

**Lake Avenue Plaza**

3722 Lake Ave
Fort Wayne, IN 46805



Lake Ave Office Space

3722 Lake Ave is currently undergoing renovations to create a fresh, new office space that is almost ready for the finishing touches. The first floor encompasses a total of 12,313 SF, featuring multiple offices and large rooms suitable for professional office use. With C2 zoning, this space can also be utilized for various purposes, including retail or showroom, daycare, clinic, medical office, or corporate office, among others. The second floor offers an additional 4,605 SF, accessible by stairs, and includes multiple offices, a conference room, and/or storage areas.

Property Highlights

- ▶ 16,918 SF office for lease
- ▶ TI allowance available for the right offer
- ▶ Near intersection of Lake Ave and Coliseum Blvd
- ▶ **FOR LEASE: \$10.50/SF NNN**
- ▶ Versatile office space with C2 zoning

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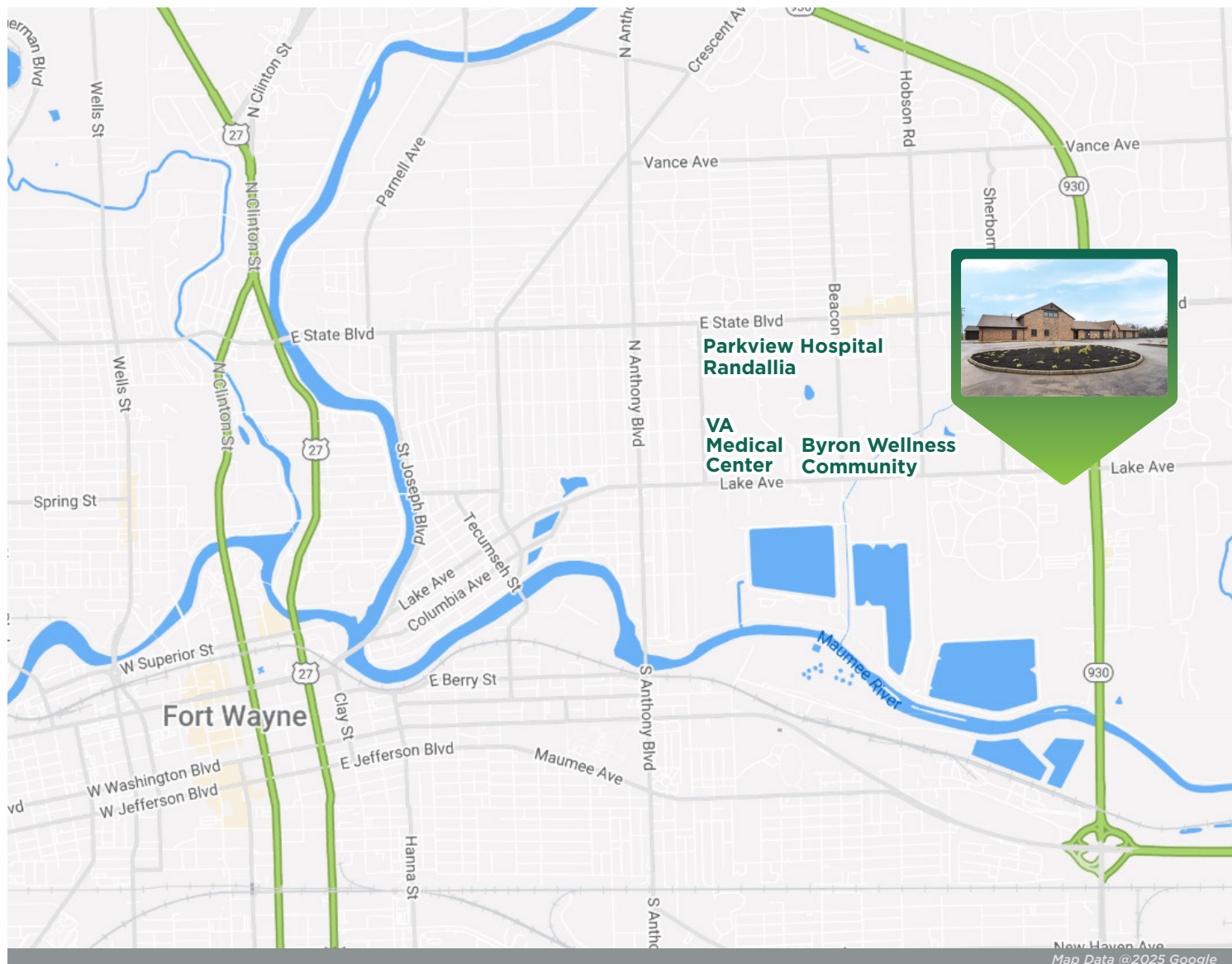
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Excellent Location

The property is situated along Lake Avenue, surrounded by several other medical and office facilities. It is also in close proximity to Coliseum Boulevard, a major thoroughfare in Fort Wayne that experiences an average of nearly 30,000 vehicles each day, offering excellent visibility and accessibility.

The surrounding businesses include Parkview Behavioral Health Institute, Parkview Hospital Randallia, the Fort Wayne VA Medical Center, and the newly built Byron Wellness Community. This office setting presents a unique opportunity for growth in the healthcare and medical services sector.

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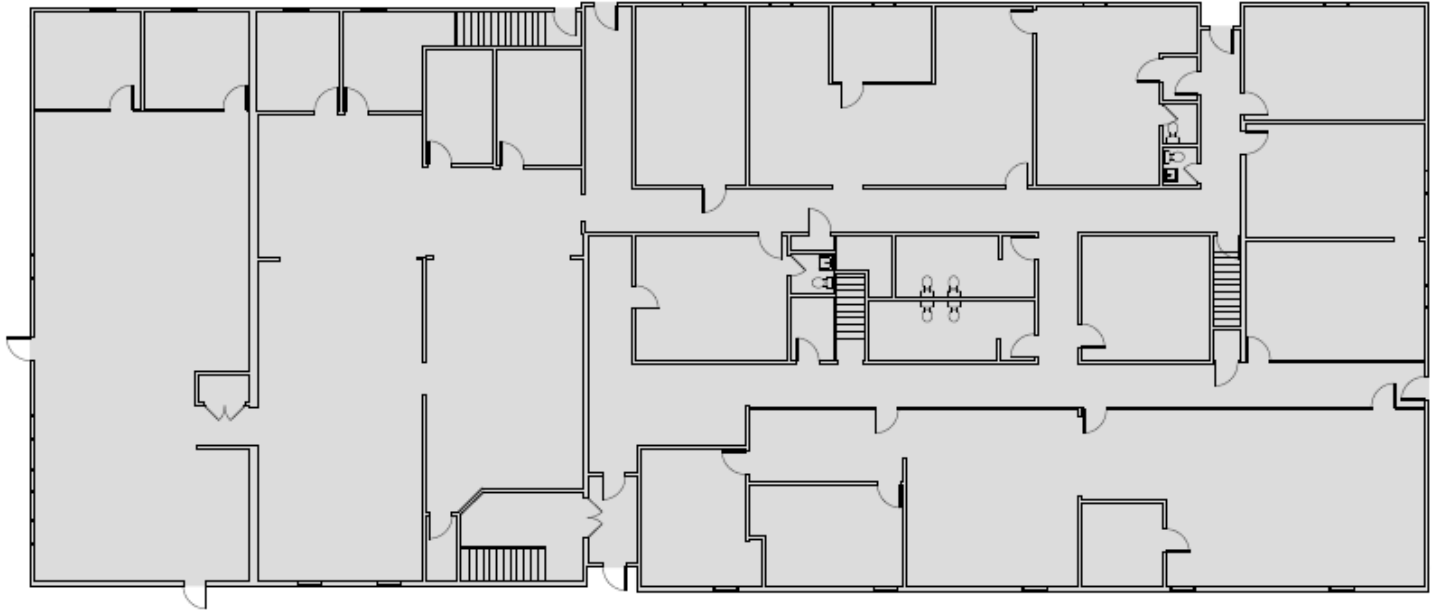
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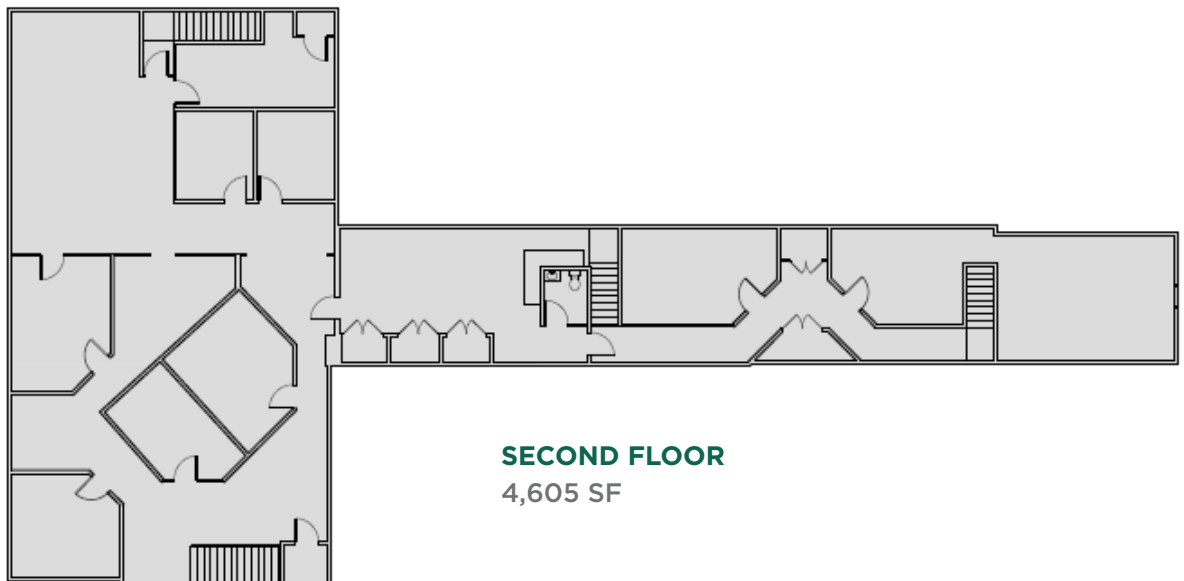
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Available Units**FIRST FLOOR**

12,313 SF

**SECOND FLOOR**

4,605 SF

Floor plan may not be to scale.
Contact broker for detailed floor plan.

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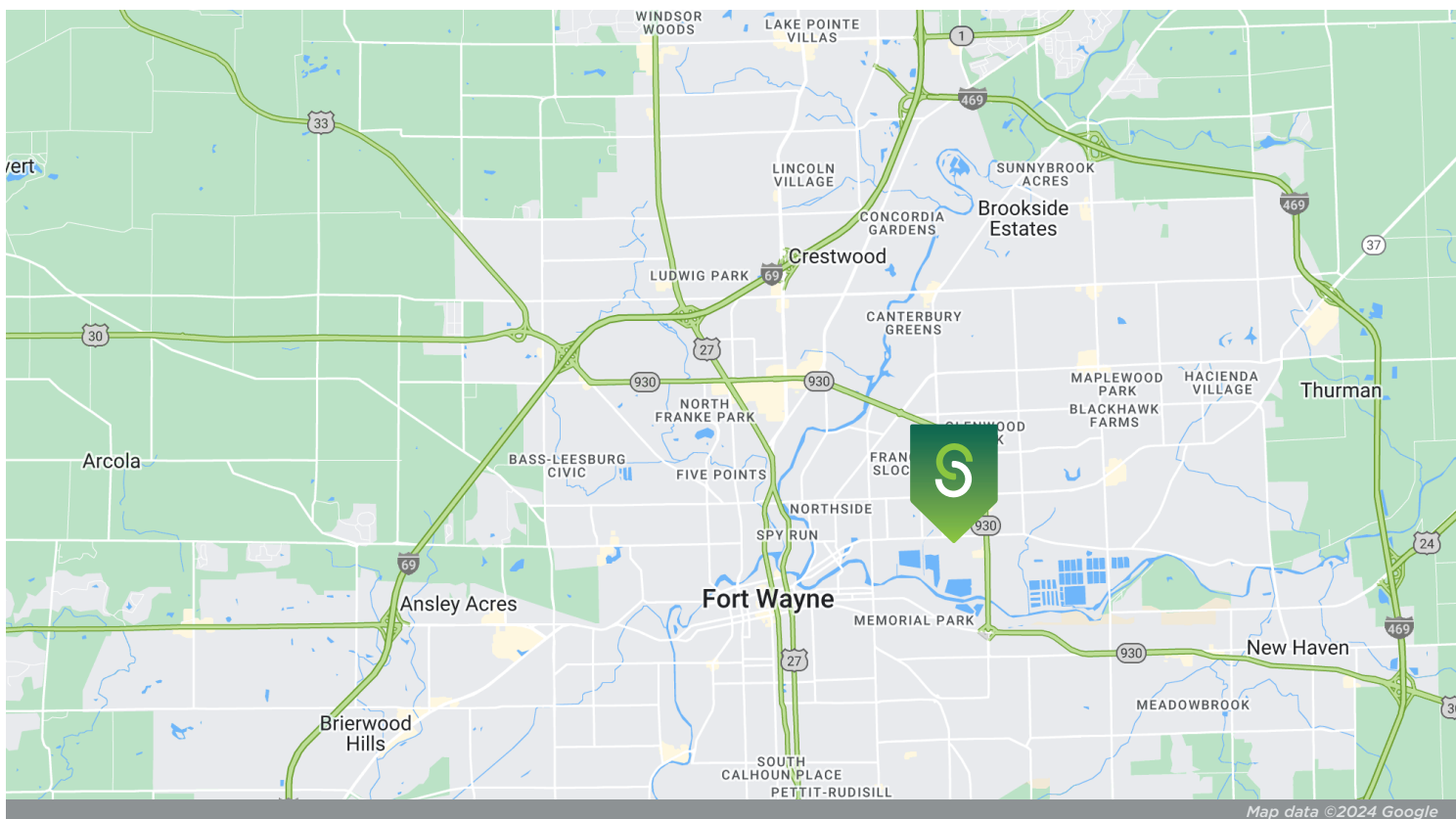
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PROPERTY INFORMATION

Address	3722 Lake Ave
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Adams
Parcel Number	02-13-05-126-001.000-070 02-13-05-126-002.000-070
2023 Tax/Payable 2024	\$21,368.56



LEASE INFORMATION

Lease Rate & Type	\$10.50/SF/YR NNN
Terms	Min 3 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	16,918 SF	
Total Available	16,918 SF	
Max Contiguous	12,313 SF	
Units Available	SF	Monthly Rate
• First Floor	12,313	\$10,773.88
• Second Floor	4,605	\$4,029.38
• Entire Building	16,918	\$14,803.25

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

SITE DATA

Site Acreage	1.76	Interstate	I-69, 6 miles
Zoning	C2	Flood Zone	No
Parking	Surface	Parking Ct	60

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	1986
# of Stories	2
Construction Type	Wood Frame
Roof	Shingle
Heating	Gas Forced Air
A/C	Central
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Pylon

ADDITIONAL INFORMATION

- C2 zoning offering many use options
- Minutes to Coliseum Blvd
- TI allowance available

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

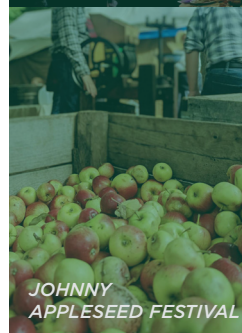
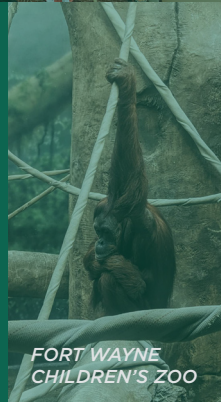
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





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Maintenance Management

260 483 3123

MaintainFortWayne.com

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Nexus Technology Partners

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NexusFW.com

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260 483 1608

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Sturges Development

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