

MULTI-TENANT MEDICAL OFFICE BUILDING



3030 Lake Avenue, Fort Wayne, IN 46805

- Well maintained property with many new upgrades
- Located near Parkview Hospital Randallia, VA Northern Indiana and the new Byron Wellness Community Campus
- \$100 million recently invested in nearby medical/healthcare facilities



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	3030 Lake Avenue
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Wayne
City Limits	Inside
Zoning	R1/Single Family Residential
Total Building Size	44,310 SF
Total Leasable Space	35,754 SF
Available Space	13,022 SF
Site Acreage	3.34 Acres

PRICE/AVAILABILITY

Sale Price	\$1,200,000
Price Per SF	\$27.08
Current Occupancy	63%
Available	Immediately

Financial Information Available Upon Request

BUILDING DATA

Date of Construction	1970,1972,1979
Building Type	Multi-Tenant Office
Building Class	C
Building Condition	Well Maintained
Type of Construction	Precast Concrete
Number of Stories	1
Roof Type	Metal Deck Built Up
Restrooms:	1 Each Suite 4 In Common Areas
ADA Accessible	Yes
Security System	Yes - Entire Building
HVAC	Rooftop/Gas Heat
Sprinkler System	No
Parking Lot	Asphalt (70,189 SF)
Parking Spaces	215

PROPERTY TAXES

Parcel Number	02-13-06-227-001.000-070
Assessment:	Land \$441,800 Improvements \$190,100
Total Assessment	\$631,900
Annual Taxes	\$18,423.16 (\$.041 psf)
Tax Year	2019 Payable 2020

DESCRIPTION

Offering for sale a well maintained, multi-tenant medical office building with tremendous upside potential. Current net operating income is \$88,895 (2019) at 63% occupancy. Many recent upgrades such as complete new roof in 2009, parking lot asphalt 2017, all rooftop HVAC replaced/repaired as needed. Lake Avenue area currently experiencing major investment. Parkview Randallia-\$55 million renovation, VA Northern Indiana Health Care System-\$10 million renovation and now under construction Byron Wellness Community Campus-\$38 million all within a mile of this office property.

UTILITIES

Electric Supplier	Indiana Michigan Power
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

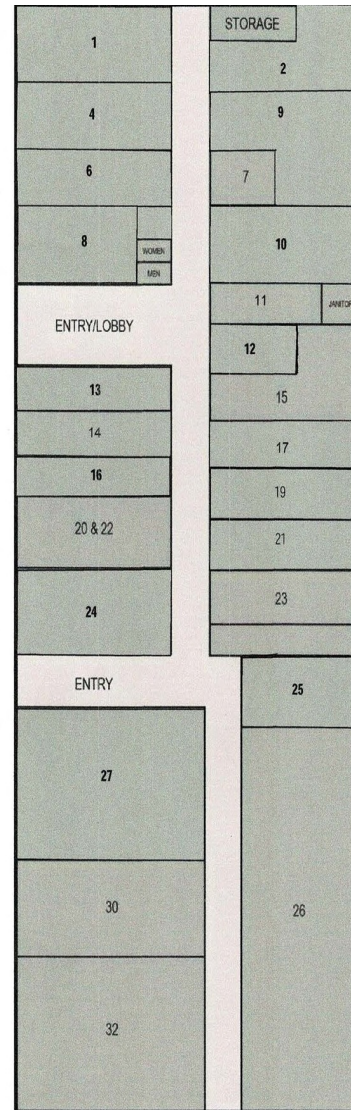


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BUILDING LAYOUT 3030 LAKE AVE.

Suite 1	1,068 SF	Available
Suite 2, 3	1,205 SF	Available
Suite 4	1,063 SF	Available
Suite 6	903 SF	Available
Suite 7	Part of Suite 9	
Suite 8	768 SF	Available
Suite 9	1,700 SF	Available
Suite 10	1,500 SF	Available
Suite 12	800 SF	Leased
Suite 13	896 SF	Available
Suite 14	924 SF	Leased
Suite 15	2,294 SF	Leased
Suite 16, 19, 7,395 SF		Leased
20,21		
Suite 17	1,530 SF	Leased
Suite 23	1,980 SF	Leased
Suite 24	1,830 SF	Leased
Suite 25	1,625 SF	Available
Suite 26	3,131 SF	Leased
Suite 27	2,294 SF	Available
Suite 32, 30	2,848 SF	Leased



NOT TO SCALE

Individual suite floor plans available upon request

ADDITIONAL PHOTOS



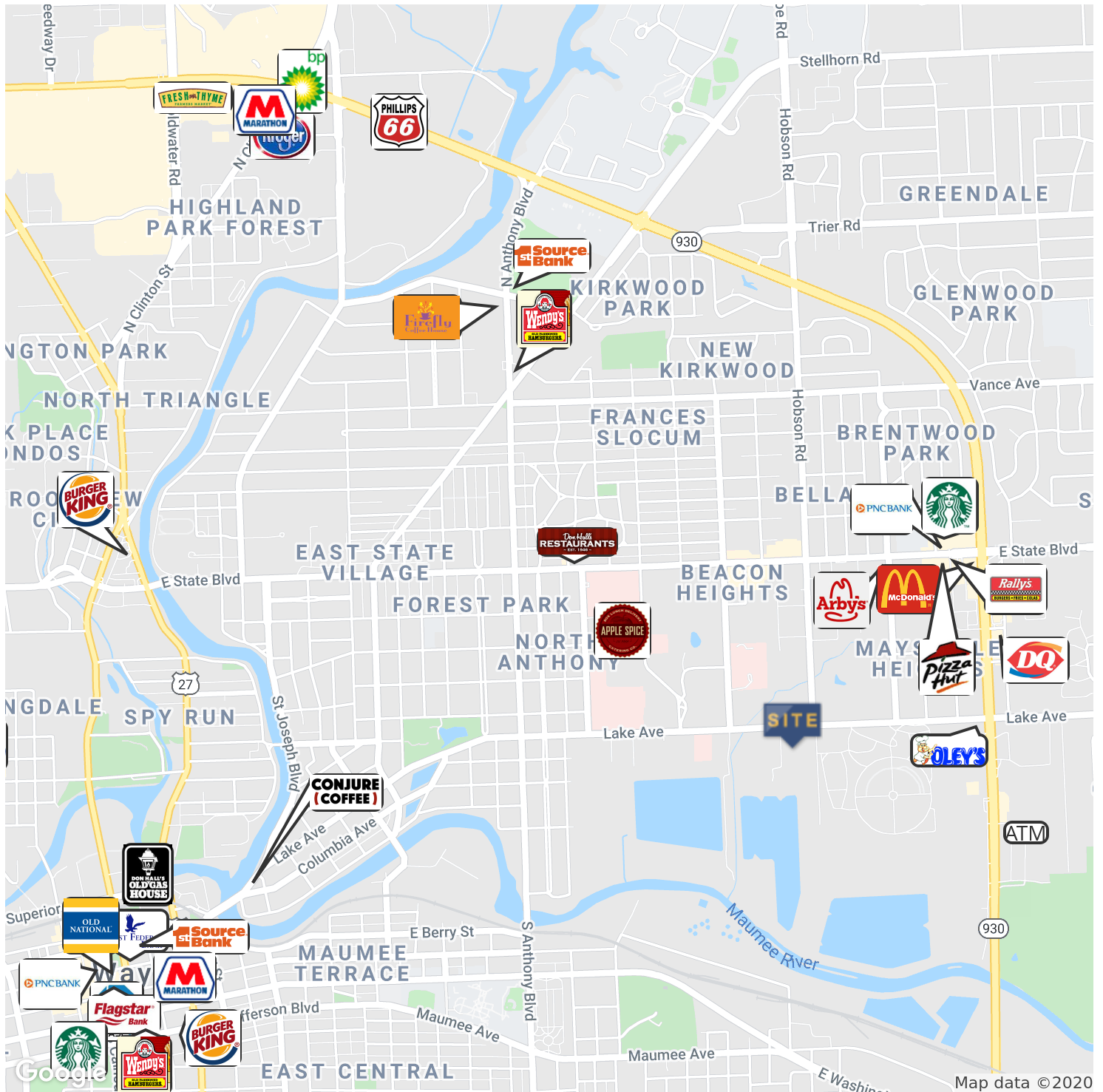
AERIAL PHOTO



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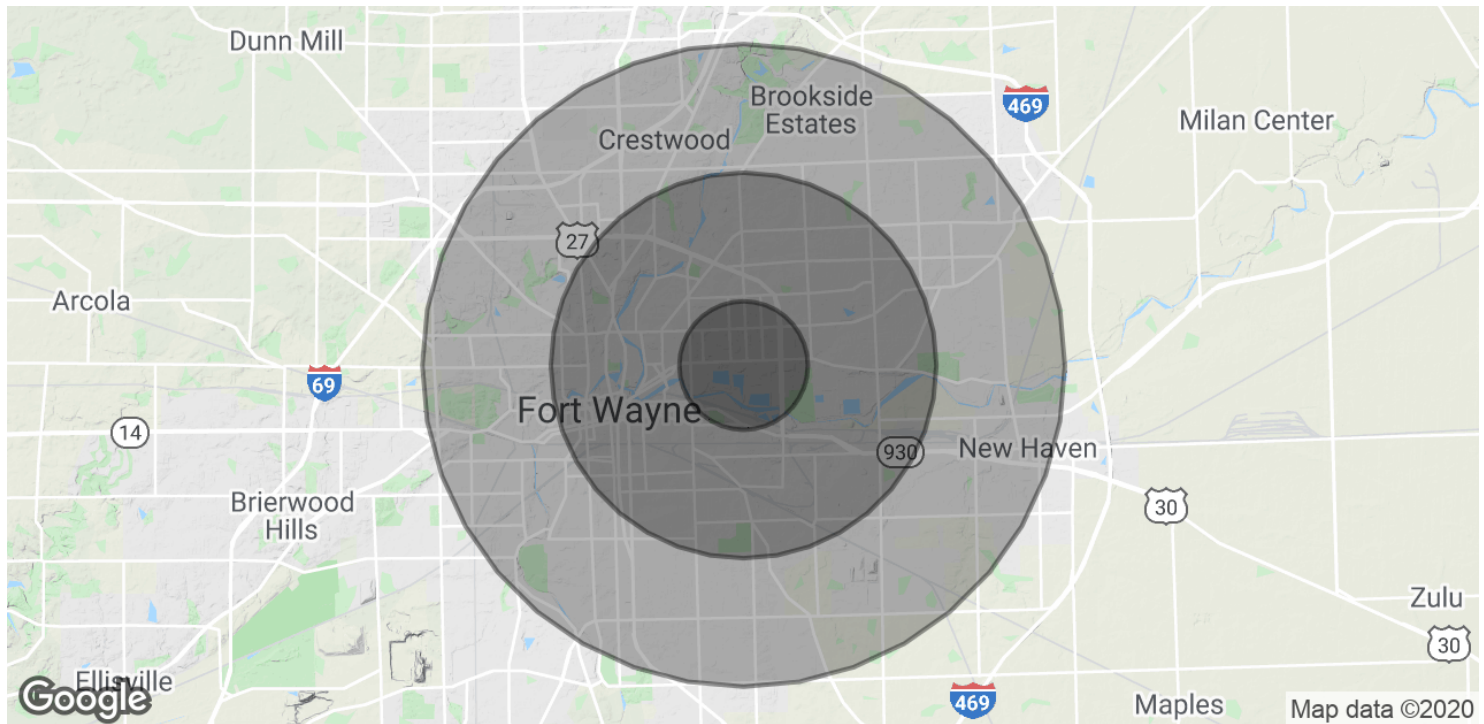
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,451	76,560	205,448
Average age	36.8	32.4	33.1
Average age (Male)	36.7	31.1	31.3
Average age (Female)	37.4	33.8	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,949	31,008	81,176
# of persons per HH	2.4	2.5	2.5
Average HH income	\$39,530	\$44,316	\$46,834
Average house value	\$93,429	\$93,934	\$95,226

* Demographic data derived from 2010 US Census



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