

Sleepy Hollow Office Park

7305B W. Jefferson Blvd
Fort Wayne, IN 46804



OFFICE

FOR LEASE

Southwest General or Medical Office Space

Sleepy Hollow is a bustling office park near the junction of I-69 & W Jefferson Blvd. One suite is currently available with 1,250 SF. This prime location could be a general or medical office. The open floor plan offers natural light, a small kitchenette, storage closets, and a private restroom.

Featured Property Highlights

- One 1,250 SF suite available for lease
 - › General or Medical office
- Located near Lutheran Hospital
- C1 - Professional Office
- Near I-69/Jefferson Blvd interchange
- Ample parking
- 31,600 VPD on W Jefferson Blvd

JOHN CAFFRAY

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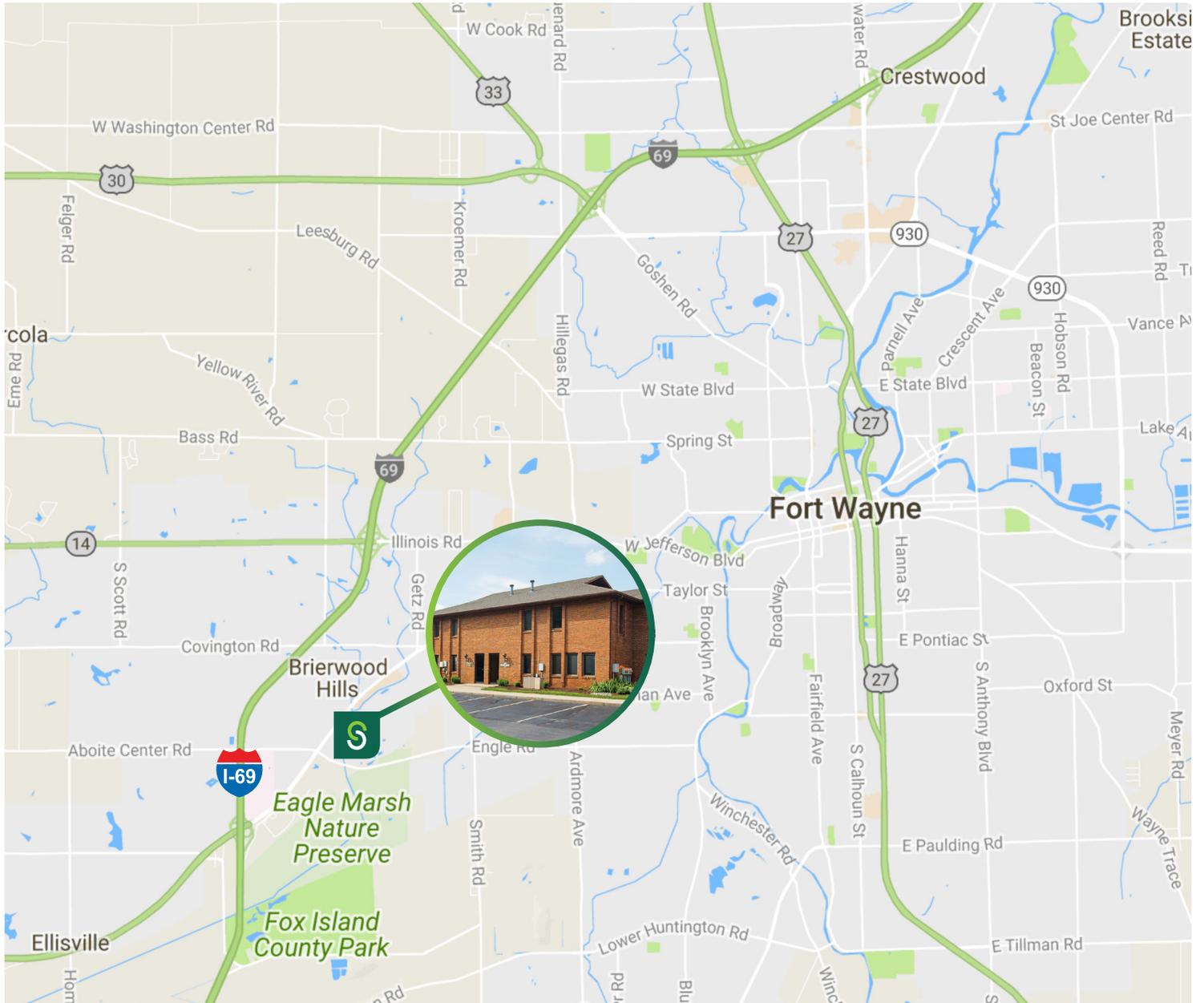
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Excellent Location

Sleepy Hollow is a bustling office park 1.5 miles from the I-69/Jefferson Blvd interchange. Affluent demographics, pristine neighborhoods, and prominent employers dot West Jefferson Blvd with 31,600 vehicles per day. Nearby businesses include Lutheran Hospital, RediMed, Kroger, Mercedes-Benz at Ft. Wayne, The Plex, and several shops in The Village at Time Corners and Village at Coventry. Businesses within Sleepy Hollow range from hair salons to financial advisors.

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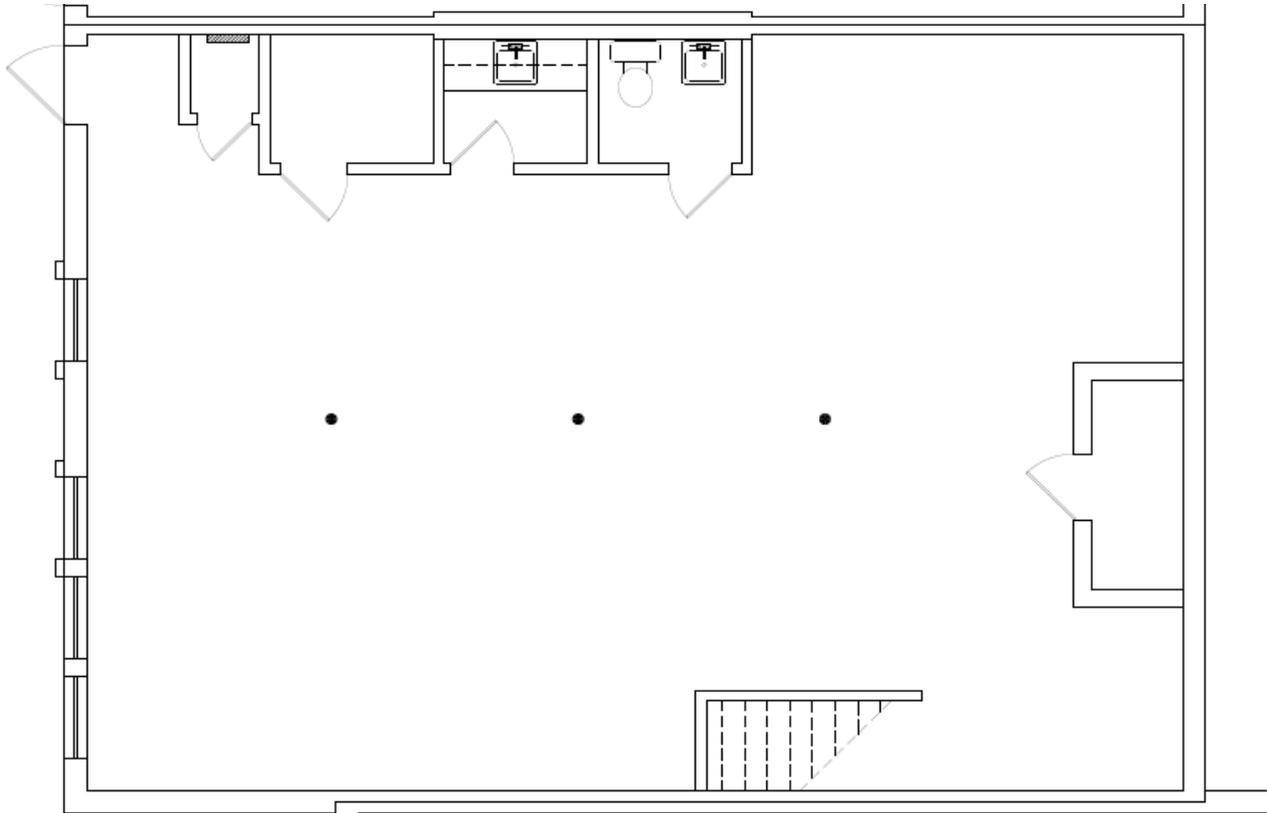
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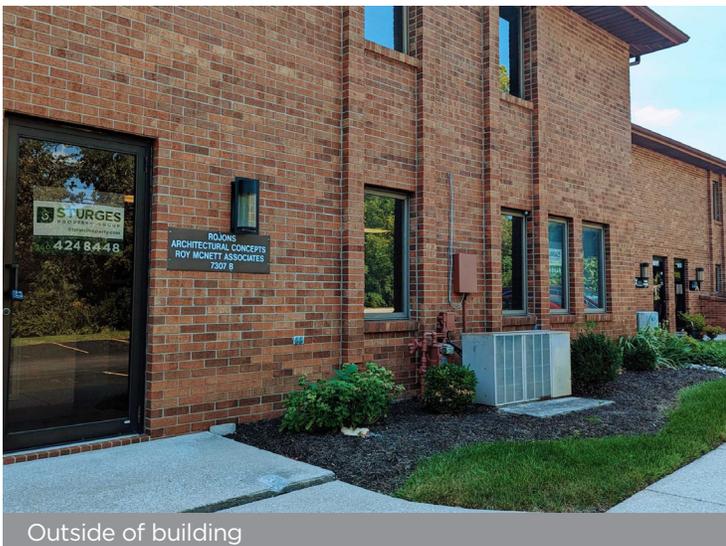
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7305B Available - 1,250 SF for lease



Floor Plan: Not To Scale



Outside of building



Office

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OFFICE SPACE FOR LEASE

Property Name	Sleepy Hollow Office Park
Address	7305B West Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel No.	02-11-13-453-011.000-075



LEASE INFORMATION

Lease Rate	\$14.75/PSF/Yr.
Lease Type	Modified Gross
Terms	3 Years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant
Phone and Data	Tenant

AVAILABLE SUITES

Total Building Area	SF	
Total Available	1,250 RSF	
Max. Contiguous Available	1,250 RSF	
Suites Available	RSF	Monthly Rate
- Suite 7305B	1,250	\$1,484.38

SITE DATA

Zoning & Description	C1 - Professional Office
Parking Description	Paved Lot
Parking Count	Ample-Shared Spaces
Traffic Count	11,752 VPD in complex 31,600 VPD on Jefferson Blvd

BUILDING INFORMATION

Property Type	Professional Office
Year Built	1981
No. of Stories	Building has 2 stories. Suite is one story.
Construction Type	Wood Frame
Roof	Shingle
Heating	Central
A/C	Central
Sprinklered	No
Elevators	No
Signage	On Building Facade

UTILITIES

Electric Supplier	Indiana Michigan Power
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



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President



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Vice President of Brokerage



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