



AVAILABLE FOR LEASE

**AVAILABLE** 3,000 - 8,000 SF  
**LEASE RATE** \$4.00 - \$5.00 SF/YR NNN

## WAREHOUSE/ OFFICE SPACE

1201 W STATE BLVD FORT  
WAYNE, IN 46808

### KIENAN O'ROURKE

Vice President/Broker

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### NEAL WORDEN

Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

### PROPERTY HIGHLIGHTS

- Located in West State Plaza, the Kroger anchored shopping center along W State Blvd. Other tenants include Dollar Tree, Rent-A-Center, Chase Bank, and Pizza Hut.
- Suite 3 - 5,000 SF warehouse/storage space with one (1) overhead door, restroom, ceiling height of 11' 8", and sprinkled two offices
- Suite 4 - 3,000 SF medical office includes 7 exam rooms, 3 offices, 3 restrooms, file room, lab area, and waiting/reception.
- Available space can be combined for 8,000 total square feet
- Ample parking with separate rear parking lot with entrance
- Leasing incentives for qualified tenants!



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## PROPERTY SUMMARY



### LEASE DESCRIPTION

#### TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

### OFFERING SUMMARY

Lease Rate:	\$4.00 - 5.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,000 - 8,000 SF
Lot Size:	8.3 Acres
Building Size:	90,613 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 3	\$4.00 SF/yr	5,000 - 8,000 SF
Suite 4	\$5.00 SF/yr	3,000 - 8,000 SF



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## ADDITIONAL PHOTOS



SUITE 3 - 11' 8" Ceiling Height



SUITE 3 - 8' x 8' Overhead Door



SUITE 4 - (7) Exam Rooms & Lab Area



SUITE 4 - Waiting & Reception Area

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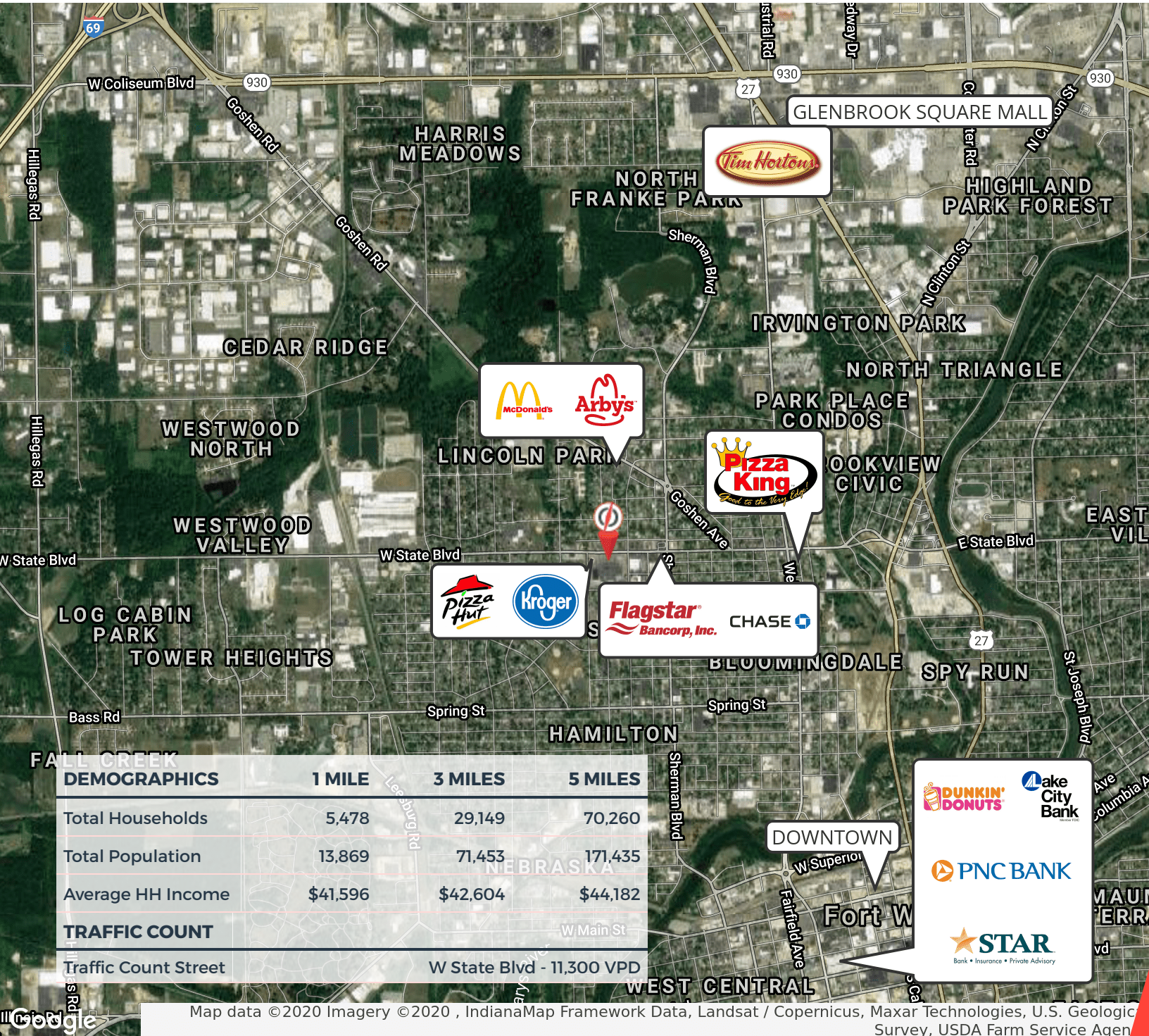
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## RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## PROPERTY DETAILS

**LEASE RATE** **\$4.00 - 5.00 SF/YR**

### LOCATION INFORMATION

Building Name	West State Plaza
Street Address	1201 W State Blvd
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Wayne
Side Of Street	South

### BUILDING INFORMATION

Building Size	90,613 SF
Price / SF	\$4.00 - \$5.00
Year Built	1987
Occupancy %	91%
Tenancy	Multiple
Sprinkled	Yes
Parking	Surface, Abundant

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Office / Warehouse
Zoning	C-2 (Commercial)
Lot Size	8.3 Acres
APN#	02-07-34-426-001.000-074
Lot Frontage	625
Lot Depth	575
Traffic Count Street	W State Blvd - 11,300 VPD

### SUITE INFORMATION

SUITE 3	Warehouse
Space Available	5,000 - 8,000 SF
Overhead Door	8' x 8' (1)
Ceiling Height	11' 8"
Offices	Two (2)
Restroom	One (1)
SUITE 4	Medical Office
Space Available	3,000 - 8,000 SF
Exam Rooms	Seven (7)
Private Offices	Three (3)
Restrooms	Three (3)
File Room	Yes
Lab Area	Yes
Waiting Room / Reception	Yes

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