

**LEASE**

# Lutheran Medical Arts Building

**7920 WEST JEFFERSON BOULEVARD**

Fort Wayne, IN 46804

**PRESENTED BY:**

**DIANA PARENT, CCIM**

O: 260.489.8500

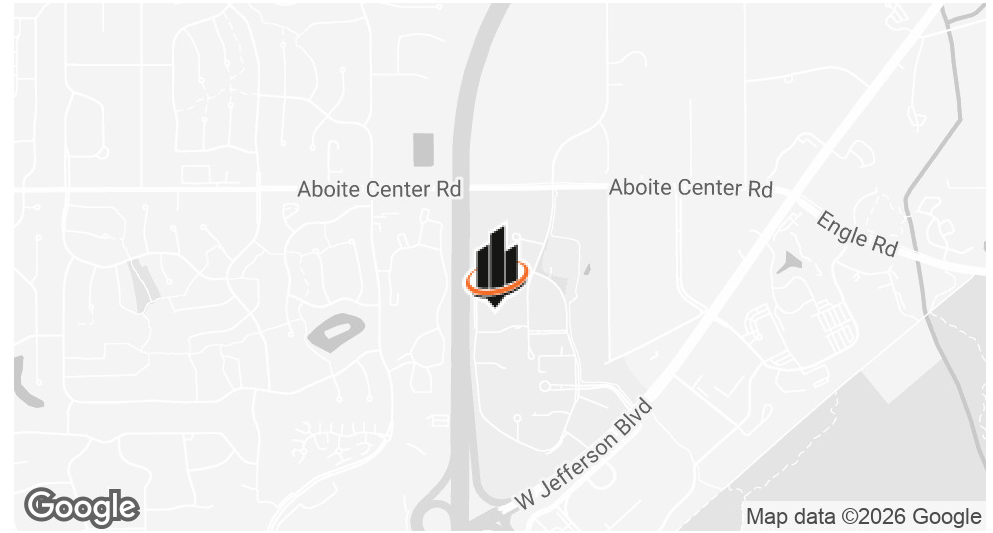
diana.parent@svn.com



**DIVISIBLE SPACE**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21 SF/yr (NNN)
<b>BUILDING SIZE:</b>	48,858 SF
<b>AVAILABLE SF:</b>	11,643 SF
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	CM2
<b>MARKET:</b>	Fort Wayne

## PROPERTY OVERVIEW

This is a Class A medical office building located on the Lutheran Hospital Campus and visible from I-69. The property offers easy access and ample parking. Major tenants include Summit Surgical Suites and Ortho NorthEast.

## PROPERTY HIGHLIGHTS

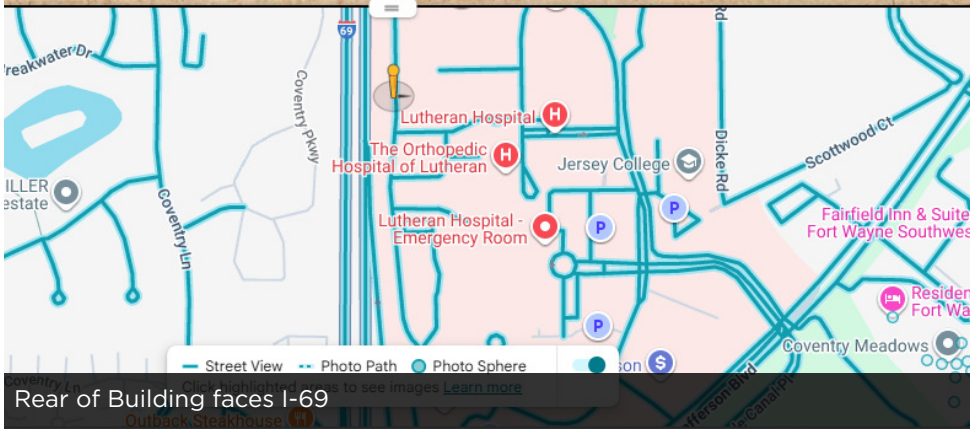
- Located on Lutheran Hospital Campus
- Class A Medical Office Suites
- Visible from I-69

**DIANA PARENT, CCIM**

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## ADDITIONAL PHOTOS



Add text here...



Front of Building

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# LEASE SPACES

## LEASE INFORMATION

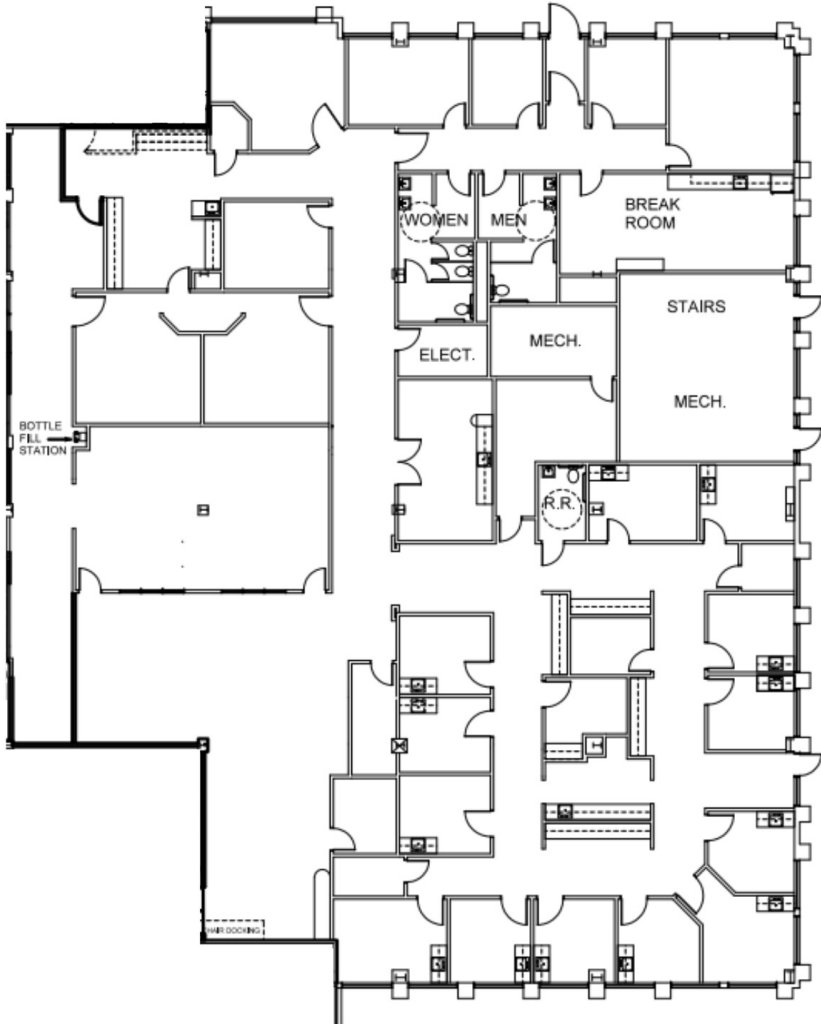
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	11,643 SF	<b>LEASE RATE:</b>	\$21 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	11,643 SF	NNN	\$21.00 SF/yr	-

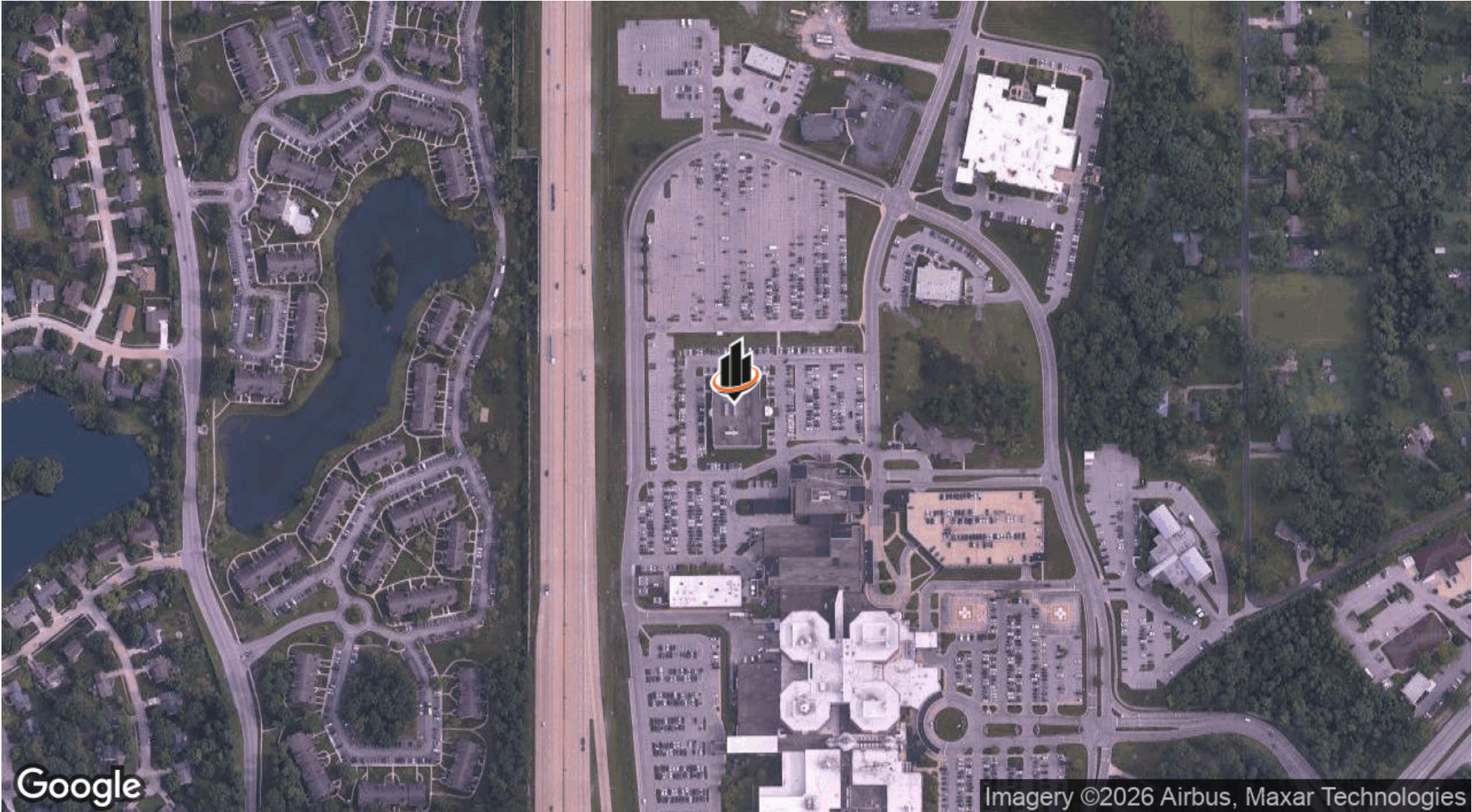
**DIANA PARENT, CCIM**  
O: 260.489.8500  
diana.parent@svn.com

**SUITE 105 - 11,643 SF**



**DIANA PARENT, CCIM**  
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diana.parent@svn.com

**LOCATION MAP**



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O: 260.489.8500  
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# DEMOGRAPHICS MAP

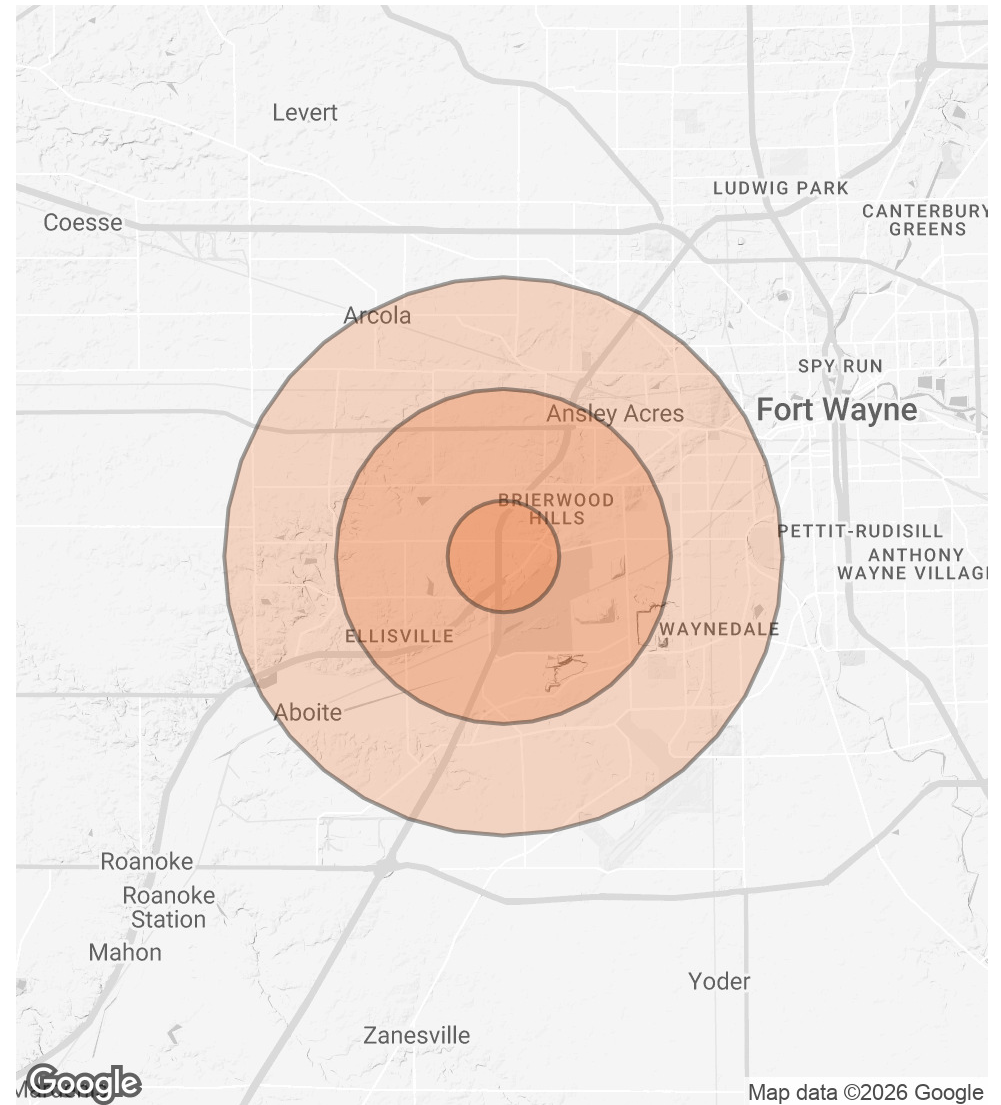
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,246	28,661	56,300
<b>AVERAGE AGE</b>	41.9	39.5	38.6
<b>AVERAGE AGE (MALE)</b>	40.8	37.8	37.1
<b>AVERAGE AGE (FEMALE)</b>	42.7	40.5	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,318	11,331	22,274
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$91,728	\$91,854	\$87,012
<b>AVERAGE HOUSE VALUE</b>	\$205,785	\$190,667	\$180,669

2020 American Community Survey (ACS)



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