

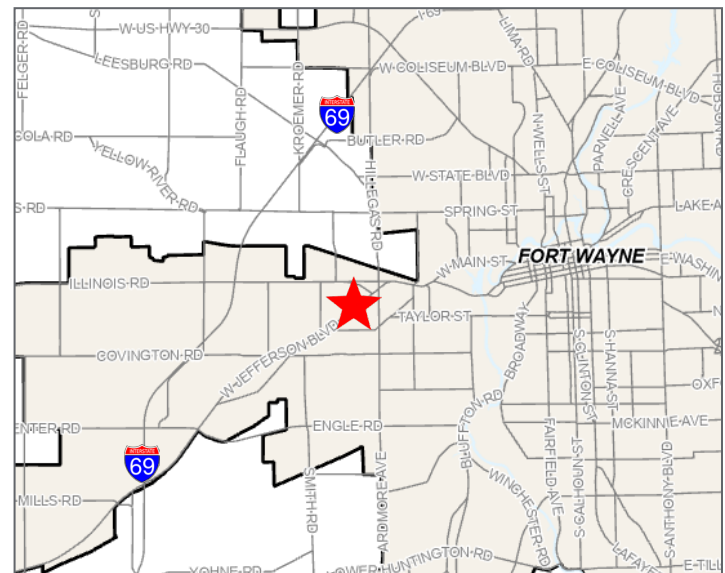


Professional Park West

4656 W. Jefferson Blvd. | Fort Wayne, IN 46804

Property Features

- Ideal office park location directly off of busy West Jefferson Boulevard with traffic counts over 27,000 VPD
- Ample parking - Building 4656 has surface parking in the back for second floor tenants
- Zoned C-1/C-3 for office, medical and retail users
- Locally owned, professionally managed



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

RACHEL ROMARY

Senior Broker
260.341.0230 (m)
rromary@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information

Name	Professional Park West	Parcel Number	Multiple
Address	4656 & 4666 W. Jefferson Blvd.	Total Building SF	Various
City, State, Zip	Fort Wayne, IN 46804	Acreage	N/A
County	Allen	Year Built	1977, 1979
Township	Wayne	Zoning	C-1
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Brick	Number of Floors	2 (4656), 1 (4666)
Roof	Flat, shingle	Foundation	Concrete
Lighting	Typical office	Sprinklers	No
Electrical	Typical office	Restrooms	In unit or common area
Heating	Gas forced air	Central Air	Yes

Utilities

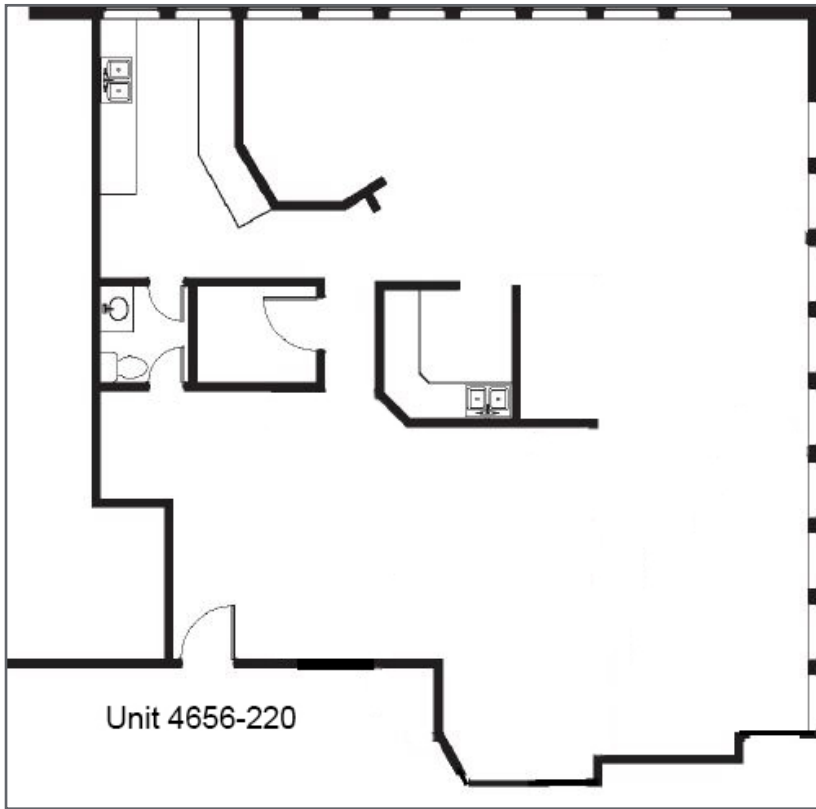
Electric	AEP
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	2.4 Miles
Nearest Highway	US 24/Jefferson Blvd.
Distance	Located off of W. Jefferson

Lease Information

Unit	SF	Lease Rate	Lease Type
4656-220	1,572	\$14.50/SF/YR	Full service
4656-250	1,247	\$14.50/SF/YR	Full service



Building 4656-220

- 1,572 total SF
- Common area restrooms with a single restroom in the space
- Parking in the front and rear of the building; there is an upper level entry from parking lot



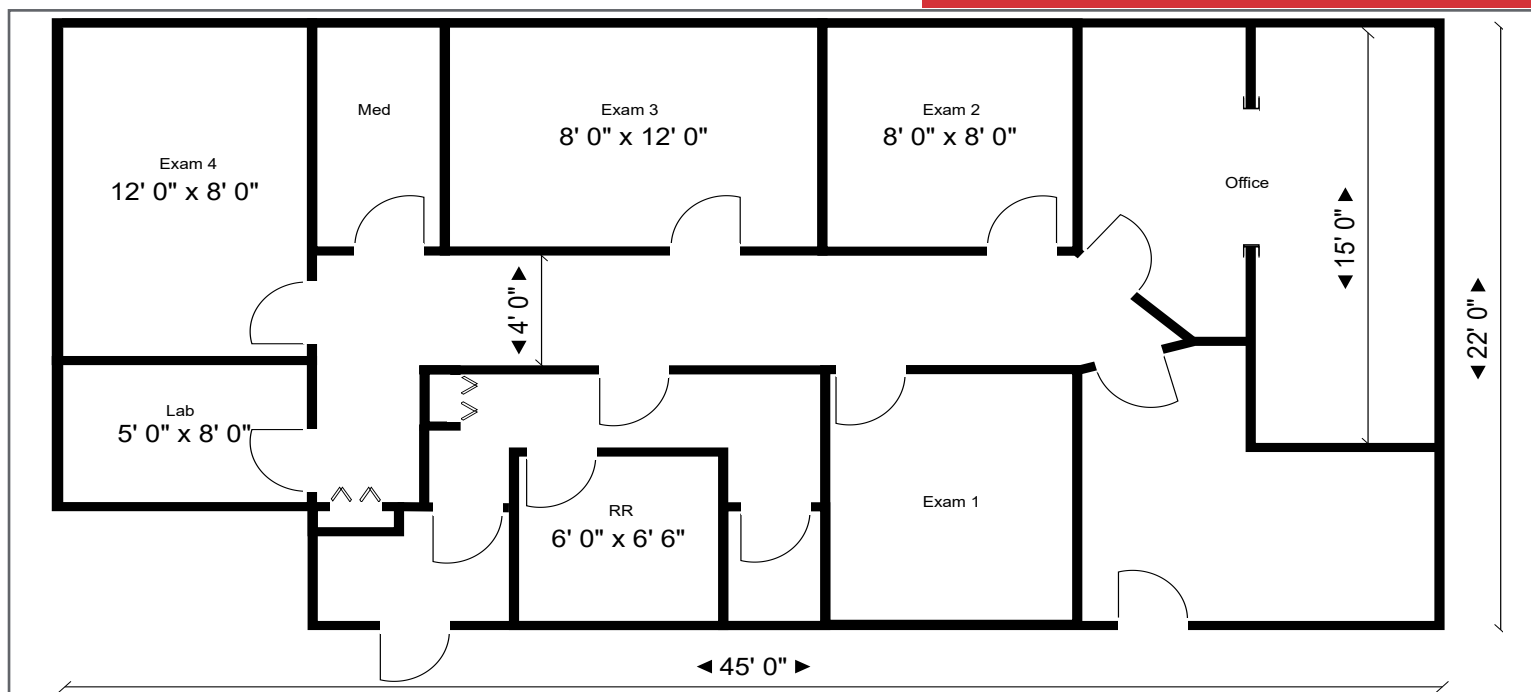
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Building 4656-250

- 1,247 total SF
- Space includes shower, four exam rooms, lab, storage area, and restroom
- Parking in the front and rear of the building; there is an upper level entry from parking lot



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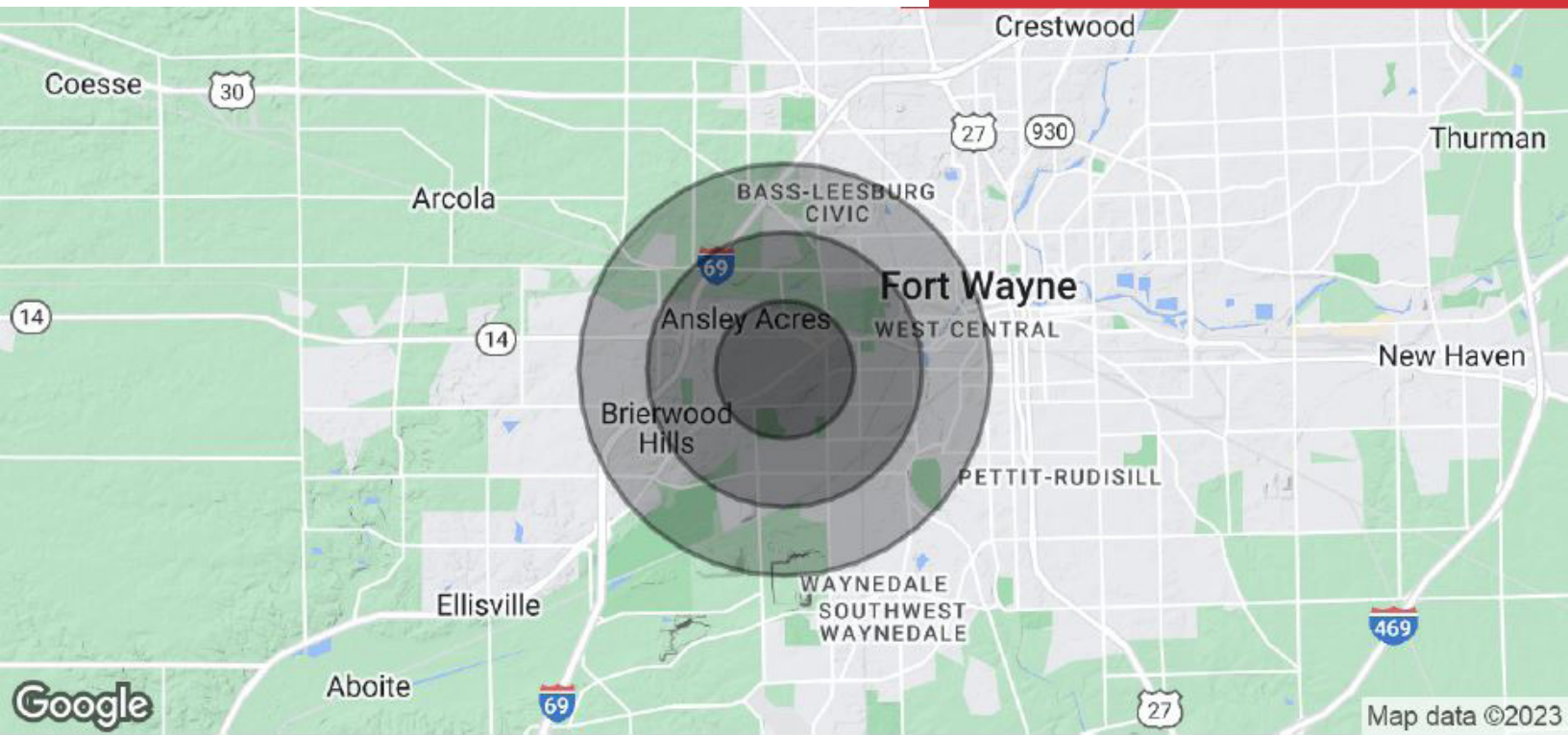
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,429	14,399	44,205
Average Age	36.9	36.6	37.4
Average Age (Male)	35.1	35.2	36.8
Average Age (Female)	40.4	38.4	37.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,350	6,900	20,946
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$53,884	\$60,987	\$60,857
Average House Value	\$143,159	\$137,954	\$131,271

* Demographic data derived from 2020 ACS - US Census

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