



FOR **SALE** OFFICE
PROPERTY

7619 W Jefferson Blvd
Fort Wayne, IN 46804

13,224 SF Stand Alone Office Building Available For Sale

About The Property

- Located in well-established Jefferson Office Park on the Towpath/Eagle marsh trails
- In close proximity to Lutheran Hospital & IU Health
- Open floorplan with several private offices
- Parking on 2 levels, 104 spaces
- Sale Price: \$1,700,000 (\$128.55/SF)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

13,224 SF STAND ALONE OFFICE BUILDING AVAILABLE FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	7619 W. Jefferson Blvd.
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	13,224 SF
Site Acreage	2.60 Acres
Zoning	C1/ Office and Personal Services

PRICE/AVAILABILITY

Sale Price	\$1,700,000.00
Sale Price/SF	\$128.55/SF
Available	Immediately

BUILDING DATA

Date of Construction	2000 & 2004
Building Type	Office
Number of Stories	2
Siding	Insulated metal panel (IMP)
Elevator	Yes
HVAC	3 Energy efficient furnaces/AC
Restrooms	2 Sets
Parking Spaces	104

PROPERTY TAXES

Parcel Number	02-11-24-178-003.000-038
Assessment: Land	\$339,800
Improvements	\$519,200
Total Assessment	\$859,000
Annual Taxes	\$14,534.58 (\$1.10/SF)
Tax Year	2025 Payable 2026

POPULATION DEMOGRAPHICS

1 Mile	1,769
3 Miles	30,836
5 Miles	81,553

MISC. INFORMATION

Rolling file system
Security & Fire System/No Sprinkler
Server room
Breakroom
Kitchenette
Shelter patio
2nd floor 4" concrete

UTILITIES

Electric Supplier	\$24,000	AEP
Natural Gas Source	\$1,200	NIPSCO
Water	\$1,320	City of Fort Wayne
Sewer	\$672.00	Aqua IN
Estimated annual utilities	\$27,192	



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FLOOR PLAN - 1ST FLOOR

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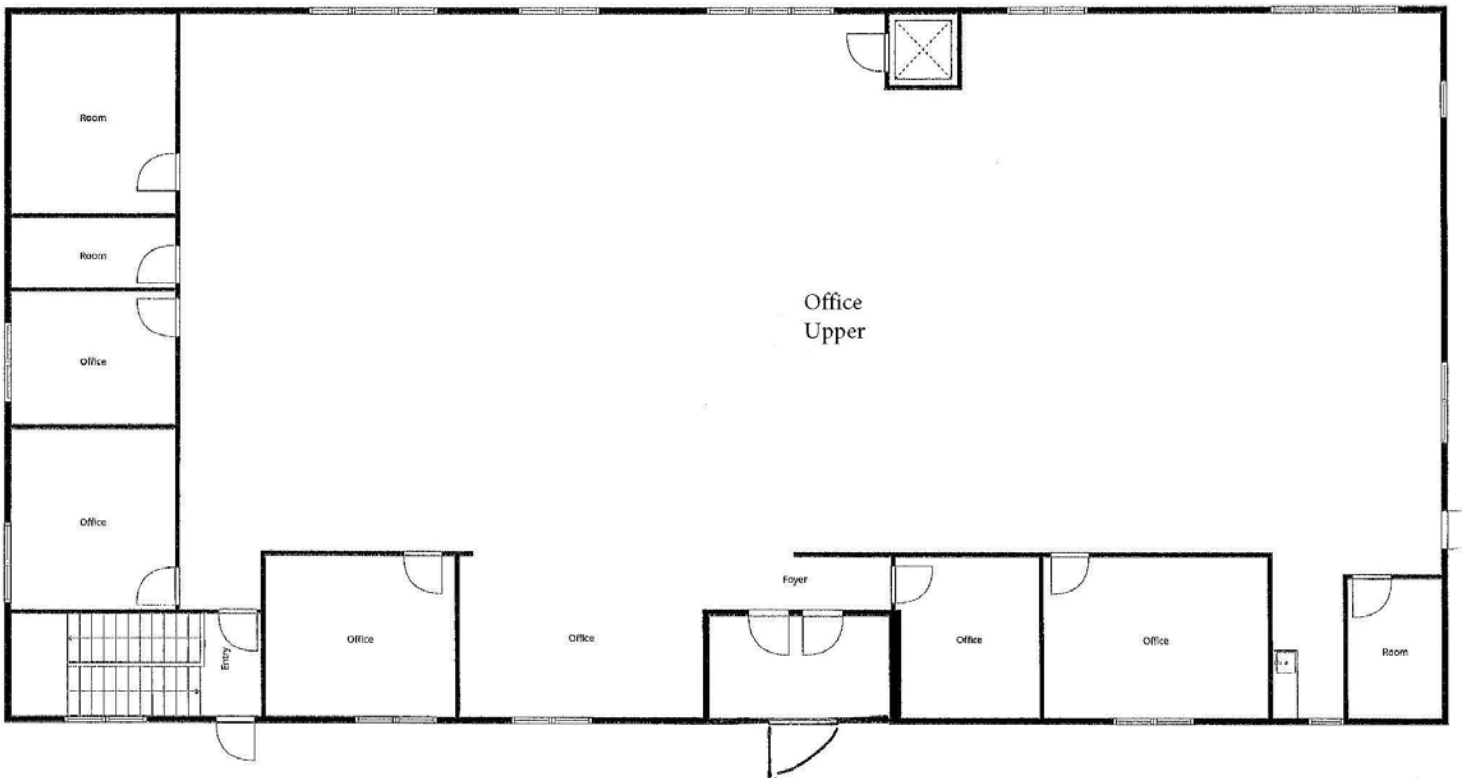
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FLOOR PLAN - 2ND FLOOR

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ADDITIONAL PHOTOS

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NEIGHBORING BUSINESSES

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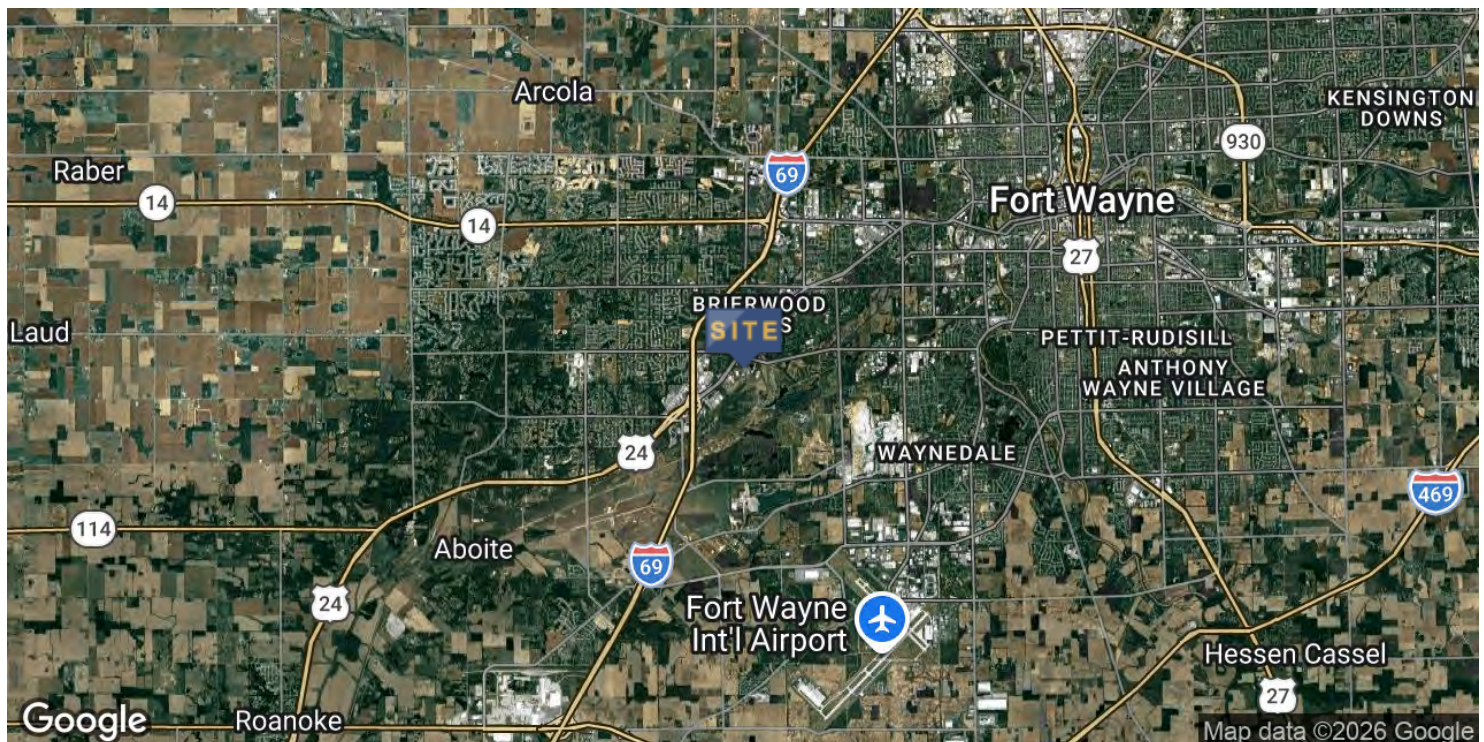
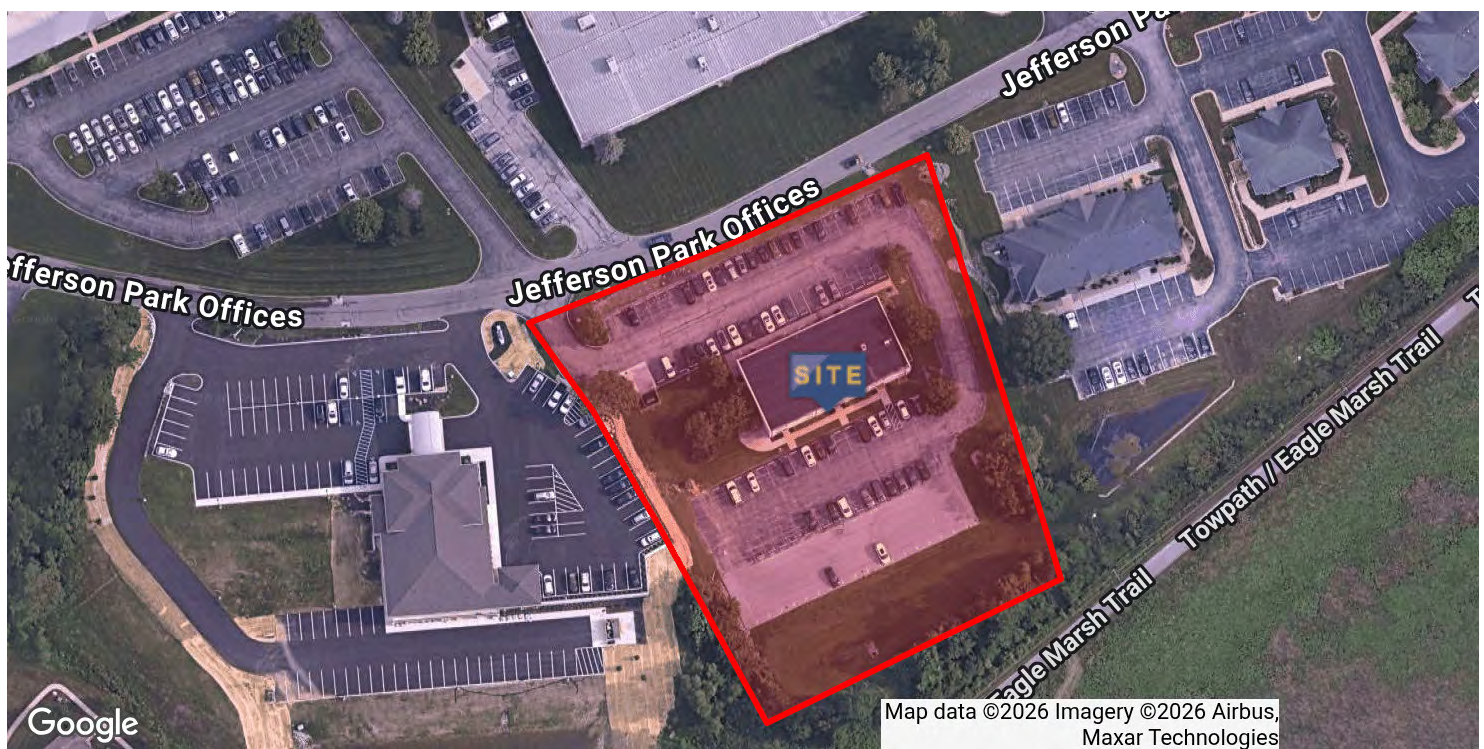
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LOCATION MAP

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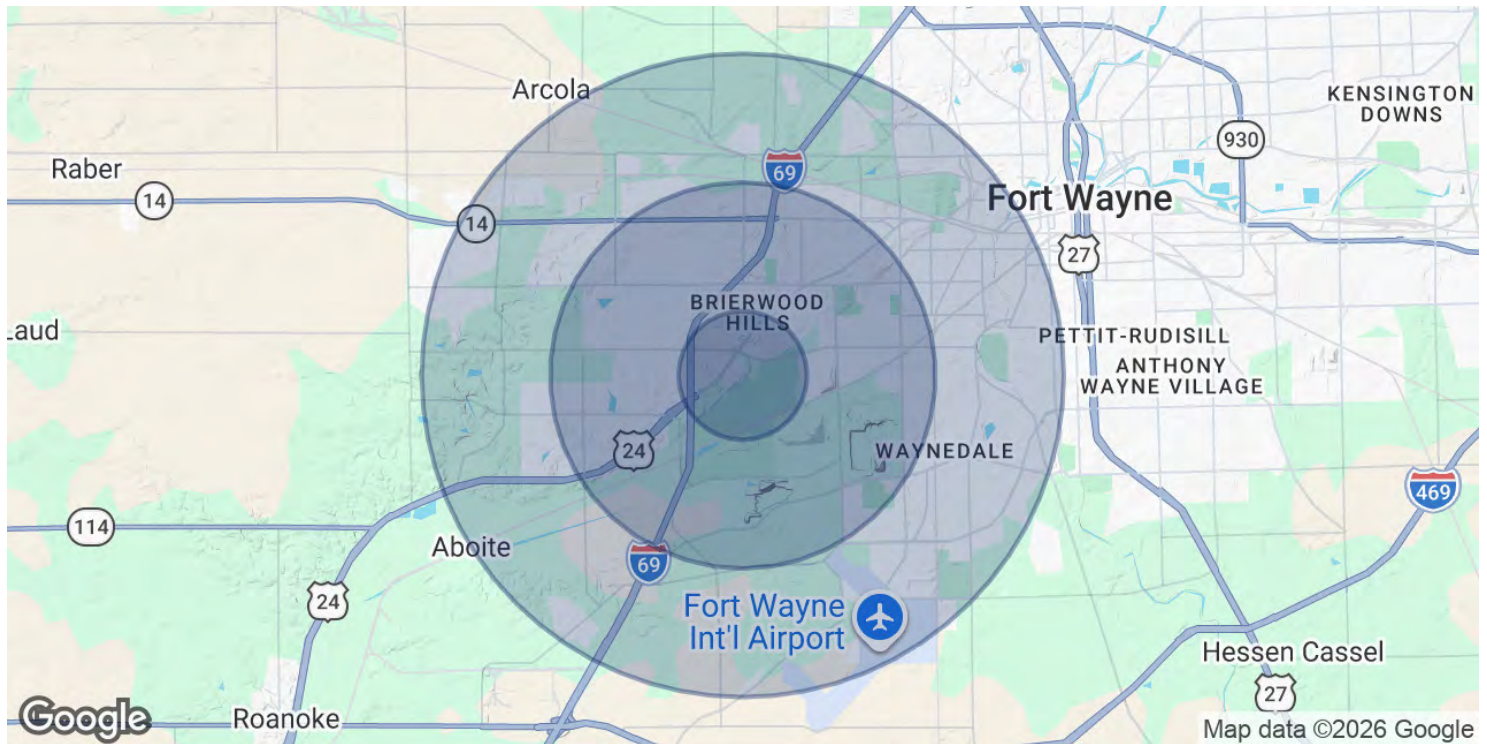
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,769	30,836	81,553
Average Age	46.7	41.7	39.1
Average Age (Male)	44.5	39.3	38.0
Average Age (Female)	48.1	44.2	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	869	13,410	33,453
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$96,173	\$108,253	\$103,072
Average House Value	\$246,779	\$257,061	\$249,498

2023 American Community Survey (ACS)



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