

# For Lease

Office Property - 2,456 SF Available



## Sleepy Hollow Office Park 7301 W Jefferson Blvd

Fort Wayne, IN, 46804

Sleepy Hollow is a well-established, vibrant office park located just 1.5 miles from the I-69/West Jefferson Boulevard interchange. The surrounding area features strong demographics, well-maintained neighborhoods, and a concentration of major employers along West Jefferson Boulevard. Nearby businesses include Lutheran Hospital, RediMed, Kroger, Mercedes-Benz of Fort Wayne, The Plex, and numerous retailers within Jefferson Pointe, The Village at Time Corners, and the Village at Coventry. Tenants within Sleepy Hollow range from personal services to professional firms, creating a diverse and active business environment. Located very close to downtown Fort Wayne and SW neighborhoods/schools.

<b>Lease Rate</b>	\$14.75/SF/YR MG
<b>Lease Term</b>	Tenant pays utilities & janitorial
<b>Available SF</b>	2,456 SF
<b>Stories</b>	2 / 1,228 SF ea.



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# For Lease



7301 A & B W. Jefferson Blvd., Fort Wayne, IN 46804



## Highlights

- Perfect for general or medical office users
- Located near Lutheran Hospital campus
- Just 1.5 miles from the I-69/West Jefferson Blvd. interchange
- Includes renovated kitchenette and restrooms
- Featuring an open layout with abundant natural light

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# Property Details

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## Location Information

Address	7301 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County	Allen

## Property Information

Property Name	Sleepy Hollow Office Park
Property Type	Office, medical space
Zoning	C-1, Professional Office
APN #	02-11-13-453-010.000-075

## Building Information

Building Size	2,456 SF
Stories	2 / 1,228 Sf ea.
Year Built	2002
A/C	Central
Heating	Central
Roof	Shingle
Construction	Wood frame
Parking	Surface, paved lot

## Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer	City of Fort Wayne
Electric Supplier	AEP
Elevator	None
Sprinkler	None
HVAC	Central
Signage	At suite entry

## 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 & Data	Tenant

# Area Map

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# Demographics

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## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,961	30,557	58,922
<b>Total Households</b>	1,323	13,038	24,143
<b>Median Age</b>	45.6	40.3	37.2
<b>Average Household Income</b>	\$115,439	\$111,796	\$97,895
<b>Traffic Count</b>	W. Jefferson Blvd.	25,903/daily	
	Engle Rd.	13,383/daily	