



Lake Avenue Professional Building

3030 Lake Avenue
Fort Wayne, IN 46805



Office Building For Lease On Lake Avenue

Abundant space for lease in the heart of the Lake Avenue medical corridor. This building offers units in a variety of sizes and configurations - each with dedicated restrooms and extensive plumbing. The building is ADA compliant with four separate entrances and plenty of surface parking. Having recently undergone new ownership, the property has received over \$250,000 in improvements.

Property Highlights

- ▶ Diverse selection of sizes
- ▶ Dedicated plumbing in each unit
- ▶ Interior and exterior renovations in 2023
- ▶ Several suites available - can be contiguous
- ▶ Located near major medical and service uses
- ▶ Rental abatement incentives available
- ▶ **FOR LEASE: \$10.00 - \$14.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

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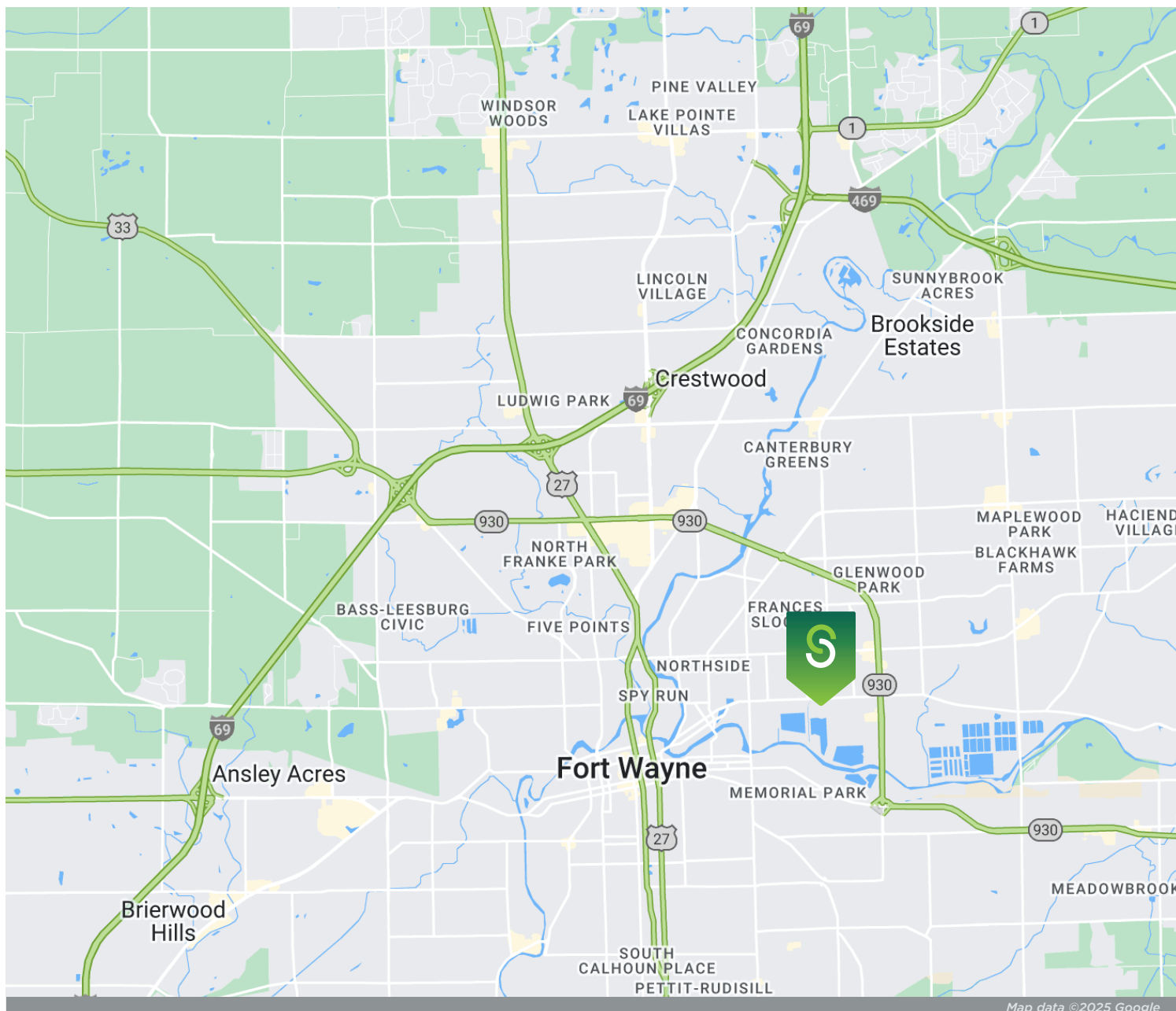


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Excellent Location

3030 Lake Avenue is located on the south side of Lake Avenue, just west of Hobson Road. It is well-placed in one of Fort Wayne's major medical/service districts. Neighbors include Parkview Hospital - Randallia, VA Northern Indiana Health Care System, St. Anne Home & Retirement Community, Crossroad Child & Family Services, and the newly-developed \$38 million Byron Health Center.



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Interior and Exterior Renovations

New \$250,000 improvements included facade upgrades, signage, mechanical and electrical improvements, common area renovations, LED lighting, parking lot sealcoat and striping, and a gourmet vending machine.



New paint and parking lot



New signage



Interior lobby mural



Renovated lobby

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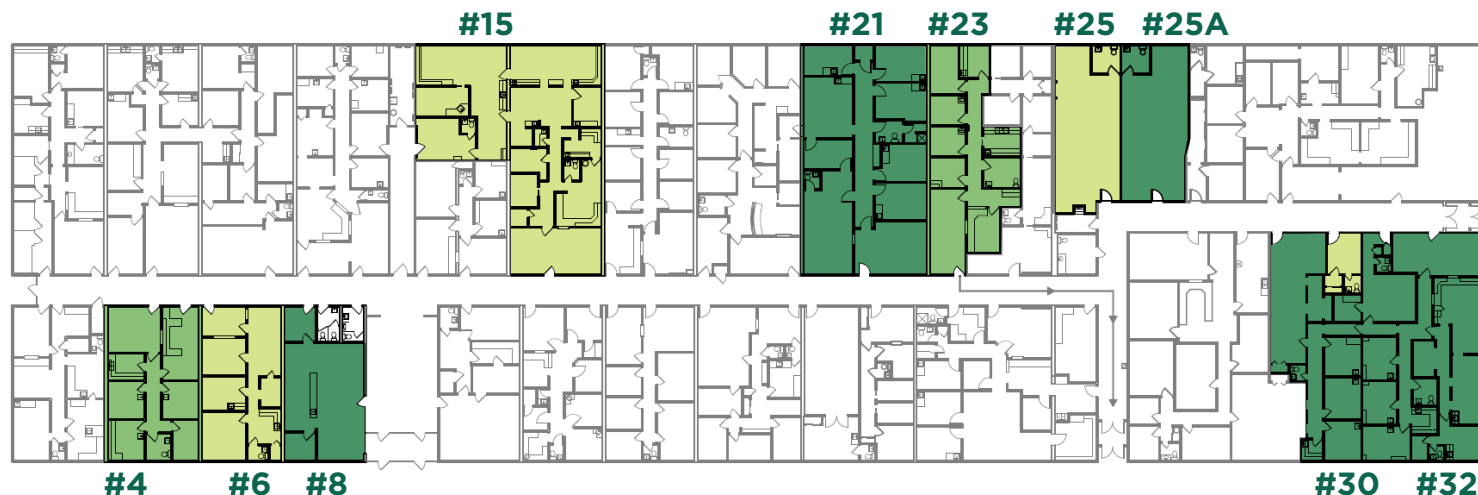
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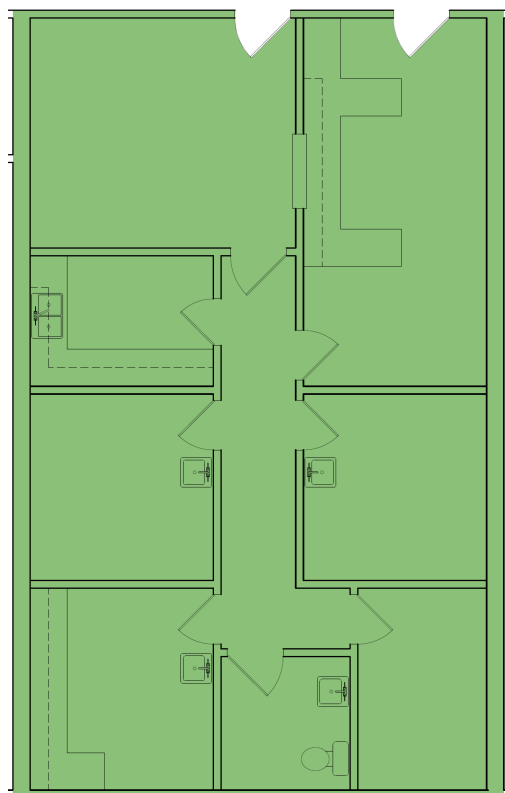
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Available Units

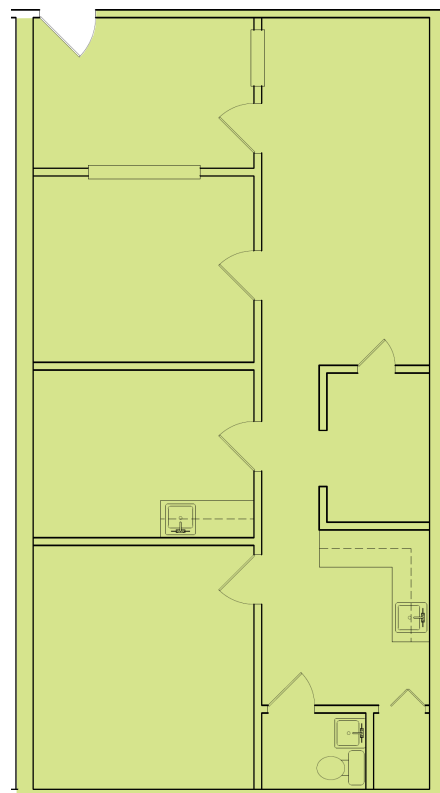


Floor plans may not be to scale.

Contact broker for detailed floor plan.



Suite 4 - 1,220 RSF



Suite 6 - 1,068 RSF

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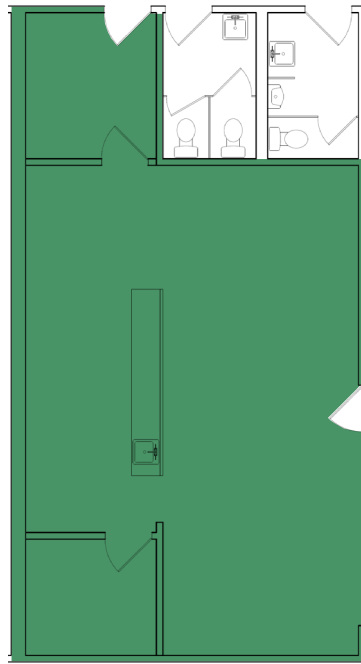
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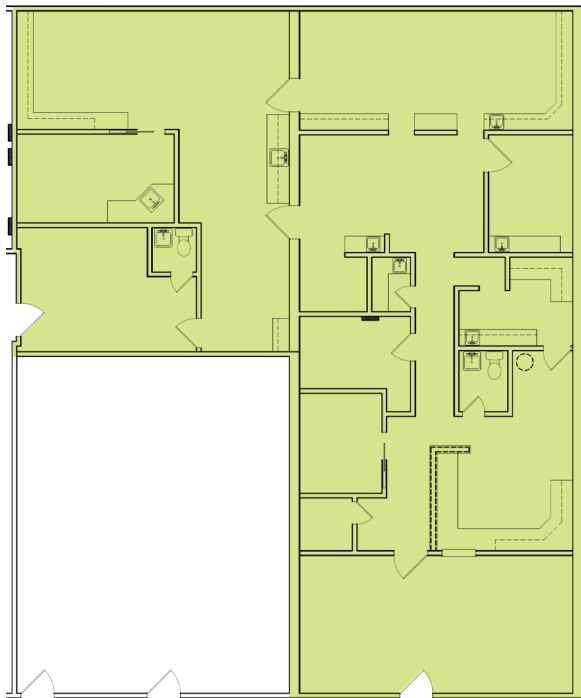


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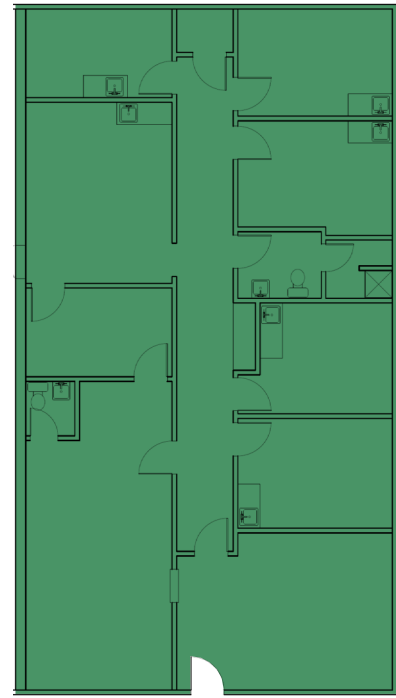
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Suite 8 - 905 RSF



Suite 15 - 2,714 RSF



Suite 21 - 2,483 RSF

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