



FOR **LEASE** OFFICE  
PROPERTY



7114 Innovation Blvd  
Fort Wayne, IN 46818

# 3,500 SF Office Space Available For Lease

## About The Property

- Turnkey unit with furniture, cubicles and security system in place
- Layout consists of four individual offices, conference room, kitchenette, server room and two open workspaces
- Unit could be demised for multi-tenant use
- Located within Summit Park
- Close proximity to retail amenities on Lima Road
- Lease rate: \$13.50 SF/yr Gross



**the**  
**Zacher**  
company

**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 3,500 SF OFFICE SPACE AVAILABLE FOR LEASE

### BUILDING SIZE/LOCATION

Street Address	7114 Innovation Blvd
City, State, Zip	Fort Wayne, IN 46818
Total Building Size	19,184 SF
Site Acreage	3.95 Acres
Zoning	I2/General Industrial

### PRICE/AVAILABILITY

Available Space	3,500 SF
Lease Rate	\$13.50 SF/yr
Lease Type	Gross
Availability	Immediately

### BUILDING DATA

Construction Date	1992
Construction Type	Masonry Block
Roof	Membrane Asphalt
Number of Stories	1
Former Use	NEFF Engineering
Neighboring Tenant	Impex International
Restrooms	2
Heating	Electric Baseboard
Sprinkler	No
Separate Entrance	Yes
Parking Lot	Asphalt
Parking Spaces	27

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

### PROPERTY TAXES

Parcel Number	02-07-16-200-013.000-073
Assessment: Land	\$275,300
Improvements	\$424,500
Total Assessment	\$699,800
Annual Taxes	\$18,576.34 (\$0.97/SF)
Tax Year	2023 Payable 2024

### POPULATION DEMOGRAPHICS

1 Mile	3,681
3 Miles	33,352
5 Miles	124,280

### UTILITIES

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



**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

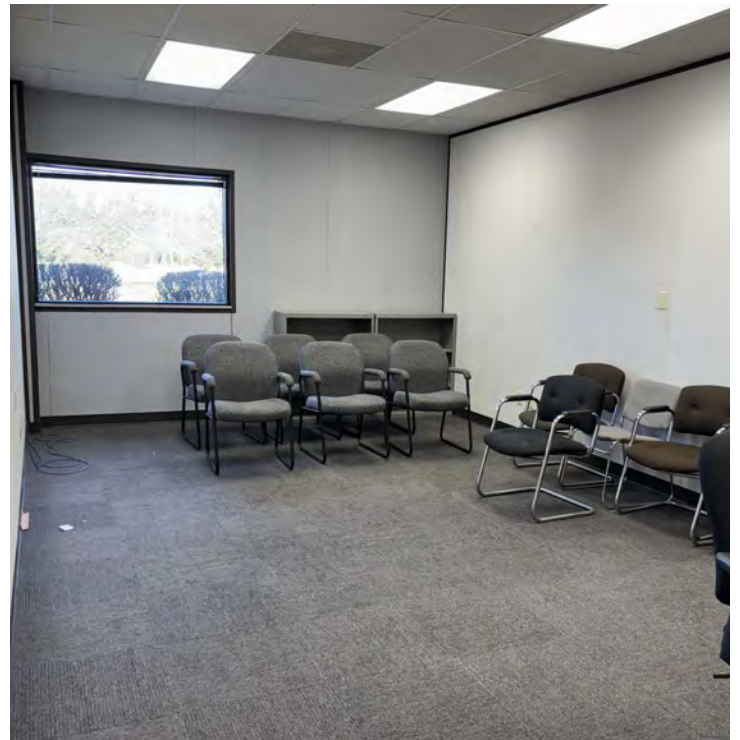
**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# ADDITIONAL PHOTOS

3,500 SF OFFICE SPACE AVAILABLE FOR LEASE



DAN GABBARD  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

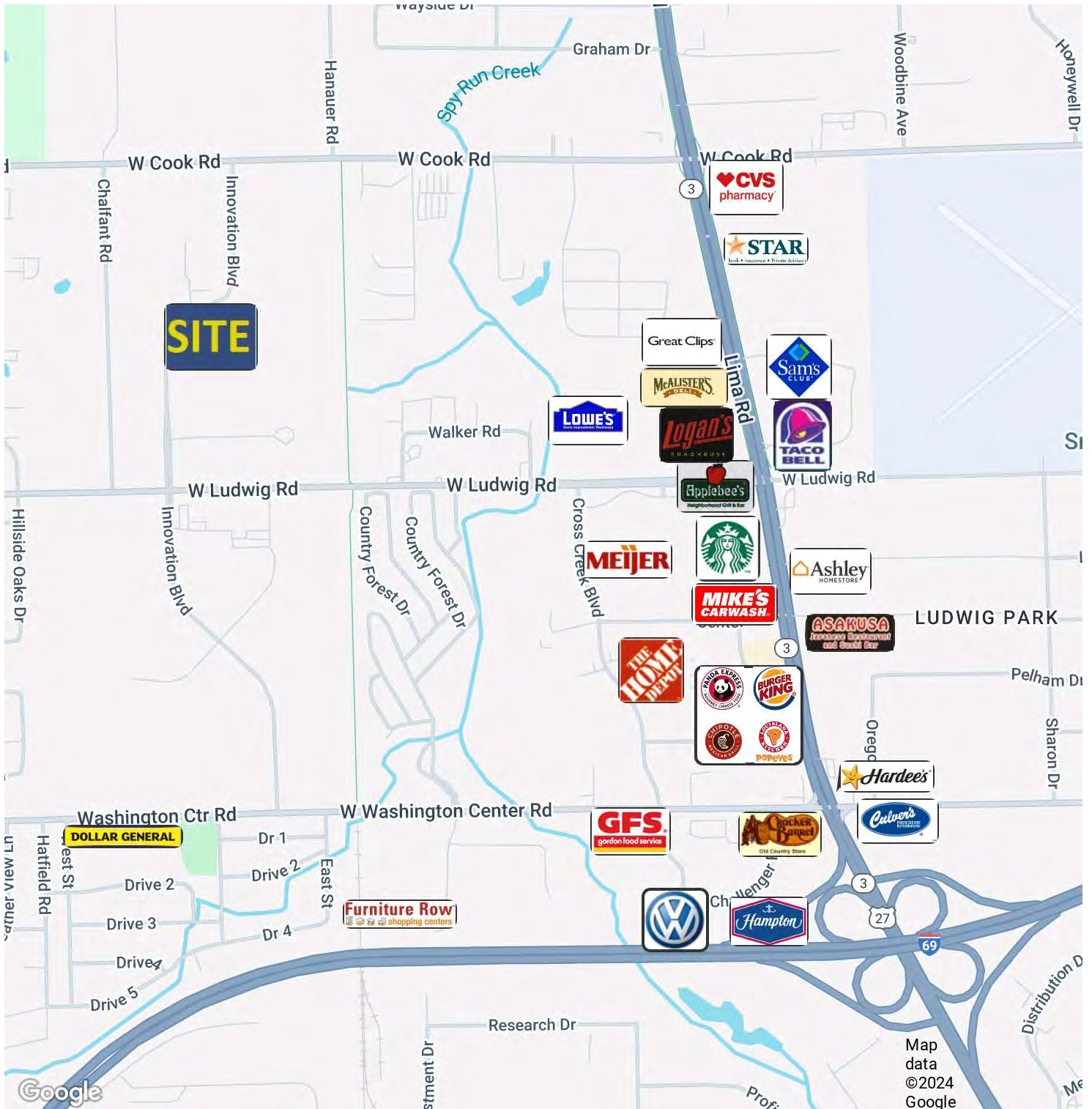
FLETCHER MOPPERT  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474



*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# RETAILER MAP

3,500 SF OFFICE SPACE AVAILABLE FOR LEASE



**DAN GABBARD**  
 Broker Associate  
 dgabbard@zacherco.com  
 260.422.8474

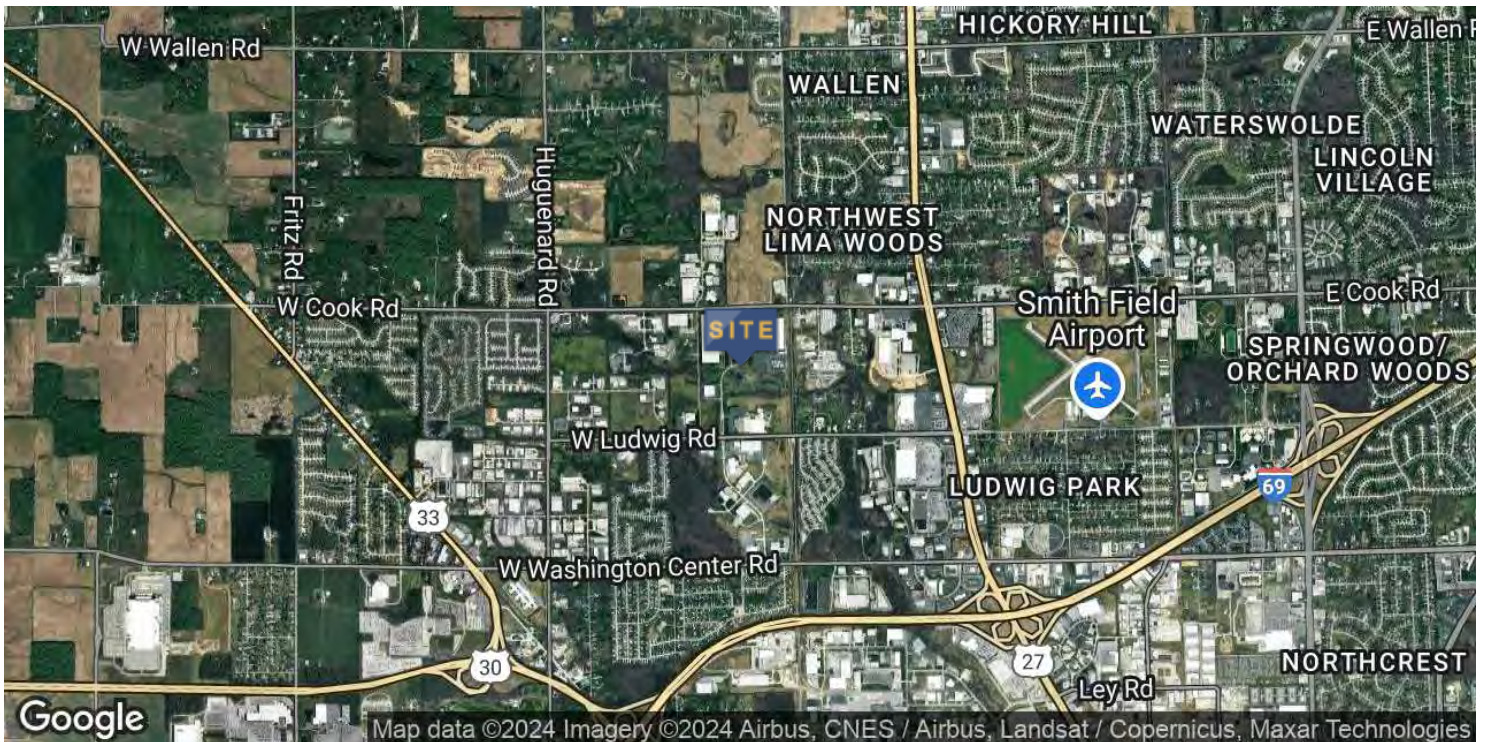
**FLETCHER MOPPERT**  
 Broker Associate  
 fmoppert@zacherco.com  
 260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# LOCATION MAP

3,500 SF OFFICE SPACE AVAILABLE FOR LEASE



DAN GABBARD  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

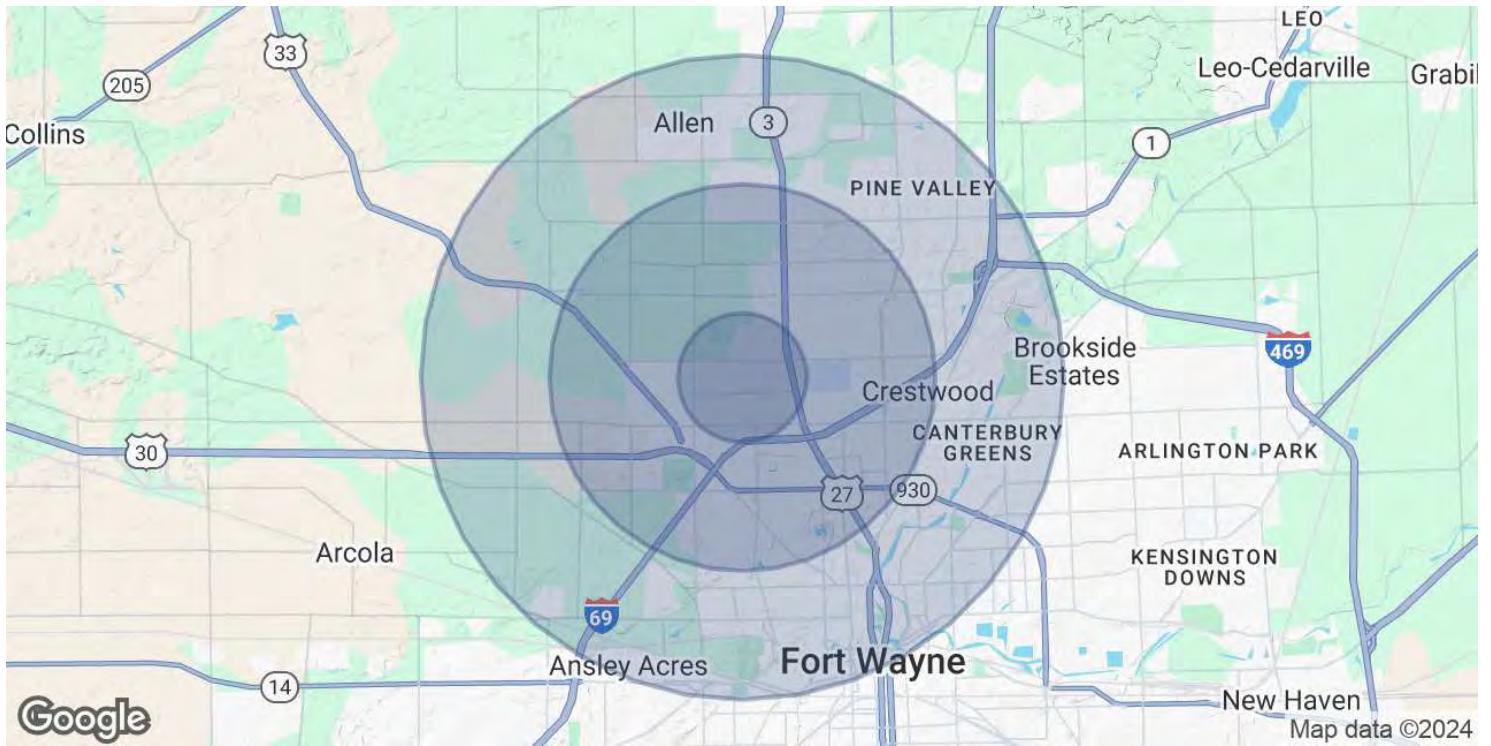
FLETCHER MOPPERT  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

# DEMOGRAPHICS MAP & REPORT

3,500 SF OFFICE SPACE AVAILABLE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,681	33,352	124,280
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,554	14,082	51,933
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,037	\$83,660	\$82,600
Average House Value	\$137,351	\$201,559	\$198,932

Demographics data derived from AlphaMap



**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.