

PROFESSIONAL PARK WEST

766 SQ. FT. TO 1,782 SQ. FT.
AVAILABLE



4636-4666 West Jefferson Blvd., Fort Wayne, IN 46804

- Locally owned and professionally managed
- 1,782 Sq. Ft. turnkey dental office
- Close to many national retailers and Lutheran Hospital Campus
- 28,400 vehicles per day on West Jefferson Boulevard at site
- Lease rate \$12.50 psf/yr., Modified Gross



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING

Office Park Name	Professional Park West
Street Address	4636-4666 West Jefferson Boulevard
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
City Limits	Inside
Zoning	R3/Multiple Family Residential

LEASE RATE/TYPE/TERM

Lease Rate	\$12.50/SF/Yr.
Lease Type	Modified Gross
Lease Term	Negotiable

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

UTILITIES

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

PARKING/TRANSPORTATION

Parking Lot	Concrete
Spaces	Ample
Traffic Count at Site	28,400 vpd

POPULATION DEMOGRAPHICS

1 Mile	3,747
5 Miles	130,889
10 Miles	297,424

4646 WEST JEFFERSON BOULEVARD DATA

Parcel Number	02-12-08-326-013.000-074
Year Built	1975
Building Size (Total)	17,210 SF
Elevator	None
Available Space:	2,058 SF
Suite 240 - Upper Level	800 SF
Suite 250 - Upper Level	766 SF

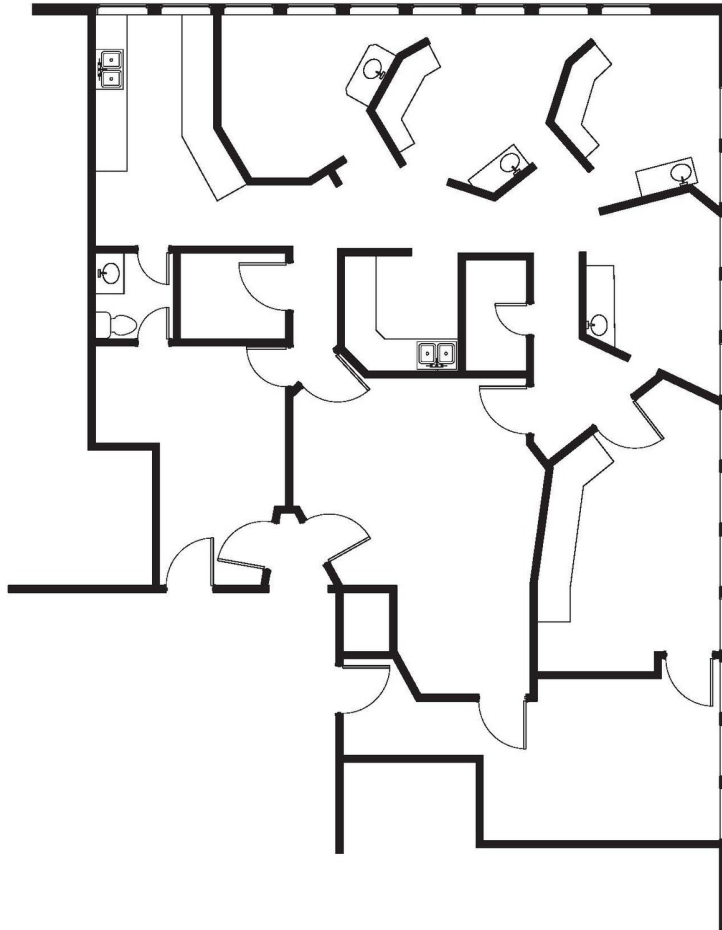
4656 WEST JEFFERSON BOULEVARD DATA

Parcel Number	02-12-08-180-001.000-074
Year Built	1977
Building Size (Total)	17,210 SF
Available Space:	1,782 SF
Suite 220 - Main Level	1,782 SF

ADDITIONAL PHOTOS



4656, SUITE 220 FLOOR PLAN

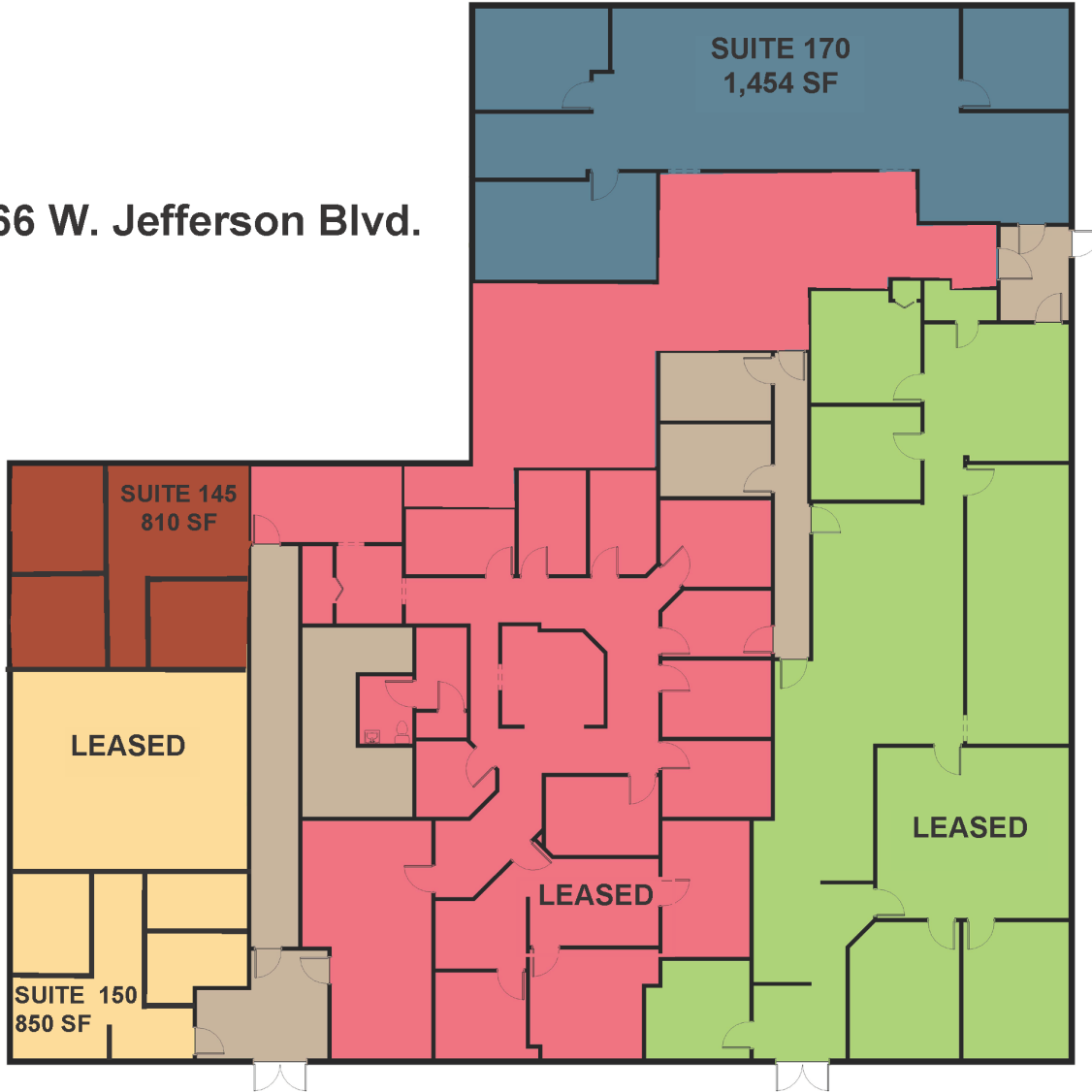


ADDITIONAL PHOTOS



4666 FLOOR PLAN

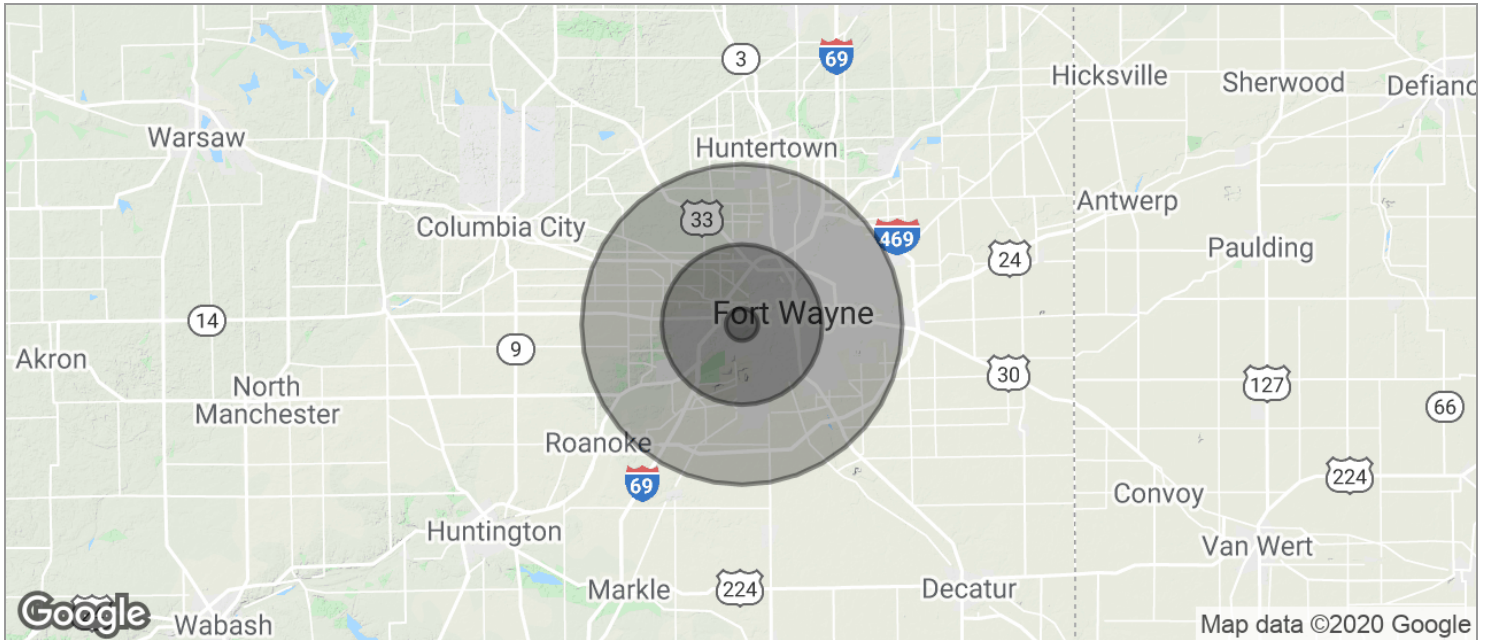
4666 W. Jefferson Blvd.



LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,747	130,889	297,424
MEDIAN AGE	37.2	34.8	34.5
MEDIAN AGE (MALE)	32.1	34.2	33.2
MEDIAN AGE (FEMALE)	39.4	35.1	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,844	52,346	117,809
# OF PERSONS PER HH	2	2.5	2.5
AVERAGE HH INCOME	\$51,015	\$53,957	\$57,638
AVERAGE HOUSE VALUE	\$104,307	\$111,516	\$124,482

* Demographic data derived from 2010 US Census



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