



Building 4646



Building 4656

Professional Park West

4646-4656-4660 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 front and back surface parking
- Zoned C-1 for office, medical and retail users
- Locally owned, professionally managed



Building 4660

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

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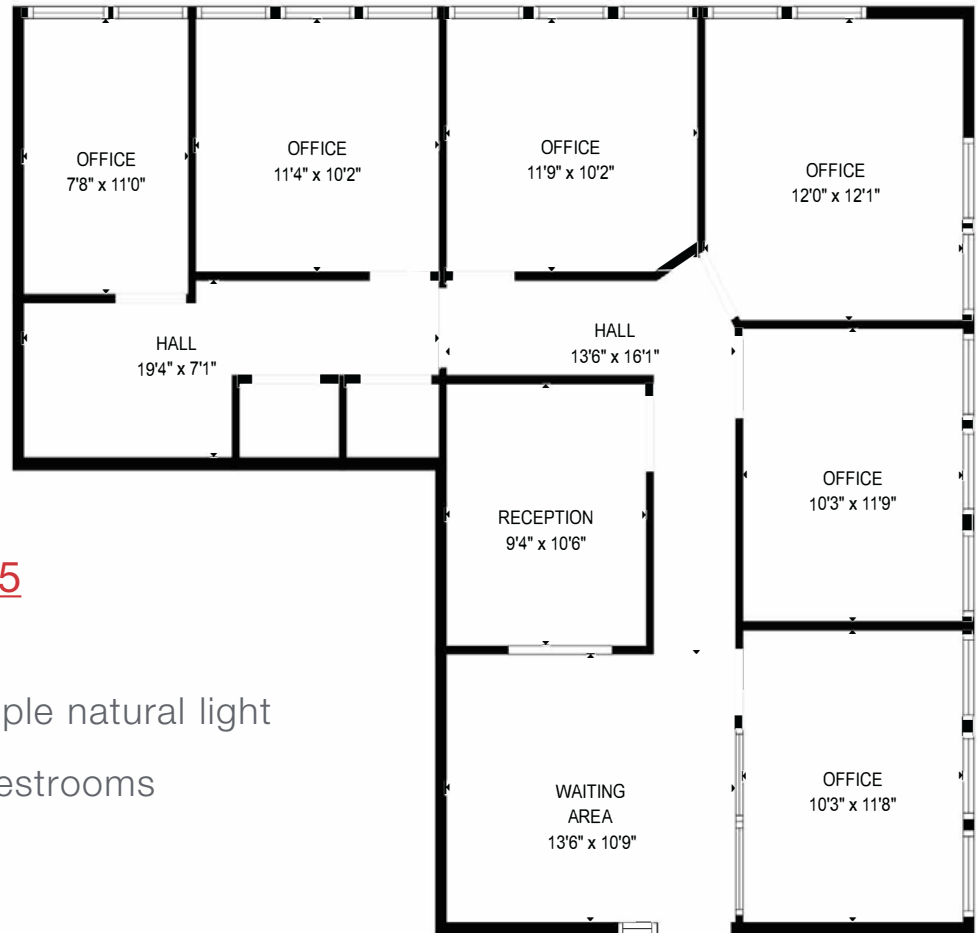
General Property Information			
Name	Professional Park West	Parcel Number	Multiple
Address	4646 & 4660 W. Jefferson Blvd.	Total Building SF	Various
City, State, Zip	Fort Wayne, IN 46804	Acreage	N/A
County	Allen	Year Built	1977
Township	Wayne	Zoning	C-1
Parking	Surface	Parking Spaces	Ample

Property Features			
Construction	Brick	# of Floors	2
Roof	Flat, shingle	Restrooms	Common area
Heating	Gas forced air	Central Air	Yes
Other			

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	2.4 Miles
Water	City of Fort Wayne	Highway	US 24/Jefferson Boulevard
Sewer	City of Fort Wayne	Distance	Located on Jefferson Boulevard

Lease Information			
Unit	SF	Lease Rate	Lease Type
4646-185	1,301 SF	\$14.50/SF/YR	Full service
4660-200	1,808 SF (divisible)	Negotiable	Full service

Take the
virtual tour!



Building 4646-185

- 1,301 SF
- Offices have ample natural light
- Common area restrooms
- Ample parking



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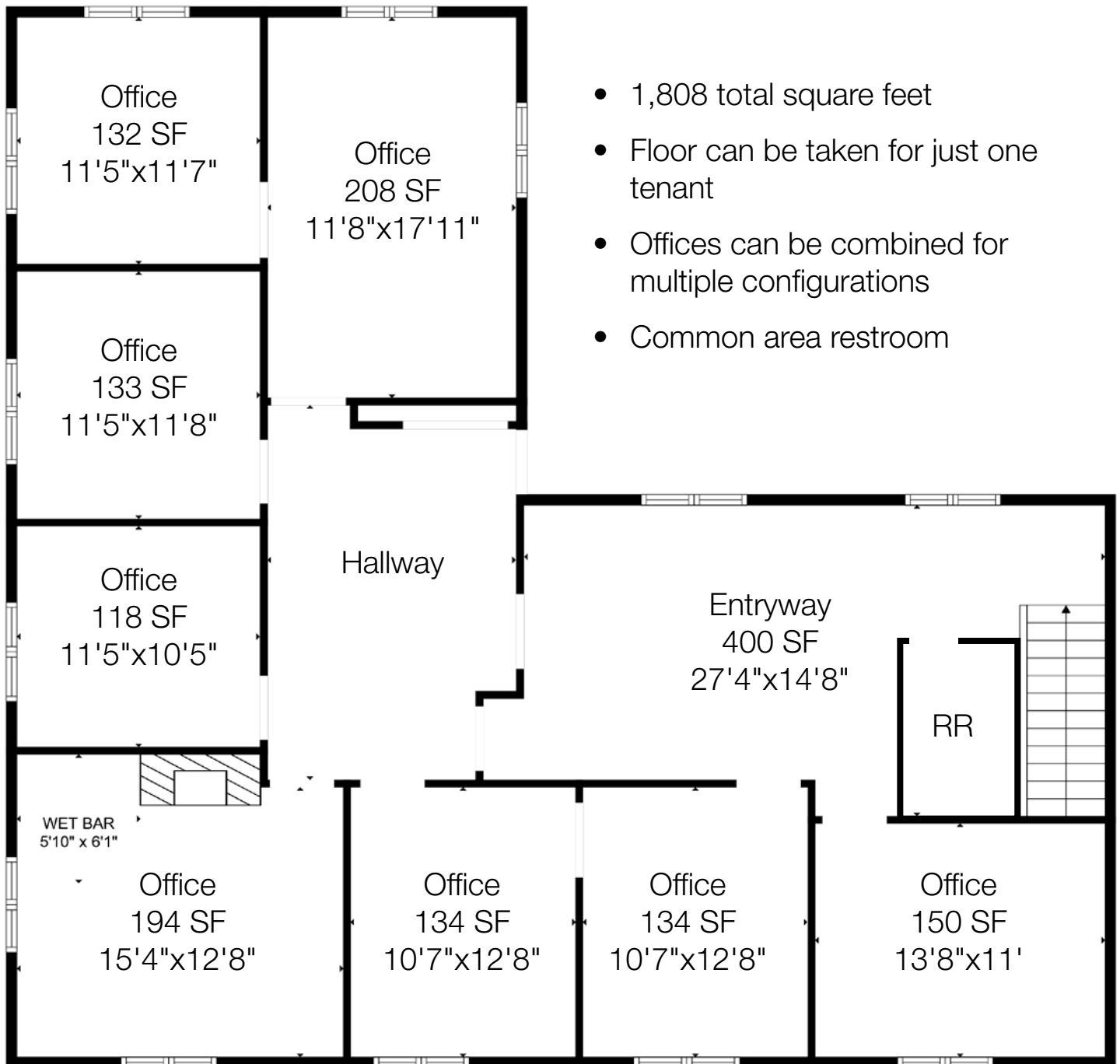
Building 4660

- Unit 200: 1,808 SF (can be divided)
- Numerous Landlord improvements: new facade, flooring and paint
- Common area restrooms; there is no elevator to the second floor
- Lease is full service with lease rates being negotiable
- Floor plan and photos on the following pages

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Second Floor Unit 200 Floor Plan



- 1,808 total square feet
- Floor can be taken for just one tenant
- Offices can be combined for multiple configurations
- Common area restroom

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Unit 200 Photos



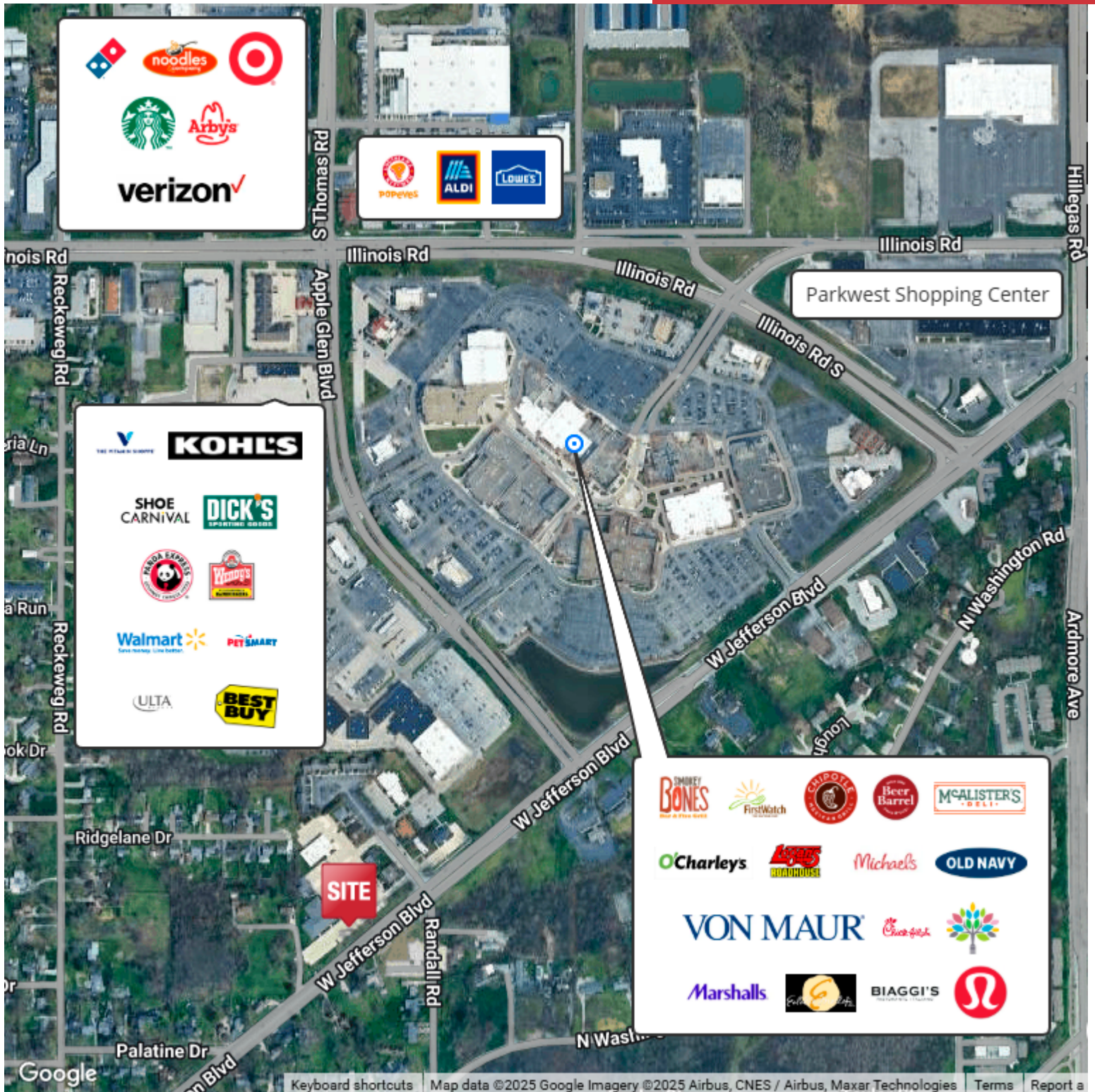
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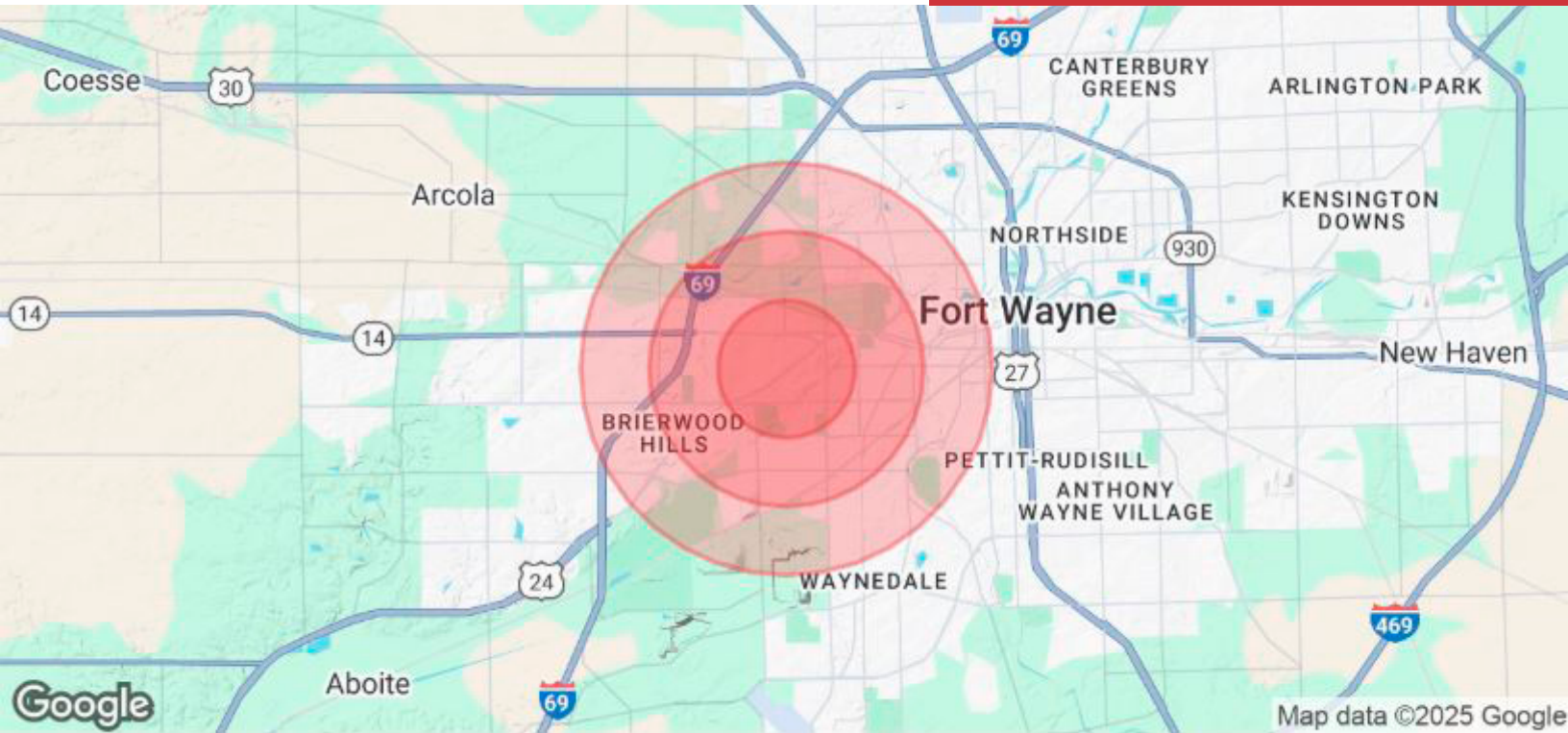
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,804	15,412	46,227
Average Age	43	41	39
Average Age (Male)	42	39	38
Average Age (Female)	44	42	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,951	7,101	20,218
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$67,252	\$73,963	\$76,257
Average House Value	\$242,997	\$224,558	\$204,305

* Demographic data derived from 2020 ACS - US Census

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