



Building 4646



Building 4656

Professional Park West

4646-4656-4660 W. Jefferson Blvd. | Fort Wayne, IN 46804

Property Features

- Ideal office park location directly off of busy West Jefferson Boulevard with traffic counts over 27,000 VPD
- Ample front and back surface parking
- Zoned C-1 for office, medical and retail users
- Locally owned, professionally managed



Building 4660

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
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www.naihb.com

RACHEL ROMARY

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General Property Information

Name	Professional Park West	Parcel Number	Multiple
Address	4646 & 4656 W. Jefferson Blvd.	Total Building SF	Various
City, State, Zip	Fort Wayne, IN 46804	Acreage	N/A
County	Allen	Year Built	1977
Township	Wayne	Zoning	C-1
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Brick	Number of Floors	2
Roof	Flat, shingle	Foundation	Concrete
Lighting	Typical office	Sprinklers	No
Electrical	Typical office	Restrooms	In unit or common area
Heating	Gas forced air	Central Air	Yes

Utilities

Electric	AEP
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	2.4 Miles
Nearest Highway	US 24/Jefferson Blvd.
Distance	Located off of W. Jefferson

Lease Information

Unit	SF	Lease Rate	Lease Type
4646-230	835 SF	\$14.50/SF/YR	Full service
4656-201	1,229 SF	\$14.50/SF/YR	Full service
4660-110	1,122 SF (includes OHD)	Negotiable	Full service
4660-200	1,808 SF (Divisible)	Negotiable	Full service

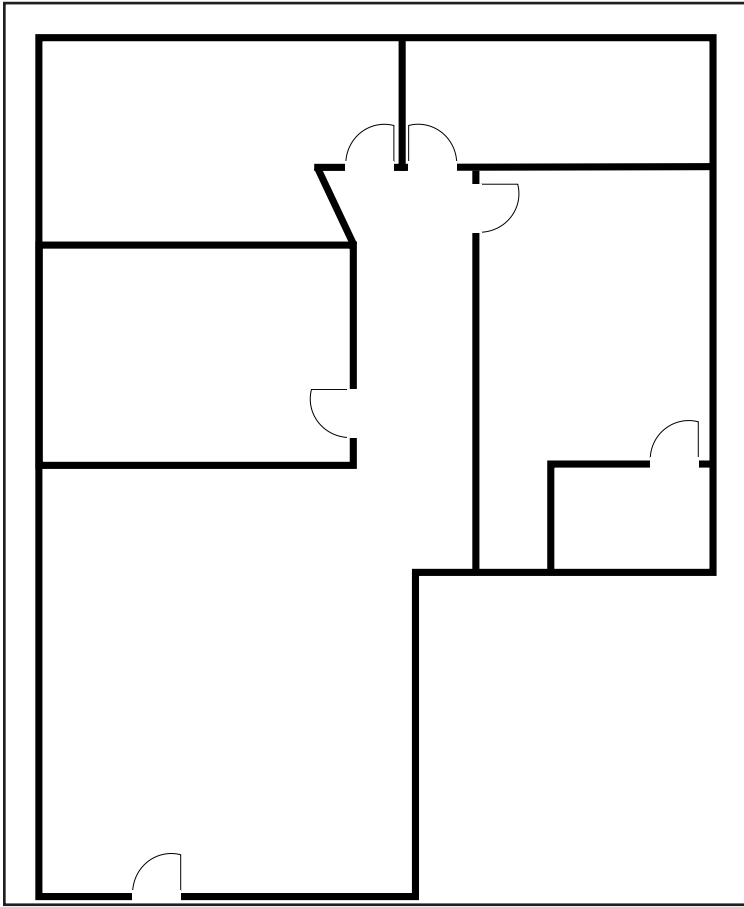
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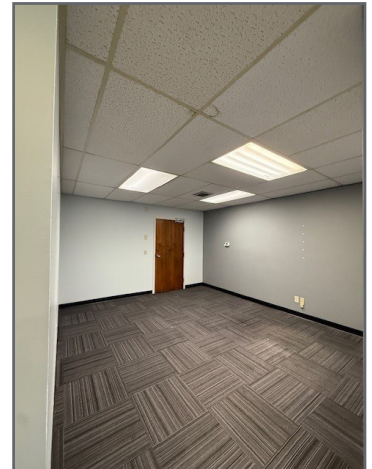
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Building 4646-230

- 835 SF
- Offices have ample natural light
- Common area restrooms
- Ample parking



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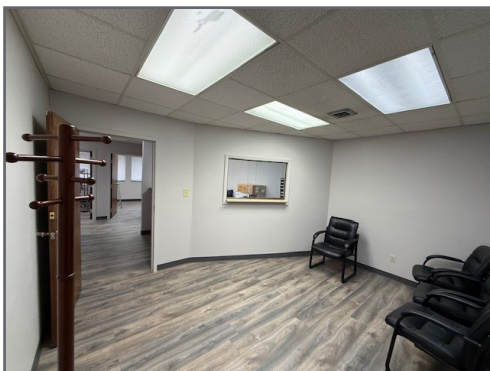
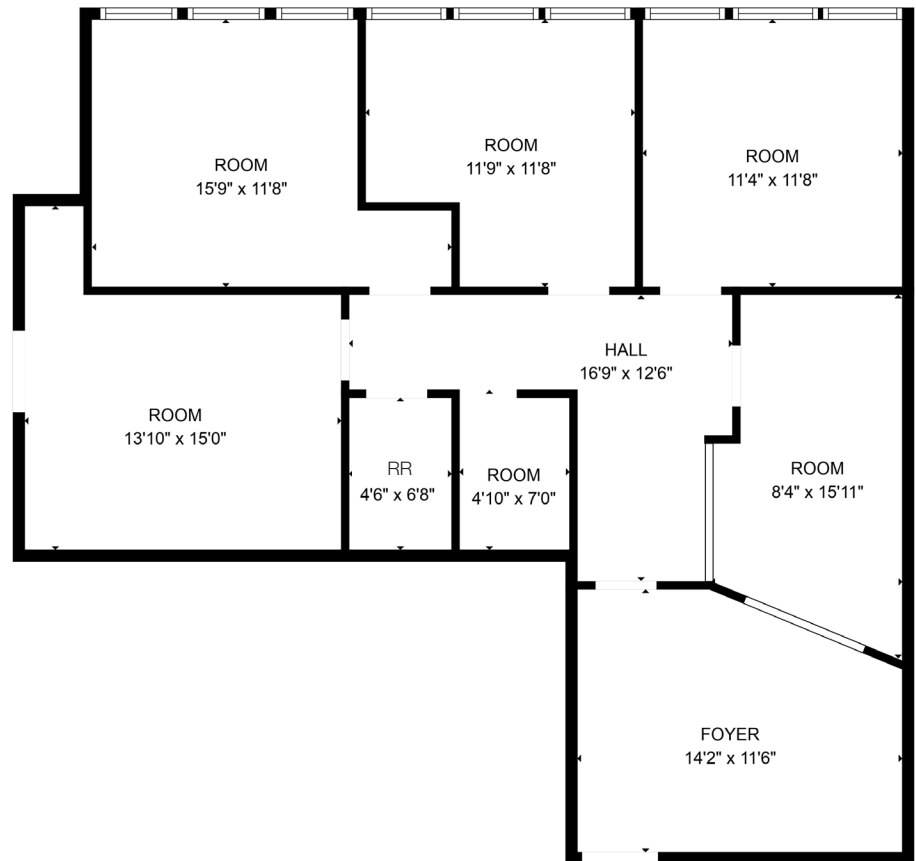
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Building 4656-201

- 1,229 SF
- Private restroom
- Ample parking



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Building 4660

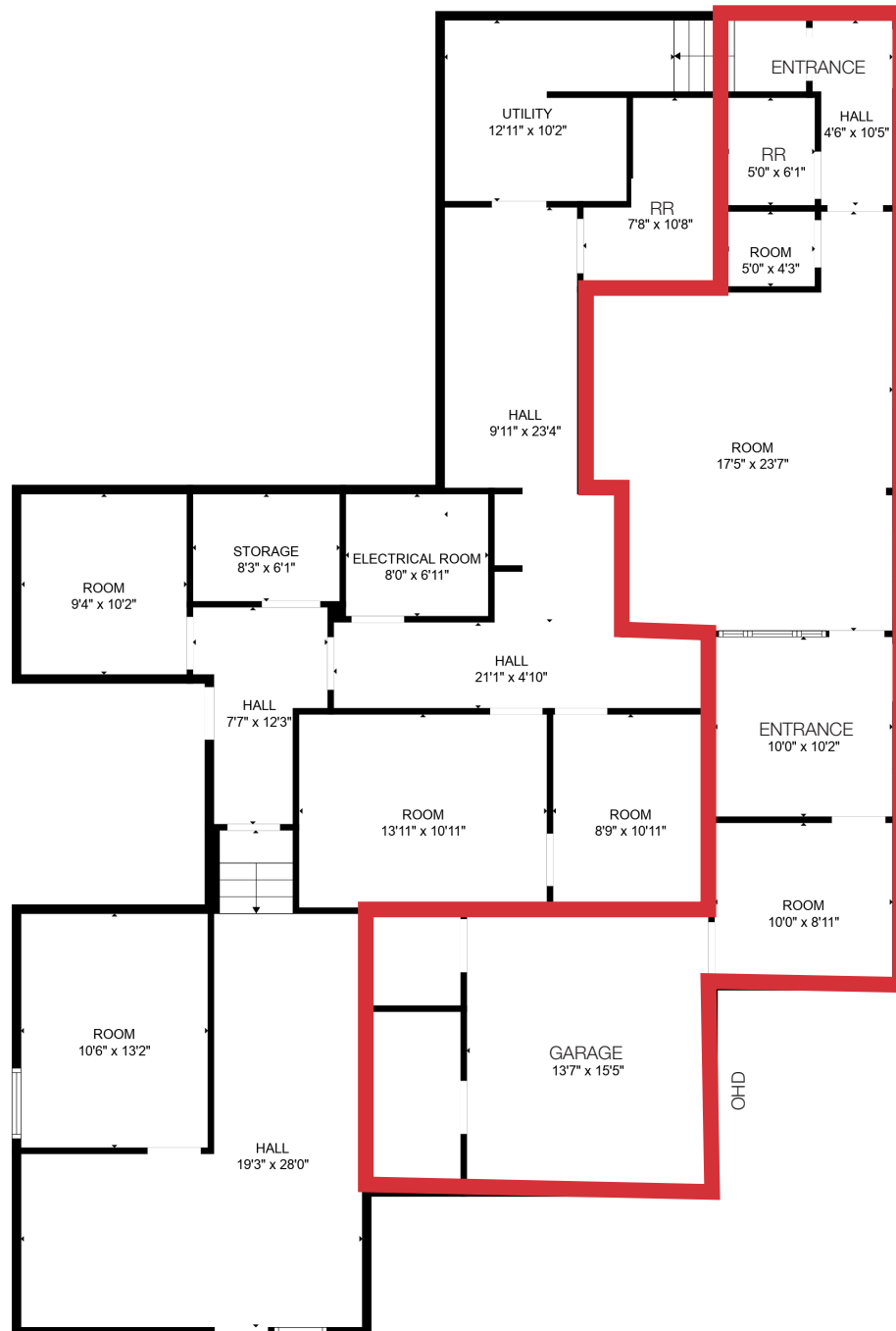
- Unit 100: 1,122 SF (flex space includes overhead door)
Unit 200: 1,808 SF (can be divided)
- Numerous Landlord improvements: new facade, flooring and paint
- Common area restrooms; there is no elevator to the second floor
- Lease is full service with lease rates being negotiable
- Floor plan and photos on the following pages

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First Floor Unit 100 Floor Plan



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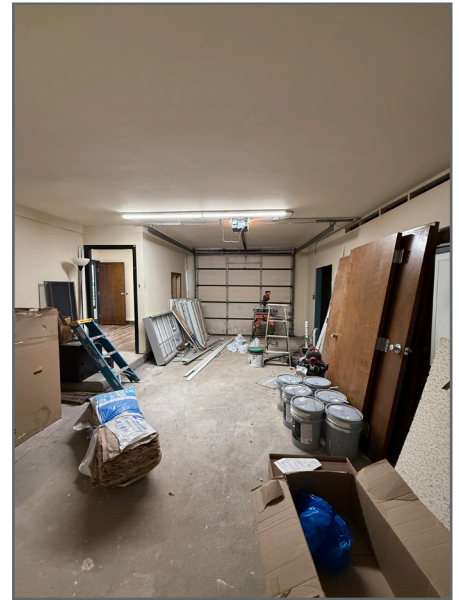
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First Floor Unit 100 Photos



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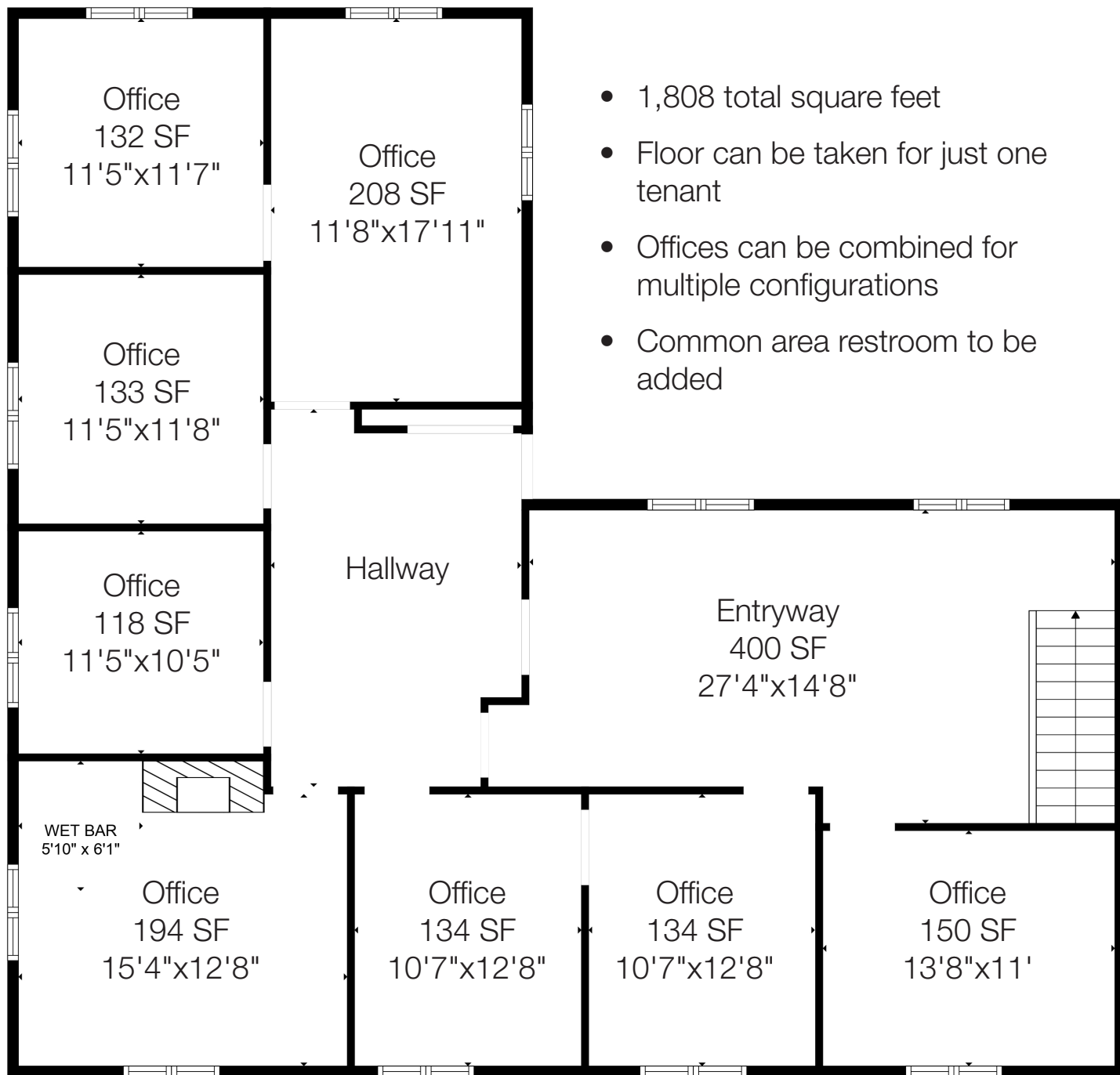
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Second Floor Unit 200 Floor Plan



- 1,808 total square feet
- Floor can be taken for just one tenant
- Offices can be combined for multiple configurations
- Common area restroom to be added

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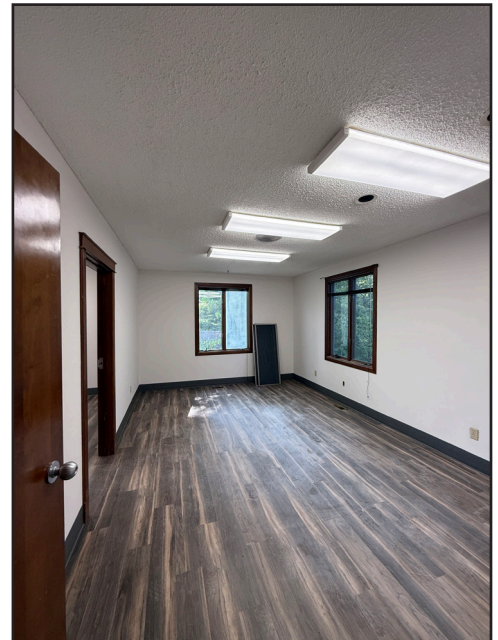
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Unit 200 Photos



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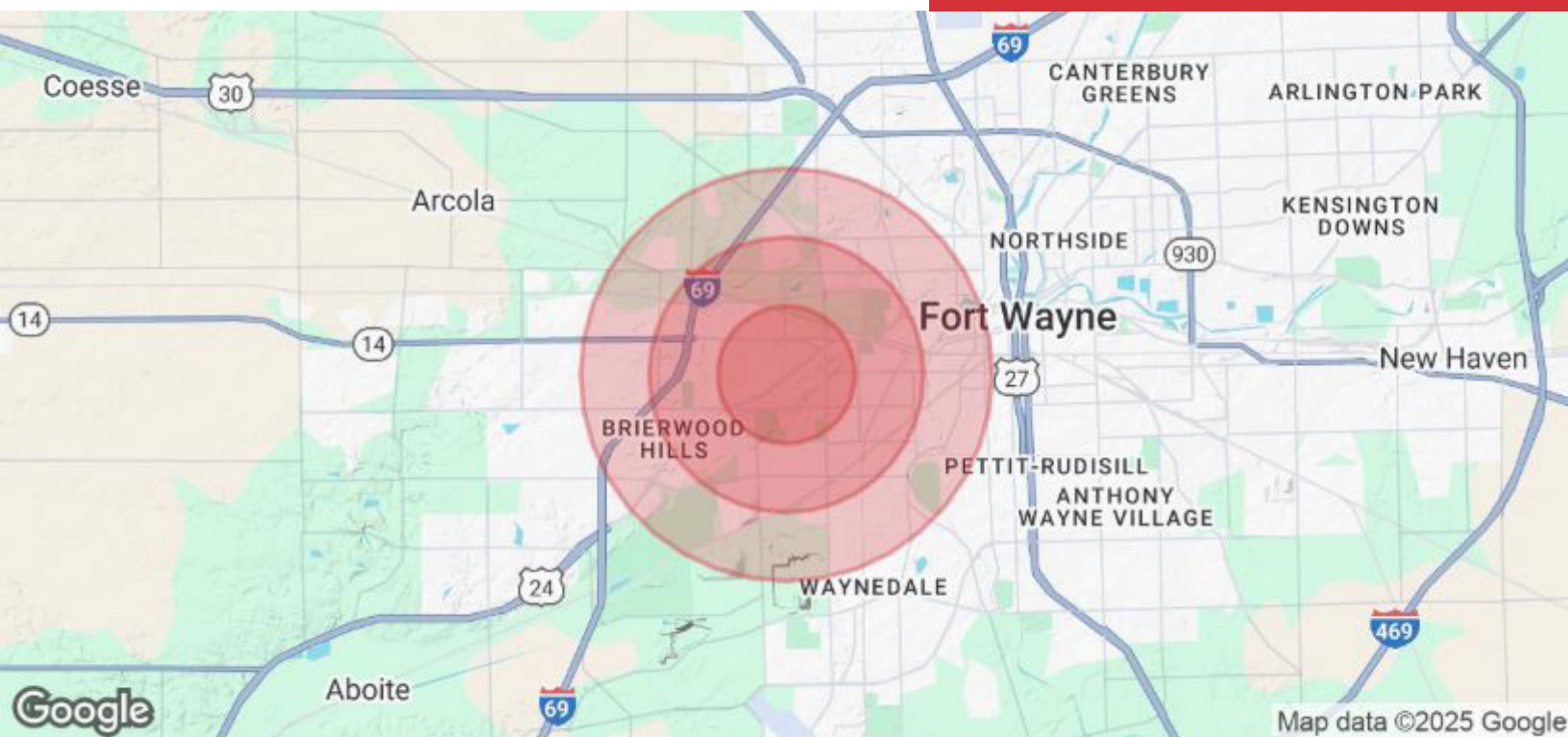
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,804	15,412	46,227
Average Age	43	41	39
Average Age (Male)	42	39	38
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,951	7,101	20,218
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$67,252	\$73,963	\$76,257
Average House Value	\$242,997	\$224,558	\$204,305

* Demographic data derived from 2020 ACS - US Census

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