



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

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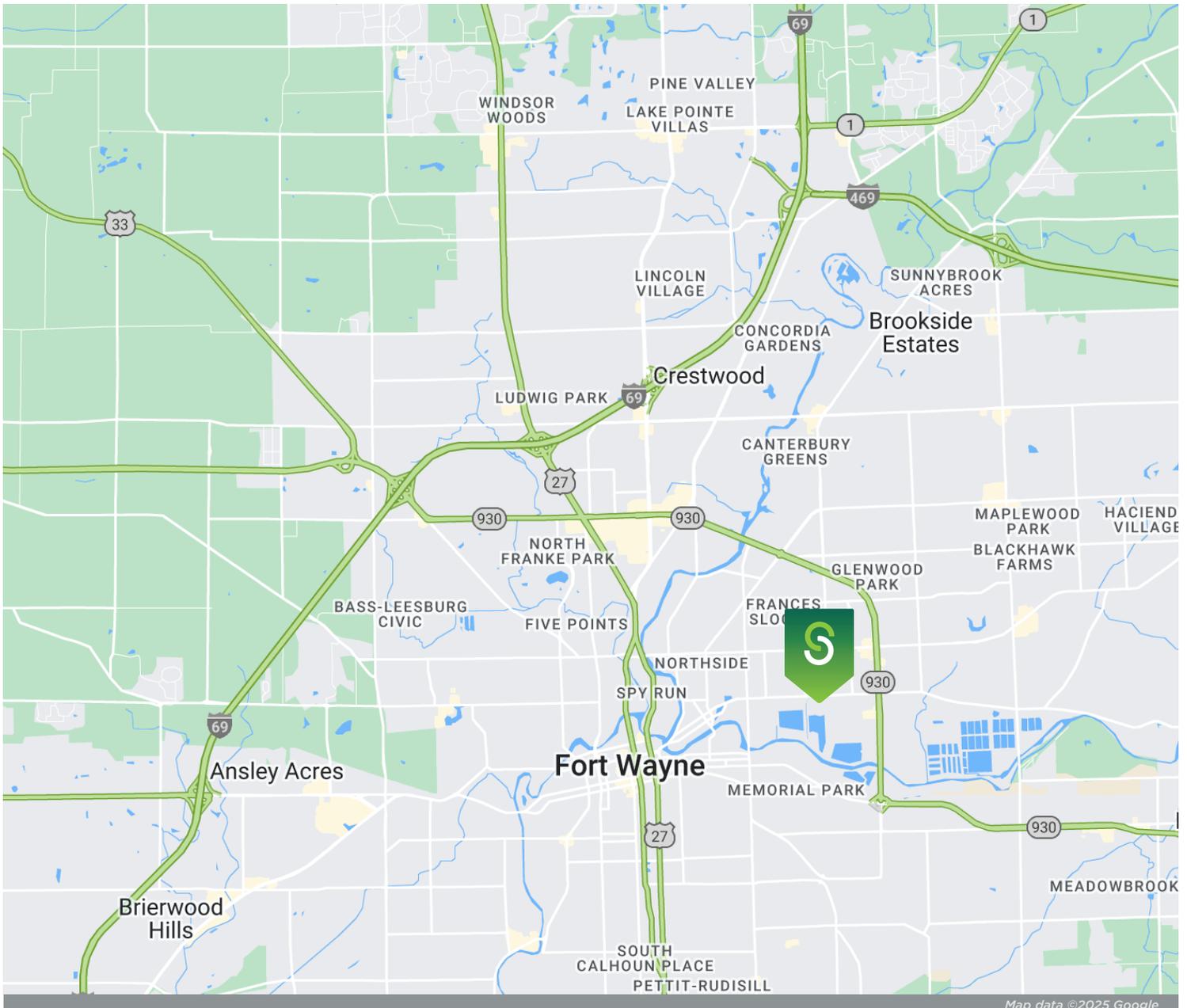


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### Excellent Location

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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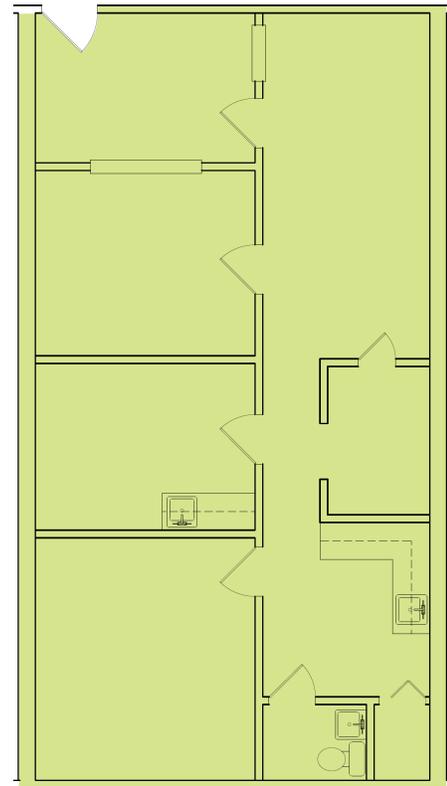
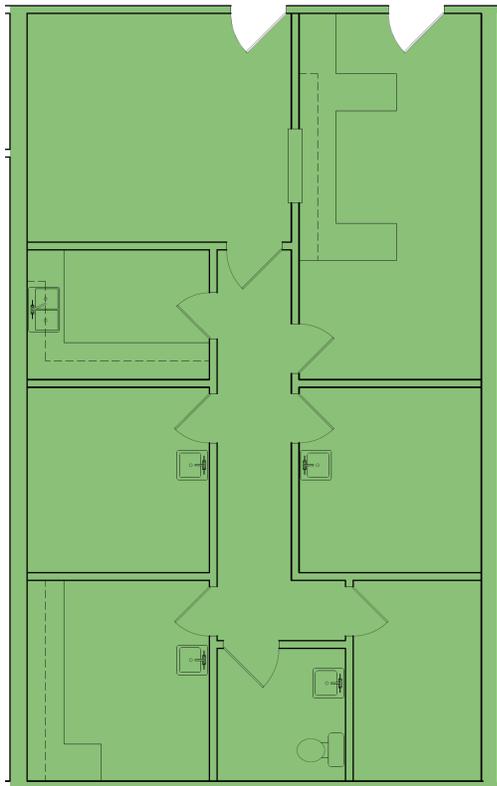
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## Available Units



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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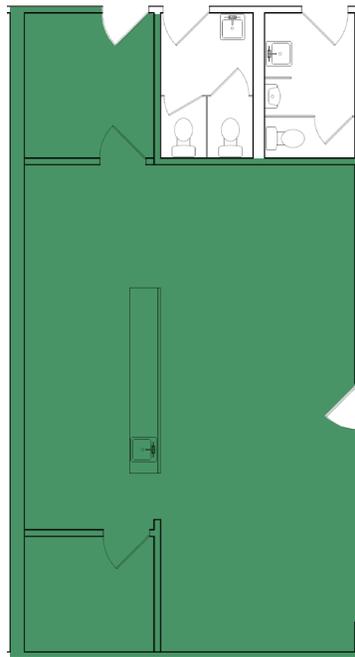
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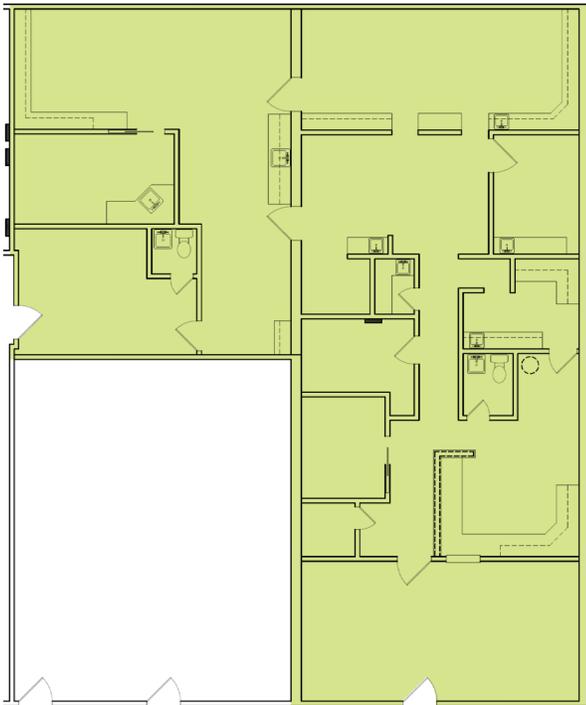


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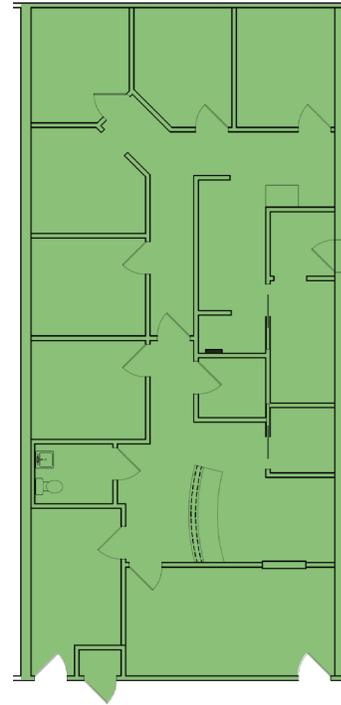
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Suite 8 - 905 RSF



Suite 15 - 2,714 RSF



Suite 19 - 2,039 RSF

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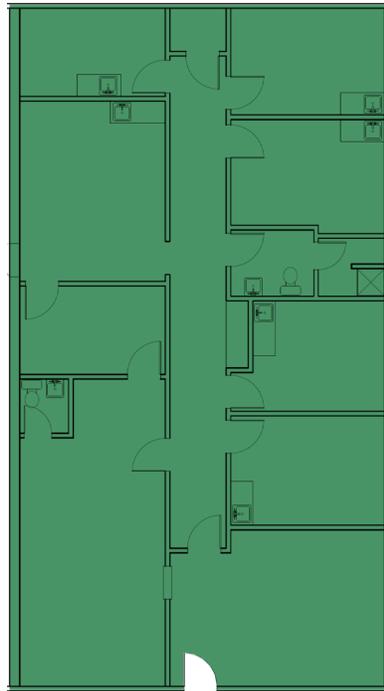
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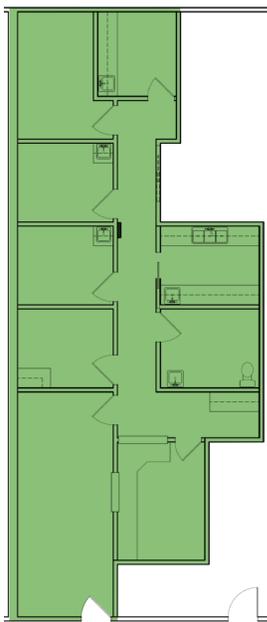


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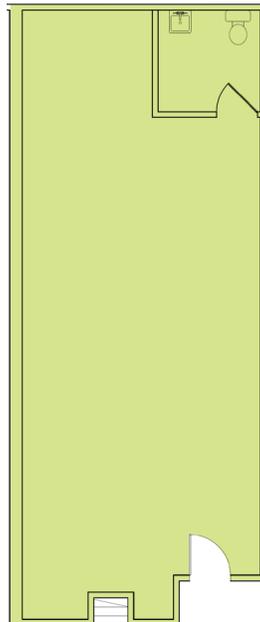
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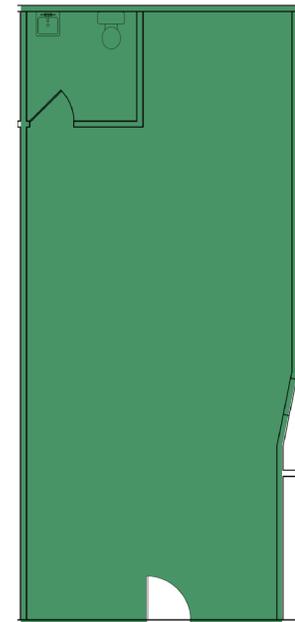
Suite 21 - 2,483 RSF



Suite 23 - 1,388 RSF



Suite 25 - 914 RSF



Suite 25A - 1,078 RSF

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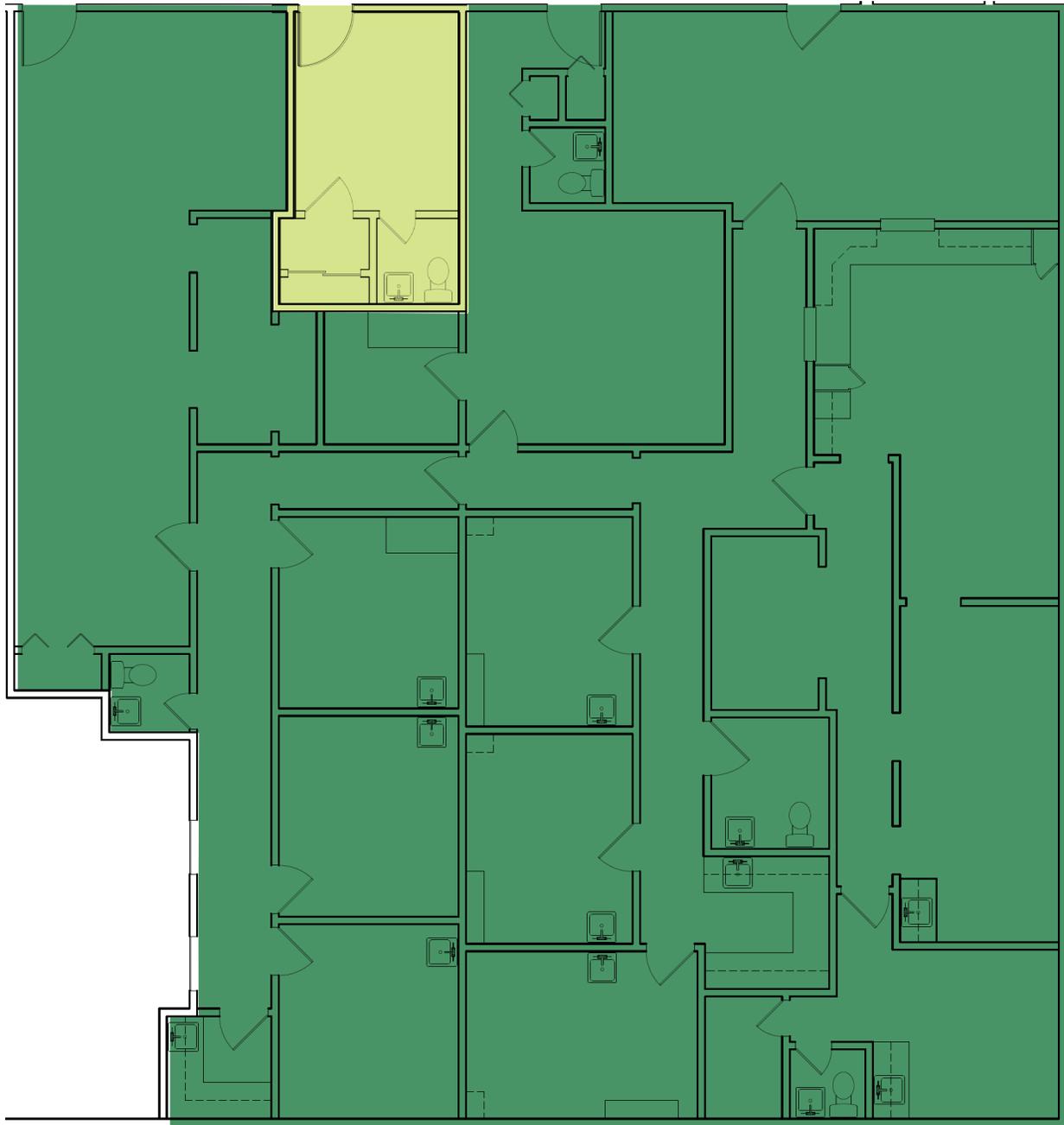
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Suites 30 and 32 - ± 3,861 RSF (Suite 30 is 186 RSF and is available at \$450/mo gross.)

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### PROPERTY INFORMATION

Address	3030 Lake Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Wayne
Parcel Number	02-13-06-227-001.000-070



### LEASE INFORMATION

Lease Rate & Type	\$10.00 - \$14.00/SF/Yr NNN
Terms	3-5 year minimum
Availability	11/1/2025

### AVAILABLE UNITS

Total Building Area	44,172 SF	
Total Available	17,670 SF	
Max Contiguous	± 5,910 RSF	
Units Available	RSF	Monthly Rate
• Suite 4	1,220	\$1,423.33
• Suite 6	1,068	\$1,246.00
• Suite 8	905	\$1,055.83
• Suite 15	2,714	\$3,166.33
• Suite 19	2,039	\$2,378.84
• Suite 21	2,483	\$2,900.33
• Suite 23	1,388	\$1,388.00
• Suite 25	914	\$1,066.33
• Suite 25A	1,078	\$1,257.66
• Suite 30	186	\$450.00
• Suite 32	3,675	\$3,062.50

### SITE DATA

Site Acreage	3.38 AC
Zoning	R1
Parking Description	Surface, ample
Parking Ratio	4.8 / 1,000 SF
Traffic Count	13,700 VPD - Lake Avenue

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Office
Year Built/Renovated	1972/2023
# of Stories	1
Construction Type	Pre-cast concrete
Heating	Gas
A/C	Central
Sprinkler	No
ADA Compliant	Yes
Signage	Monument sign; directory board

### ADDITIONAL INFORMATION

- Dedicated plumbing in each unit
- Located near major medical and service uses
- Rental abatement incentives available

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

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