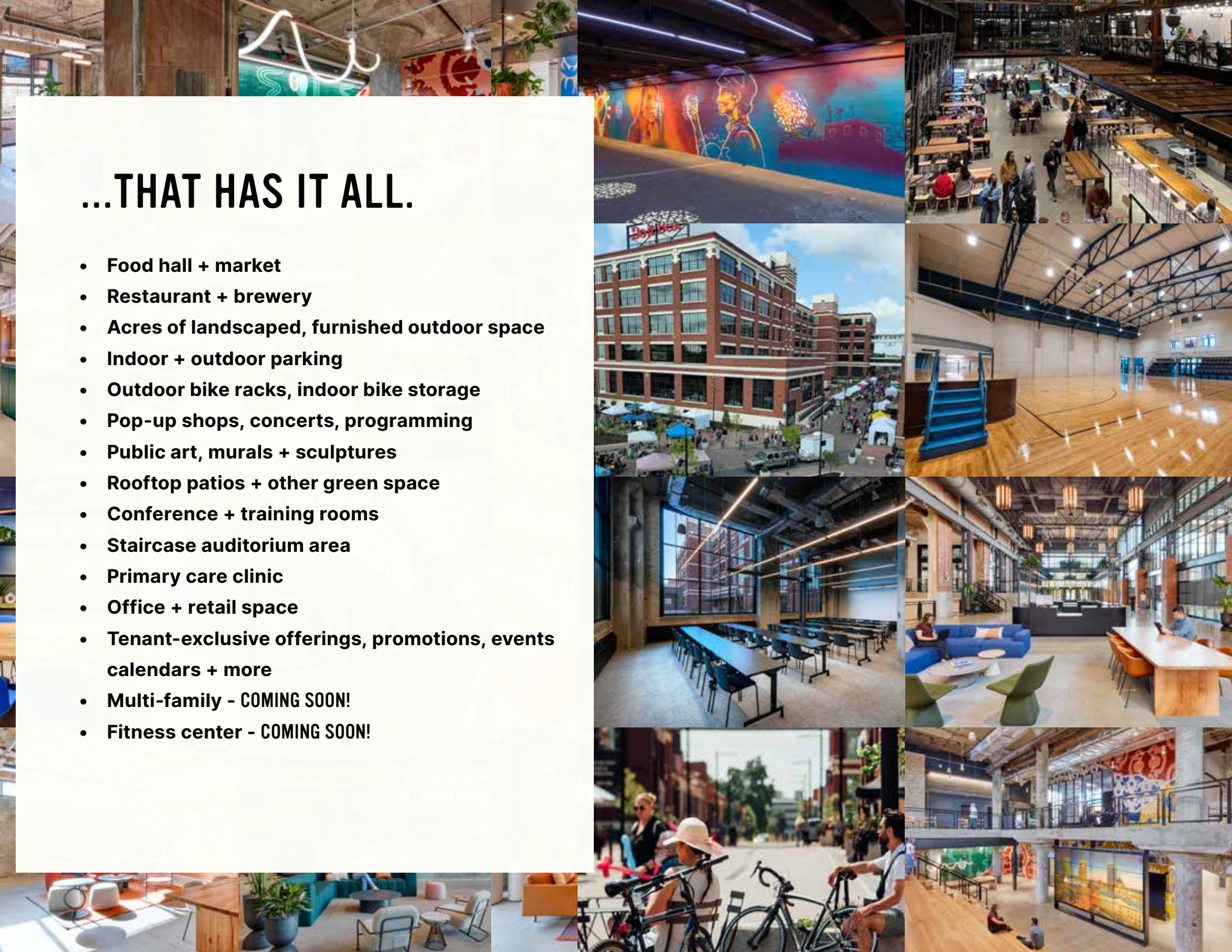
Electric Works is located in downtown Fort Wayne, just south of the central business district and a short stroll from the historic West Central neighborhood. In addition, the campus is just a few blocks from Parkview Field and just a short bike ride to River Greenway, Fort Wayne's nationally recognized,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



AN URBAN CAMPUS...

...THAT HAS IT ALL.

- Food hall + market
- Restaurant + brewery
- Acres of landscaped, furnished outdoor space
- Indoor + outdoor parking
- Outdoor bike racks, indoor bike storage
- Pop-up shops, concerts, programming
- Public art, murals + sculptures
- Rooftop patios + other green space
- Conference + training rooms
- Staircase auditorium area
- Primary care clinic
- Office + retail space
- Tenant-exclusive offerings, promotions, events calendars + more
- Multi-family - COMING SOON!
- Fitness center - COMING SOON!







TAKE YOUR TASTE BUDS ON
A CULINARY ADVENTURE

- Buyamba Sandwich Company
- Buyamba Sweet Shoppe
- Carmel's Dough
- Conjure Coffee
- Crane Bar
- Gibli Middle Eastern Fare
- Johnny OX Pizzeria
- O-Cha Thai

- Pasta di Guy
- Pikoso Burritos
- Plowshares at the Market
- Savors Burgers and More
- The Berry
- The Neon





FOOD + DRINK

EVENTS + PROGRAMMING



ENGAGE. SOCIALIZE. EXPERIENCE.

**Electric Works programming is second to none.
Let us create the corporate culture you are looking for!
Simply plug into our programming + events.**

- Snag local produce from the farmers market.**
- Sing along with an outdoor concert.**
- Warm up by the firepits in the biergarten.**
- Take in the expansive skyline view on one of our rooftop patios.**
- Take a cooking class at the Teaching Kitchen.**
- Board games & brews at Union Street.**
- Stroll the artisan market for unique finds.**
- Join fireside chats and speed pitches.**
- Bring the kids and meet Santa.**
- Meet artists and buy their works at the annual art tour.**
- Stretch out in a morning Yoga class.**
- Shop the local Sunday pop-up market.**

Honestly...we could go on and on and on and on...



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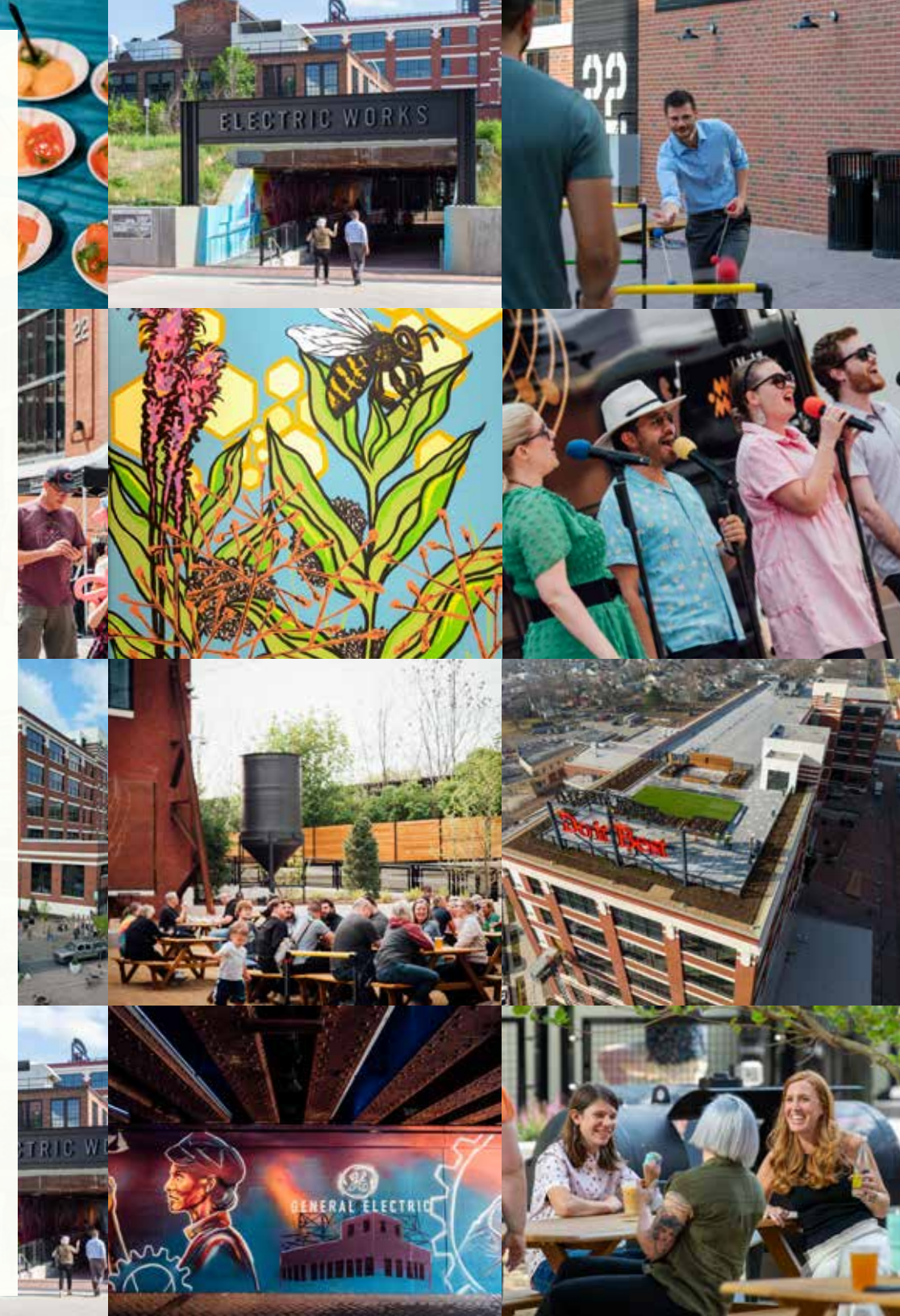


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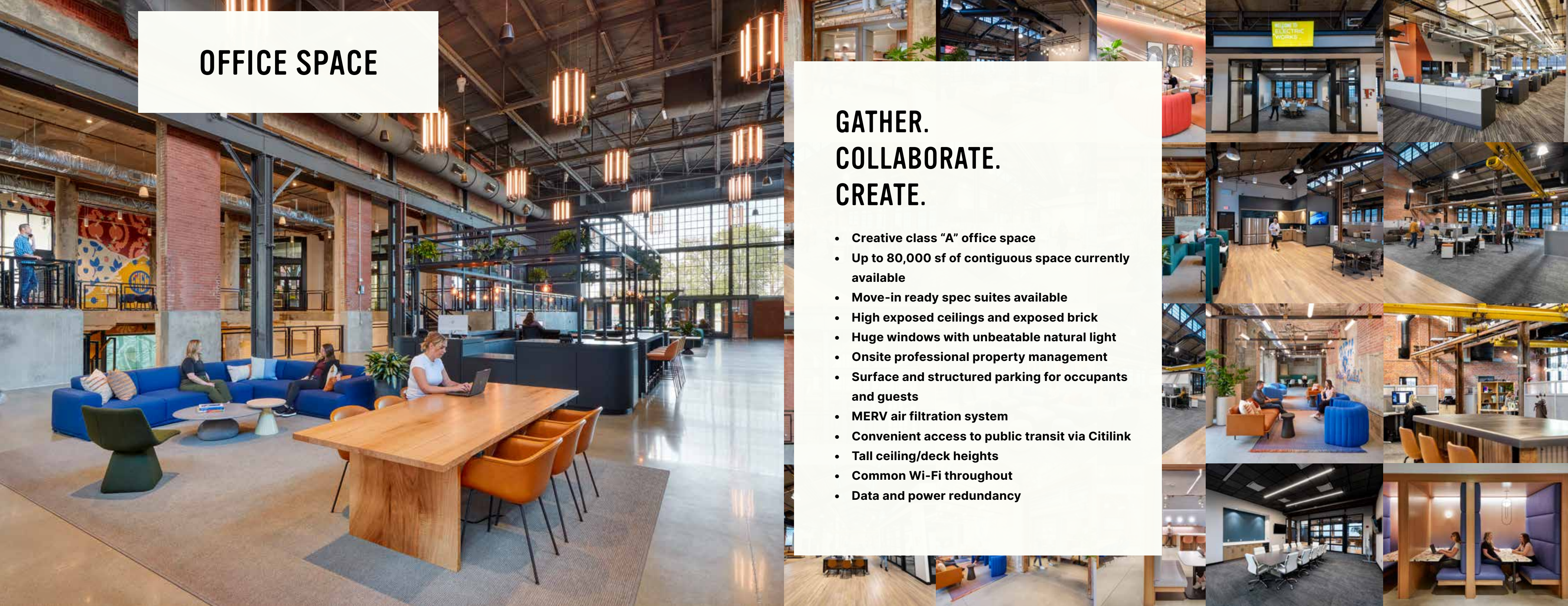
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OFFICE SPACE

GATHER. COLLABORATE. CREATE.

- Creative class “A” office space
- Up to 80,000 sf of contiguous space currently available
- Move-in ready spec suites available
- High exposed ceilings and exposed brick
- Huge windows with unbeatable natural light
- Onsite professional property management
- Surface and structured parking for occupants and guests
- MERV air filtration system
- Convenient access to public transit via Citilink
- Tall ceiling/deck heights
- Common Wi-Fi throughout
- Data and power redundancy



FORT WAYNE'S HOTTEST ADDRESS FOR COOL PLACES TO CALL HOME



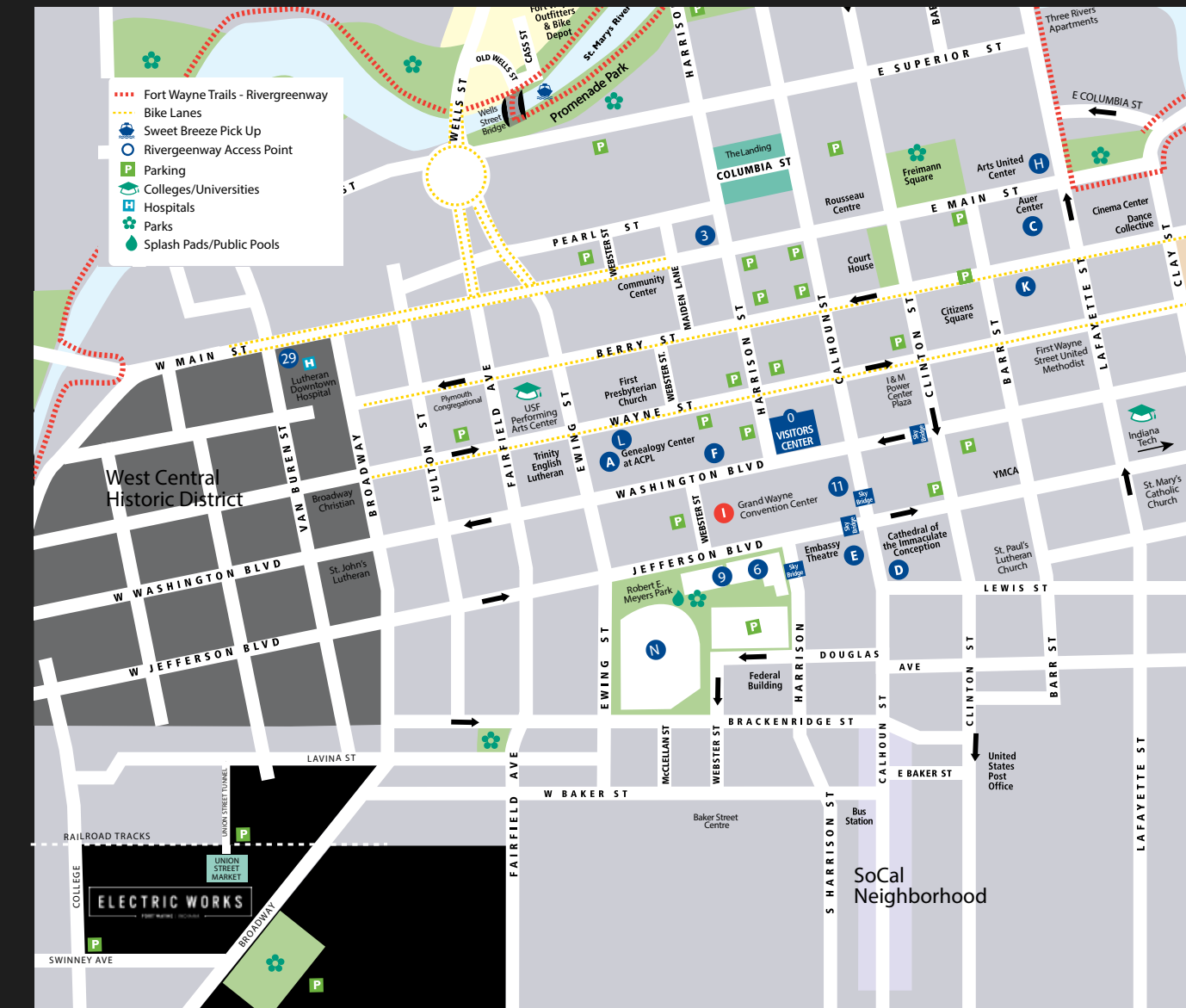
BREAKING GROUND 2024

COMING SOON

APARTMENT HOMES
FITNESS AND WELLNESS CENTER
EARLY CHILDHOOD LEARNING

THIS IS ELECTRIC WORKS

A lively district of innovation, energy and culture -
smack dab in the middle of Fort Wayne.



NEWS

Electric Works is grabbing some national headlines and noteworthy recognition.

Here is a snapshot of who is taking notice and a snapshot of recognitions.

THE WALL STREET JOURNAL

Forbes Bloomberg

The New York Times

Electric Works earns national award
as a model for urban redevelopment
August 28, 2023

Electric Works recognized by
Building Contractors Association
August 27, 2023

Electric Works added to National
Register of Historic Places
April 24, 2023

Vist FortWayneElectricWorks.com
for more news and headlines.

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 over \$1 billion 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



PARKVIEW REGIONAL MEDICAL CENTER

One-of-a-kind park that joins Fort Wayne’s natural rivers to its thriving urban center



PROMENADE PARK AT FORT WAYNE’S RIVER FRONT

Walking distance to Parkview Field
#1 ballpark experience in Minor League

400,000+ event attendance



PARKVIEW FIELD

24 performing arts organizations and venues located within minutes of Electric Works. Included are The Fort Wayne Philharmonic and the Fort Wayne Ballet, 2 nationally ranked companies.



FORT WAYNE PHILHARMONIC



ELECTRIC WORKS

FORT WAYNE | INDIANA

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