

OFFICE BUILDING

7325-7327 W. JEFFERSON BLVD., FORT WAYNE, IN

SALE OR LEASE



FEATURES:

- 4,912 SF office building available
- Multiple offices
- Brick façade
- Located in well-established Sleepy Hollow Professional Offices park
- Signage on rear of building faces W. Jefferson Blvd.
- Excellent demographics and prestigious zip code
- Minutes from Lutheran Hospital and I-69
- **FOR SALE: \$280,000**
- **FOR LEASE: \$12.00 PSF NNN**

DEMOGRAPHICS 2016			
	1 Mile	2 Miles	3 Miles
Population	2,964	32,231	77,125
Households	1,408	13,389	31,037
Avg. HH Income	\$91,405	\$90,378	\$81,878
VEHICLES PER DAY			
W. Jefferson Blvd.	32,700 VPD		
Engle Rd.	15,800 VPD		

FOR MORE INFORMATION:

Steve Chen
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SLEEPY HOLLOW PROFESSIONAL OFFICES

FORT WAYNE, INDIANA



- 1**
- OUTBACK STEAKHOUSE
 - BUFFALO WILD WINGS GRILL & BAR
 - Kroger
 - STARBUCKS COFFEE
 - COMFORT SUITES
 - Bob Evans DOWN ON THE FARM™
 - Pizza Hut
 - McDonald's
 - CHASE
 - Applebee's Neighborhood Grill & Bar
 - Arbys
 - Walgreens
 - Hilton Garden Inn Everything. Right where you need it.™
 - HOMESWOOD SUITES Hilton
 - Rural King
 - Wendy's

- 2**
- FARMERS INSURANCE
 - CASA RESTAURANTE ITALIANO
 - Frontier COMMUNICATIONS
 - INDIANA WESLEYAN UNIVERSITY
 - OmniSource "The Best in North America"
 - extended STAY AMERICA
 - Hampton Inn
 - FAIRFIELD INN & SUITES Marriott
 - aspire PLASTIC SURGERY & MEDICAL SPA

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SALE OR LEASE

SALE INFORMATION	
Date Available	Immediately / Vacant
Sale Price	\$280,000
Terms	Cash at close
Building Total SF	4,912 SF
LEASE INFORMATION	
Lease Rate	\$12.00 PSF
Terms	NNN
Available SF	4,912 SF
GENERAL DATA	
Number of Stories/Floors	One Story/Two Floors
Condition / Built	Good / Built 1981
Zoned	C1 - Commercial
Building Class	'B'
Primary/Secondary Use	Office/Medical Office
Visibility	Excellent
BUILDING DATA	
Heating Type	Gas Forced air
Cooling Type	Central Air Cond.
Roof	Asphalt
Ceiling	11 ft.
Lighting	Standard Fluorescent
TRANSPORTATION	
Nearest Hwy./Interstate	I-69: 1.7 miles
Distance to Airport	Approx. 9.7 Miles
Parking Lot	Asphalt, Common
Parking Spaces	Ample

OPERATING DATA	
Gas Supplier	NIPSCO
Water/Sewer	Municipal
Power Type	Single
Amps/Volts/Phase	200/110/Single
Power Supplier	AEP
Telephone/Broadband	Verizon/Comcast
Association Dues	\$3,325 Annually
TENANT/LANDLORD EXPENSES	
Utilities	Tenant
Lawn & Snow	Landlord
Real Estate Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

ASSESSMENTS 2018			
Key Number	02-11-13-453-006.000-075 02-11-13-453-005.000-075		
	7325	7327	
Assessments	\$27,000	\$27,000	
Improvements	\$65,400	\$65,400	
Total	\$92,400	\$92,400	

PROPERTY TAXES	
2017 Payable 2018	
7325	\$3,315.96
7327	\$3,315.96
Total	\$6,631.92
Per Square Foot	\$1.35

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