



LUTHERAN MEDICAL ARTS BUILDING

7920 WEST JEFFERSON BOULEVARD
FORT WAYNE, IN 46804

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Executive Summary



OFFERING SUMMARY

Available SF:	3,497 - 3,620 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Year Built:	2001
Building Size:	48,858
Zoning:	CM2
Market:	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

Additional Photos



Available Spaces

LEASE RATE: \$19.00/SF/YR

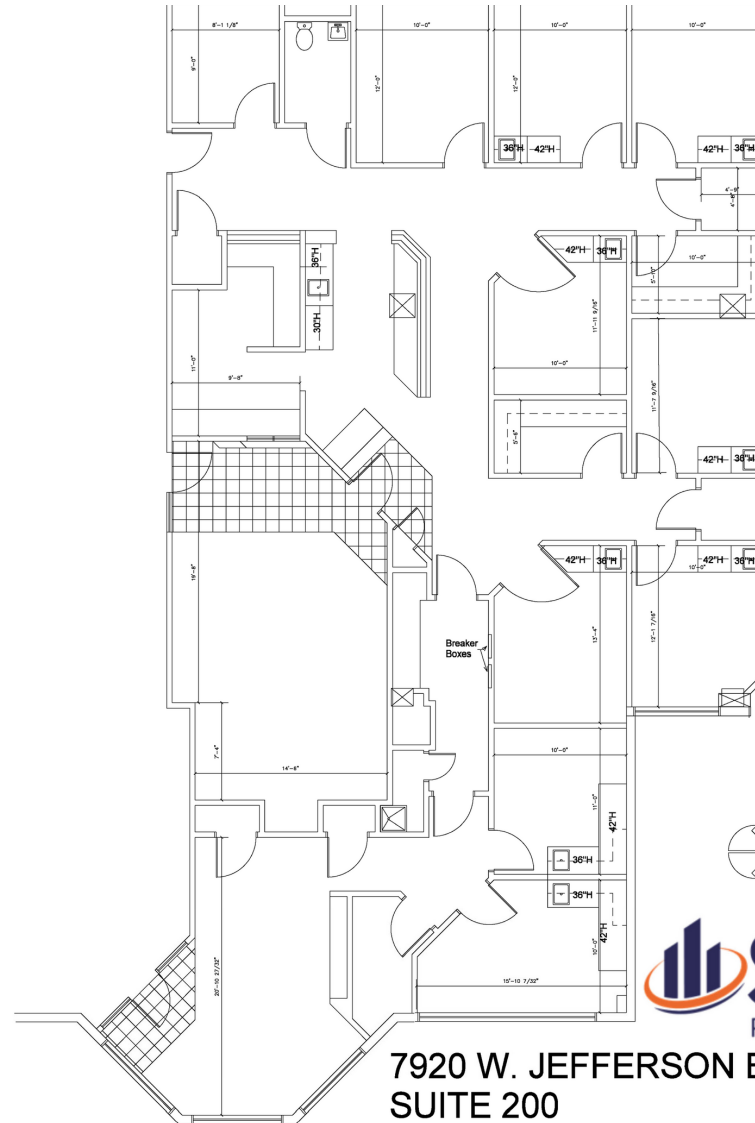
LEASE TYPE: NNN

TOTAL SPACE: 3,497 - 3,620 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
200	Medical	\$19.00 SF/yr	NNN	3,620 SF	Negotiable	
220	Medical	\$19.00 SF/yr	NNN	3,497 SF	Negotiable	

Suite 200 - 3,620 SF

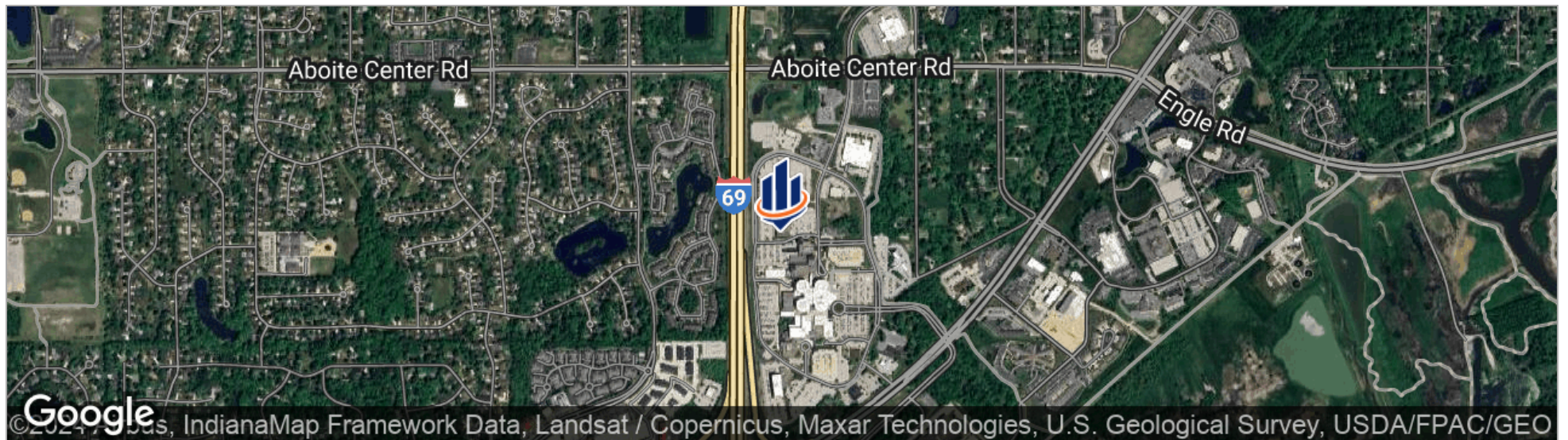


7920 W. JEFFERSON BLVD.
SUITE 200

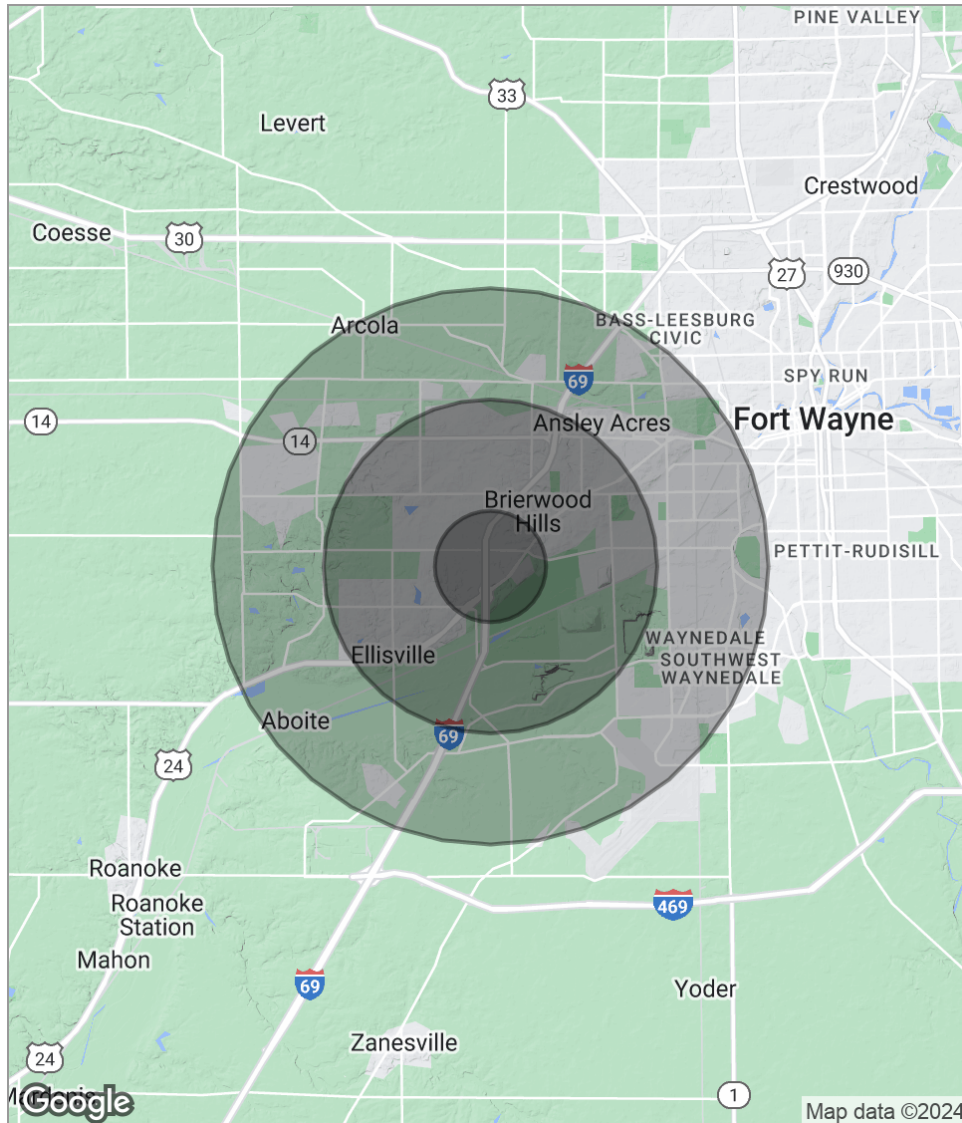
Suite 220 - 3,497 SF



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,246	28,661	56,300
Median age	41.9	39.5	38.6
Median age (male)	40.8	37.8	37.1
Median age (Female)	42.7	40.5	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,318	11,331	22,274
# of persons per HH	2.5	2.5	2.5
Average HH income	\$91,728	\$91,854	\$87,012
Average house value	\$205,785	\$190,667	\$180,669

* Demographic data derived from 2020 ACS - US Census