



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)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

### RACHEL ROMARY

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### General Property Information

<b>Name</b>	Professional Park West	<b>Parcel Number</b>	Multiple
<b>Address</b>	4646 & 4656 W. Jefferson Blvd.	<b>Total Building SF</b>	Various
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Acreage</b>	N/A
<b>County</b>	Allen	<b>Year Built</b>	1977
<b>Township</b>	Wayne	<b>Zoning</b>	C-1
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Ample

### Property Features

<b>Construction Type</b>	Brick	<b>Number of Floors</b>	2
<b>Roof</b>	Flat, shingle	<b>Foundation</b>	Concrete
<b>Lighting</b>	Typical office	<b>Sprinklers</b>	No
<b>Electrical</b>	Typical office	<b>Restrooms</b>	In unit or common area
<b>Heating</b>	Gas forced air	<b>Central Air</b>	Yes

### Utilities

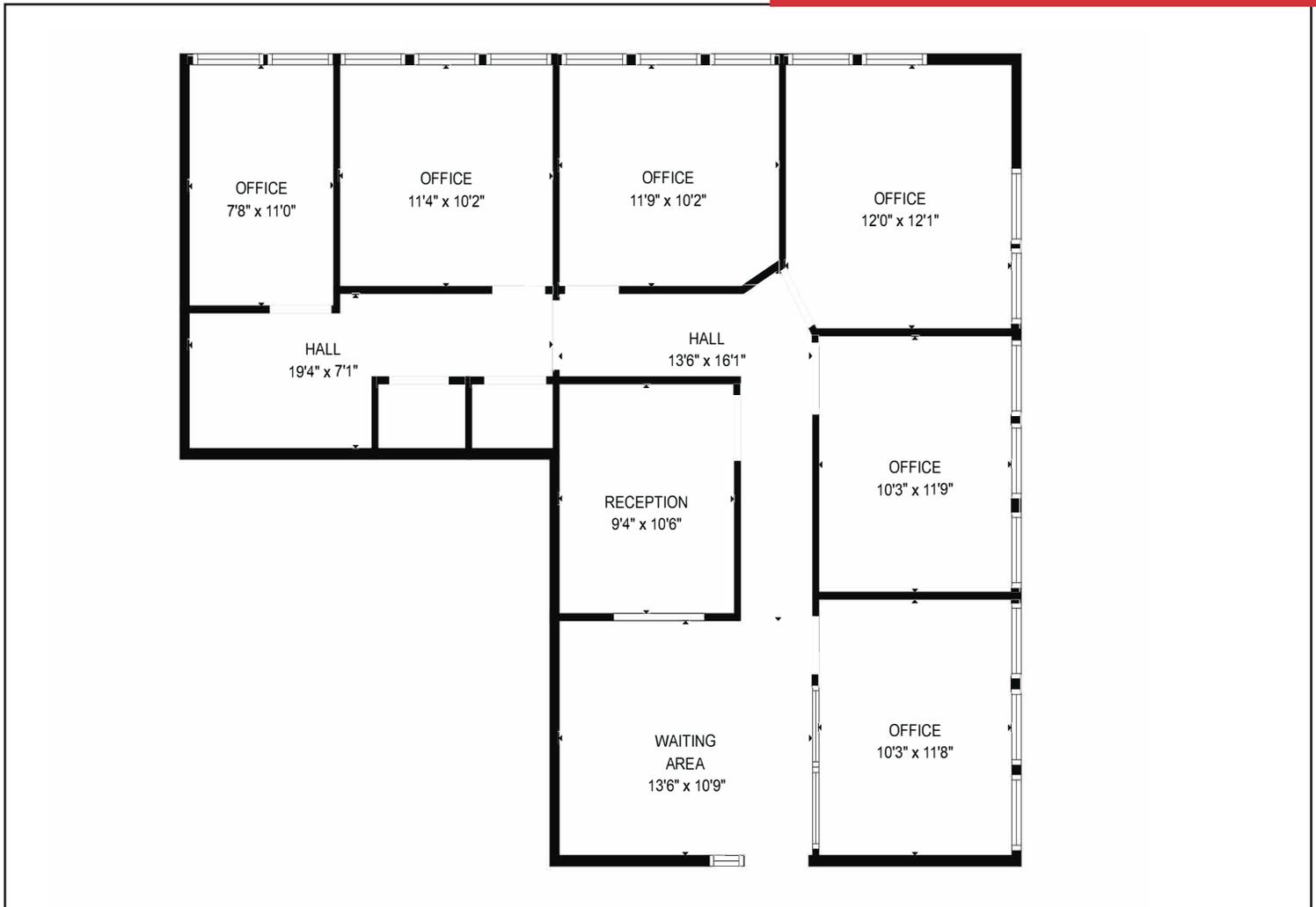
<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water</b>	City of Fort Wayne
<b>Sewer</b>	City of Fort Wayne

### Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	2.4 Miles
<b>Nearest Highway</b>	US 24/Jefferson Blvd.
<b>Distance</b>	Located off of W. Jefferson

### Lease Information

Unit	SF	Lease Rate	Lease Type
4646-185	1,301 SF	\$14.50/SF/YR	Full service
4646-230	835 SF	\$14.50/SF/YR	Full service
4656-201	1,229 SF	\$14.50/SF/YR	Full service
4660-110	1,122 SF (includes OHD)	Negotiable	Full service
4660-200	1,808 SF (Divisible)	Negotiable	Full service



### Building 4646-185

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

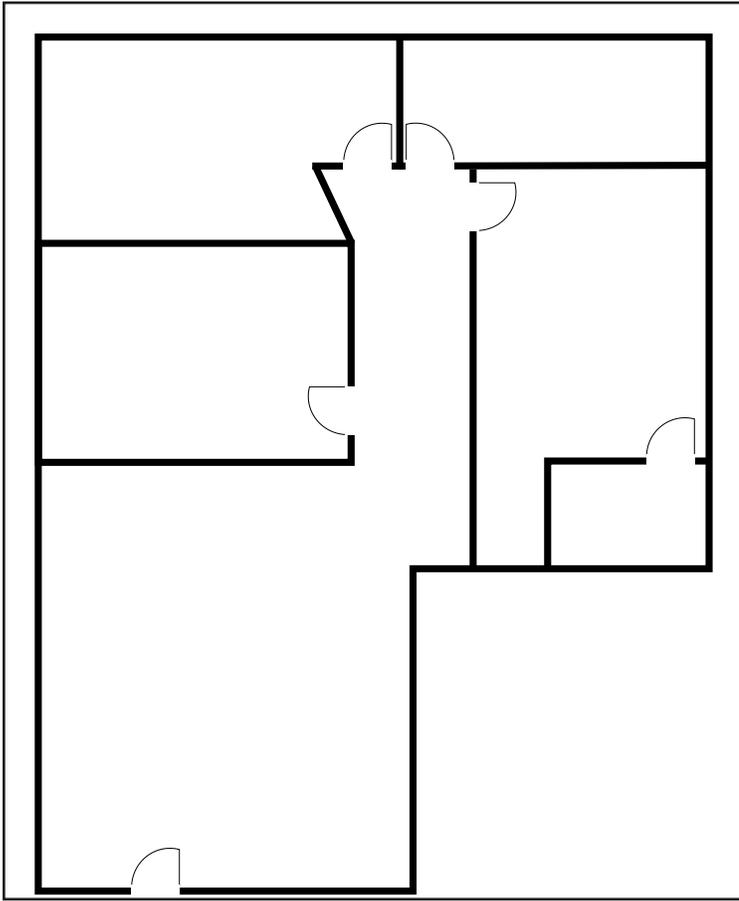
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### Building 4646-230

- 835 SF
- Offices have ample natural light
- Common area restrooms
- Ample parking



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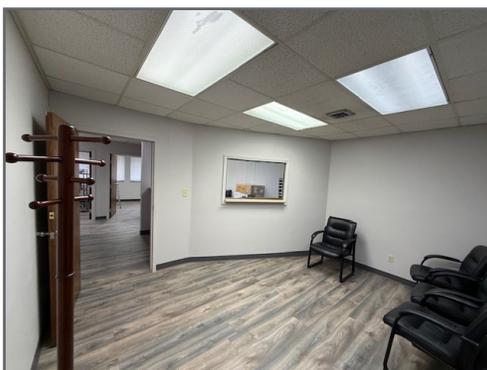
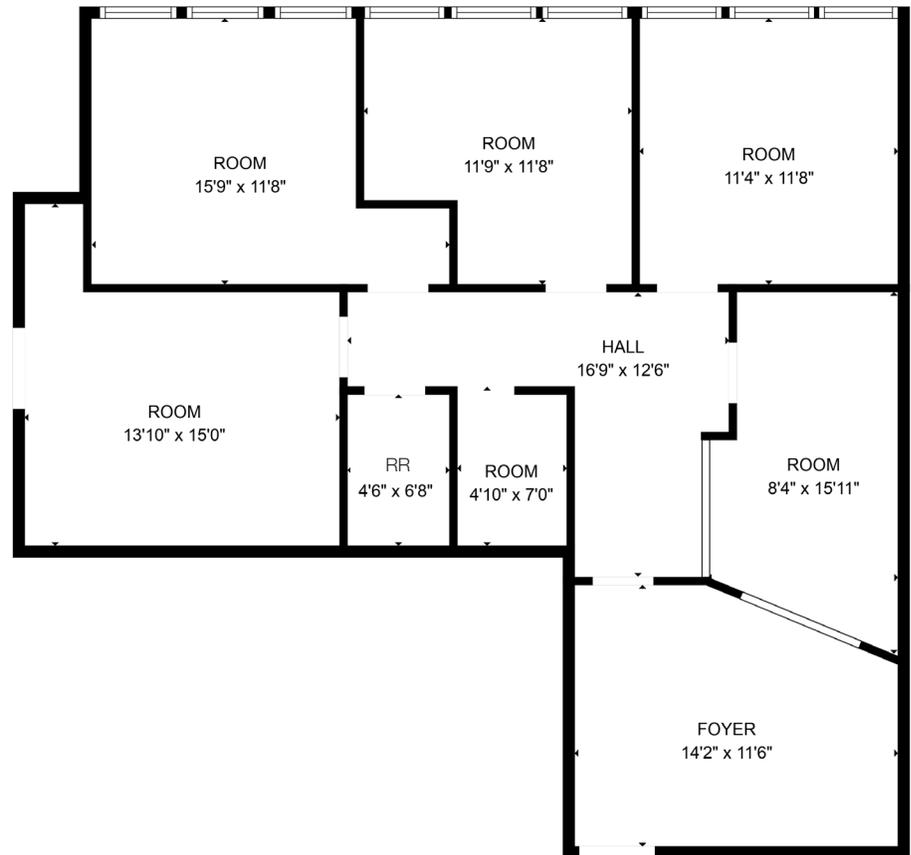
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### Building 4656-201

- 1,229 SF
- Private restroom
- Ample parking



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### Building 4660

- Unit 100: 1,122 SF (flex space includes overhead door)  
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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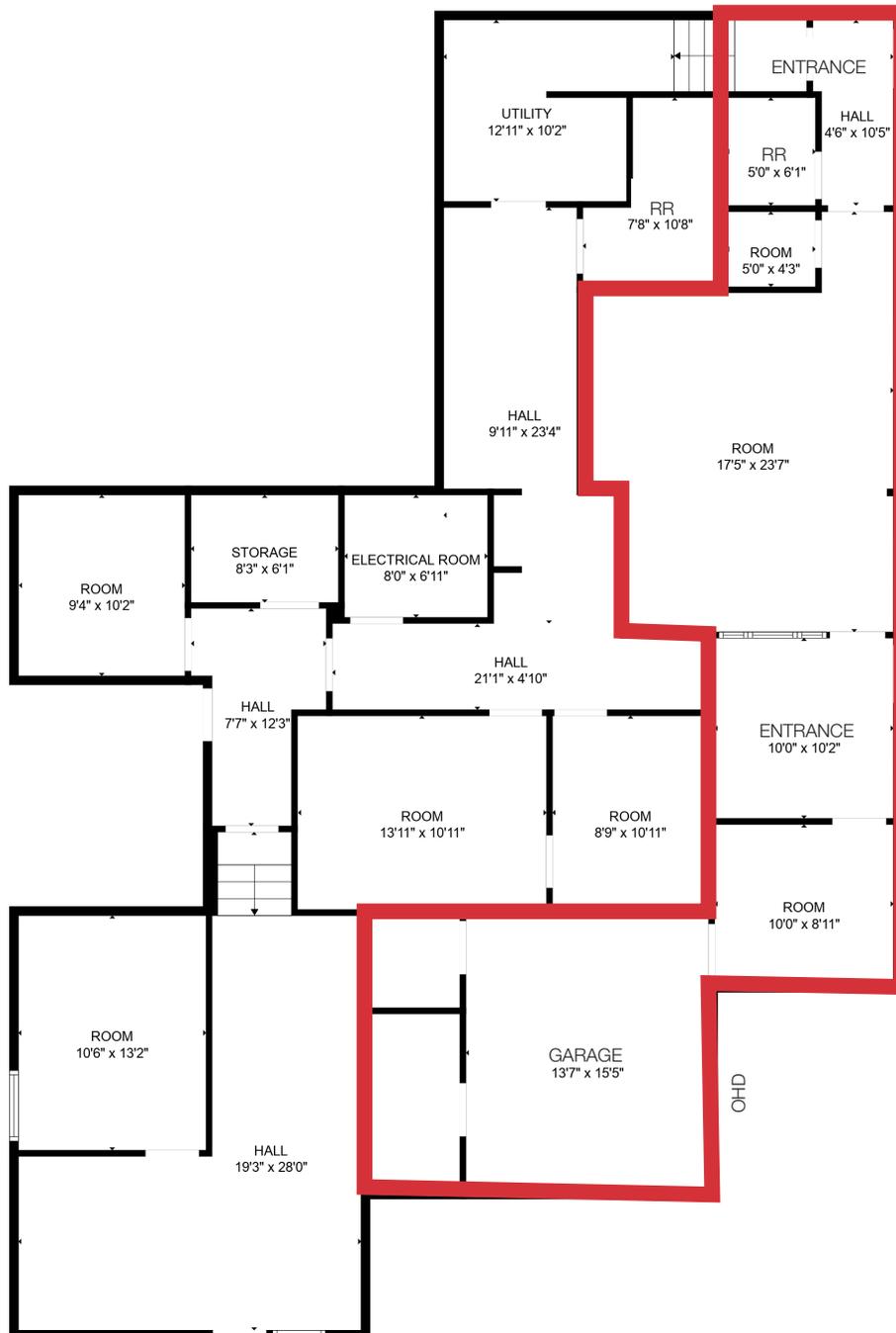
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### First Floor Unit 100 Floor Plan



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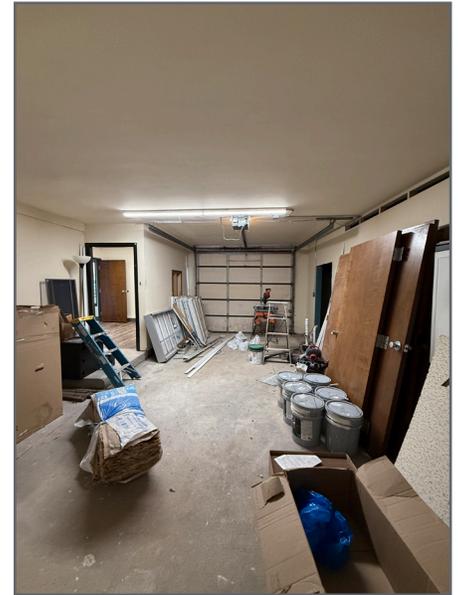
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### First Floor Unit 100 Photos



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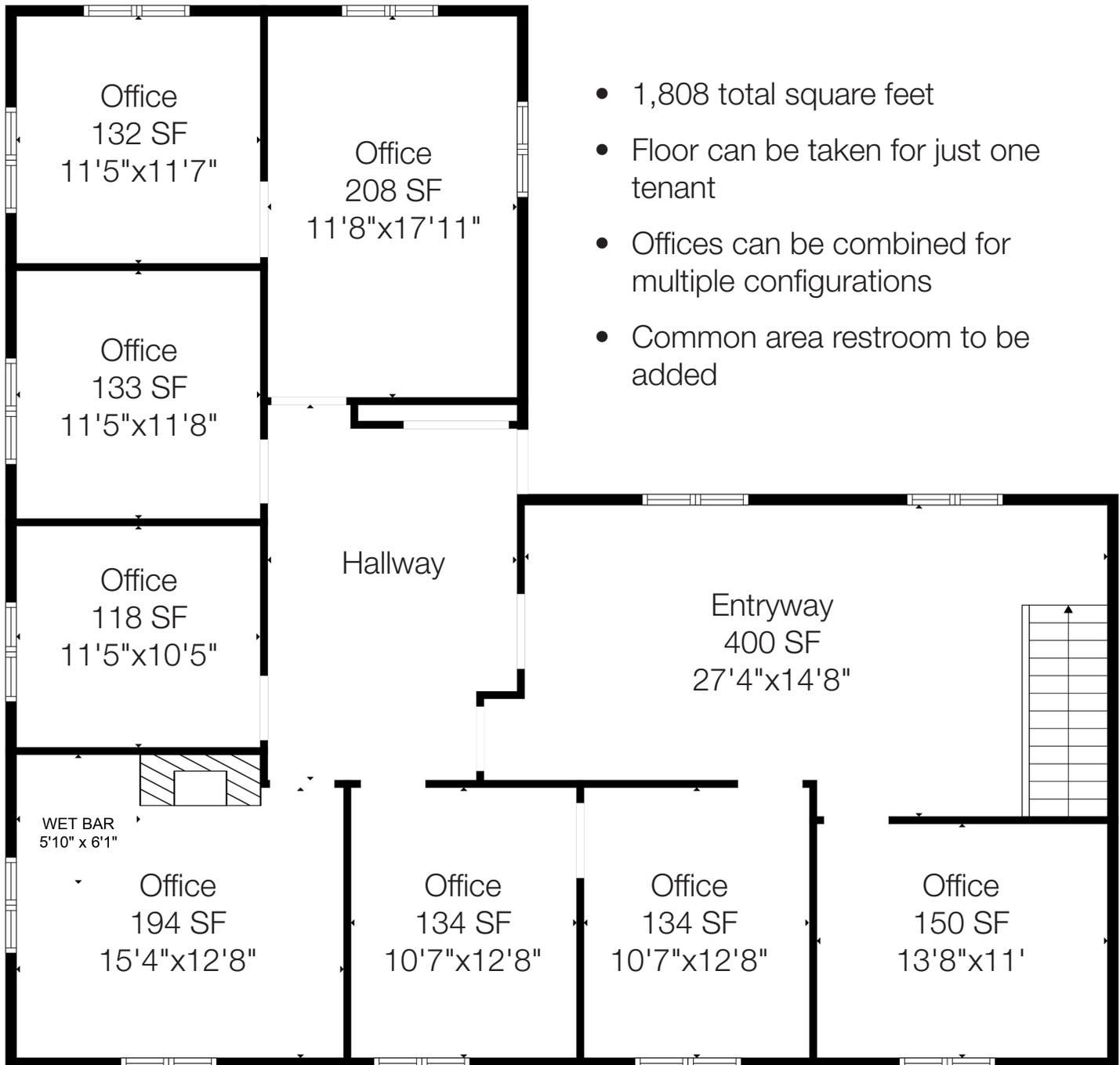
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### Second Floor Unit 200 Floor Plan



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

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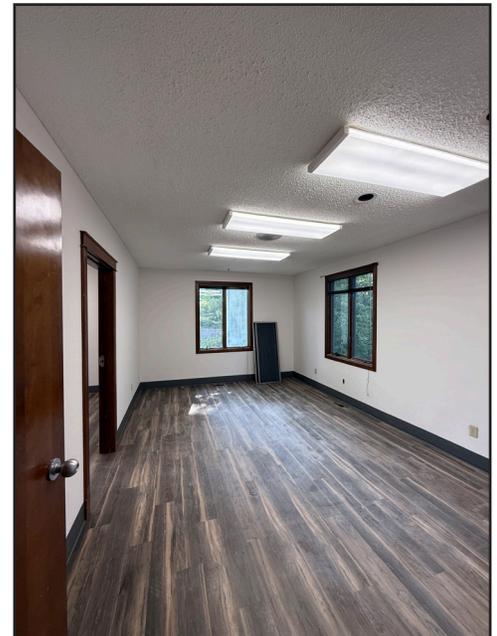
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### Unit 200 Photos



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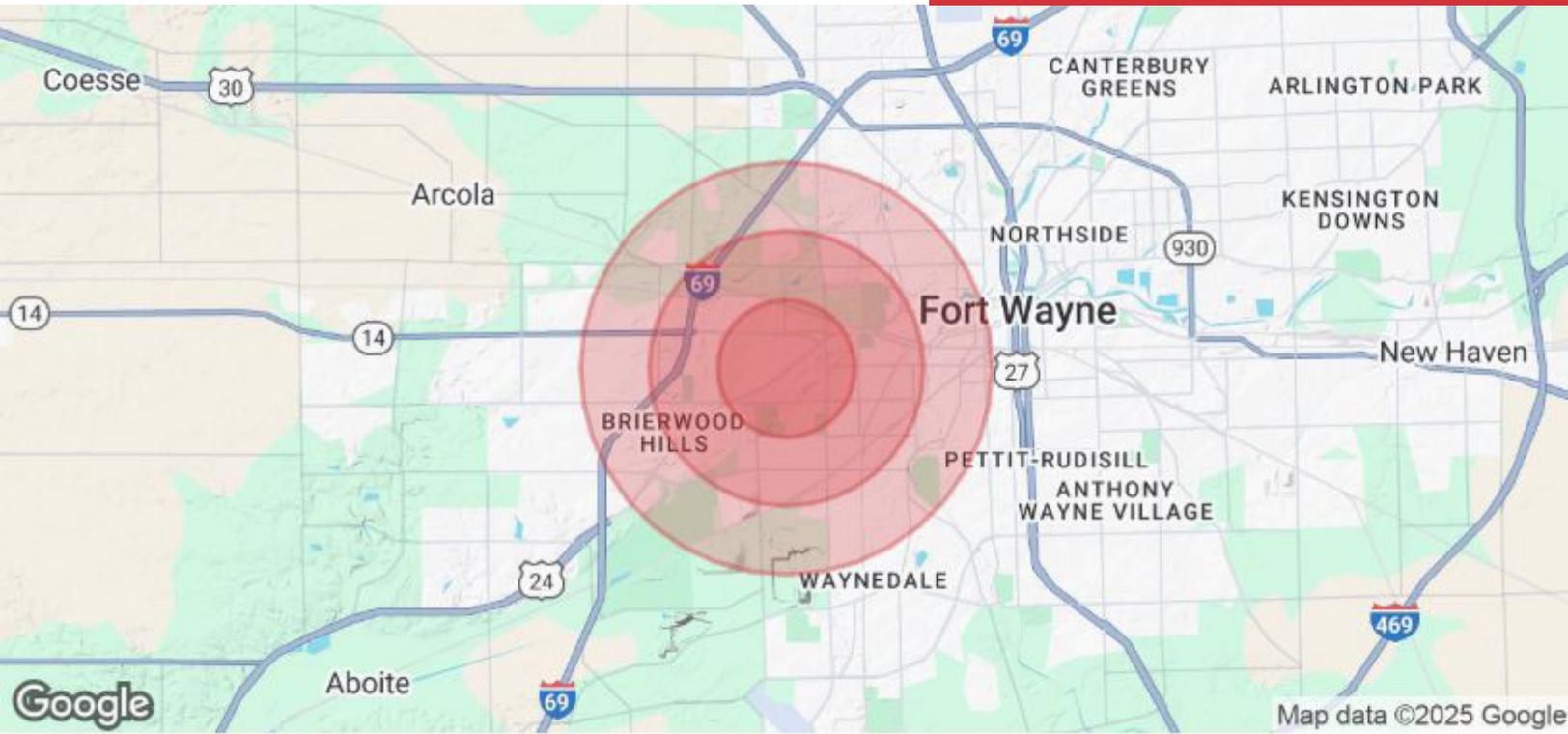
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,804	15,412	46,227
Average Age	43	41	39
Average Age (Male)	42	39	38
Average Age (Female)	44	42	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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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