



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
- ▶ **FOR LEASE: \$7.50 - \$12.00/SF/Yr NNN**
- ▶ Interior and exterior renovations in 2023
- ▶ Rental abatement incentives available
- ▶ Several suites available - can be contiguous

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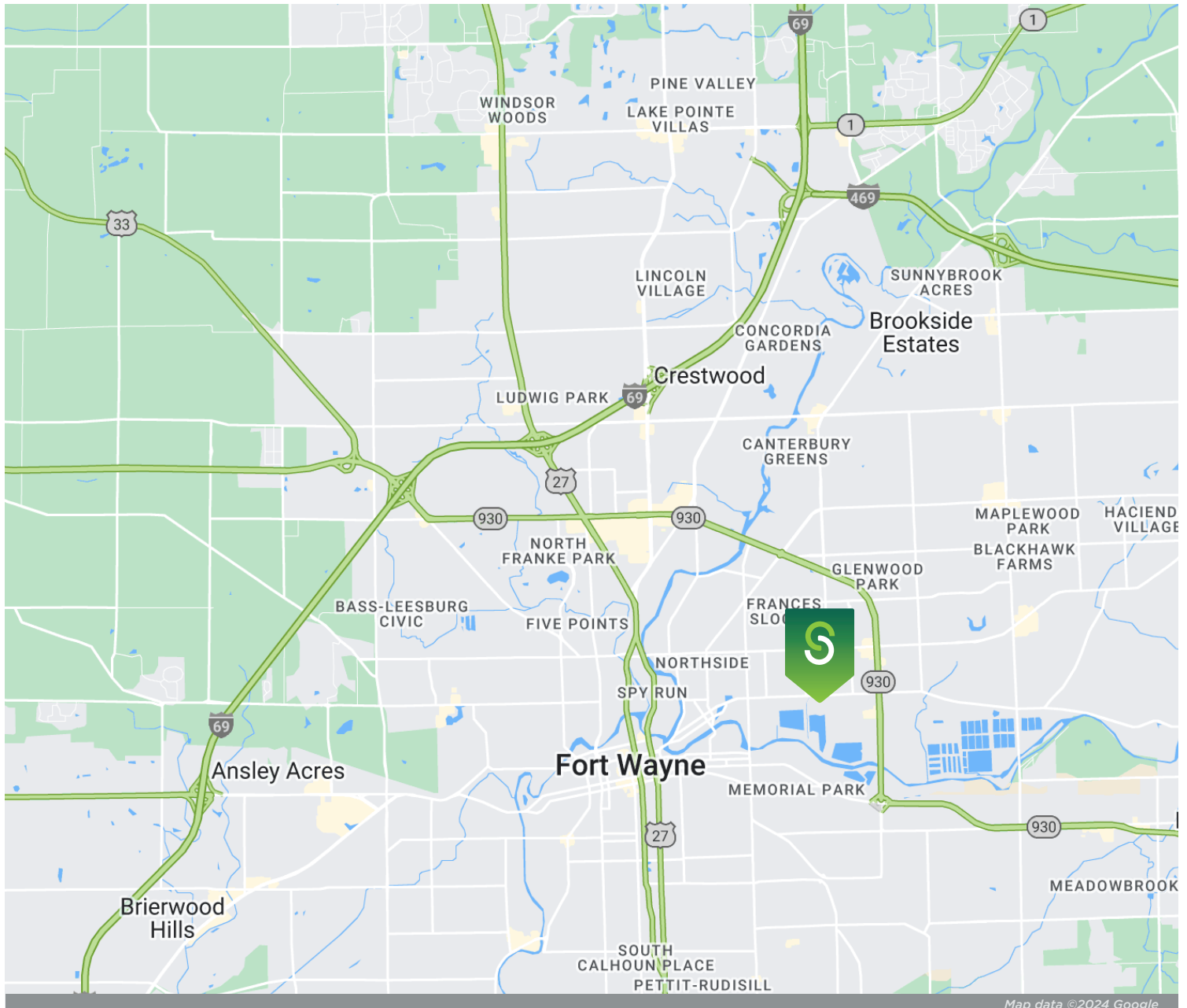


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Excellent Location

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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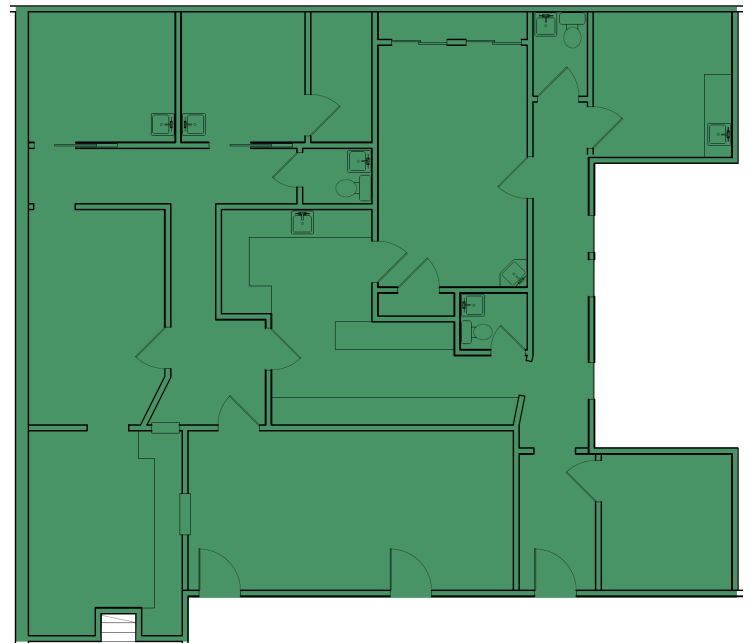
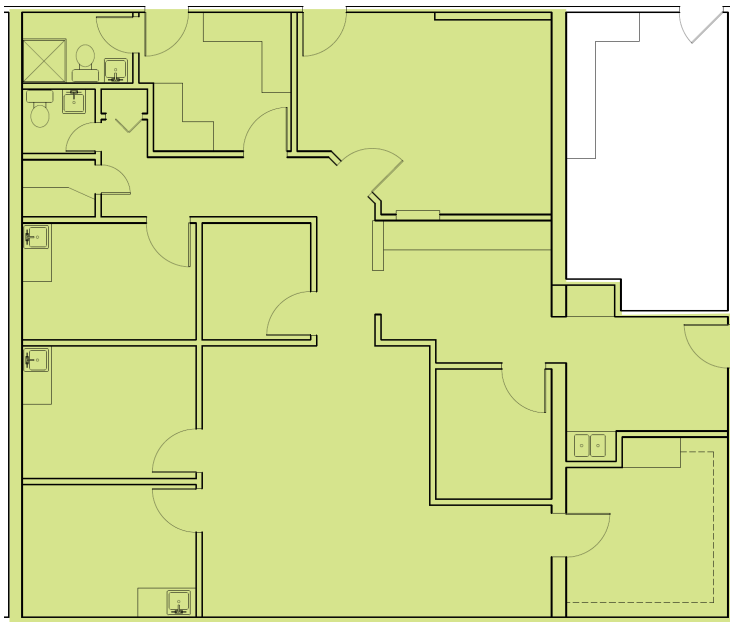
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Available Units



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



Suite 24 - 2,069 RSF

Suite 25 - 2,273 RSF

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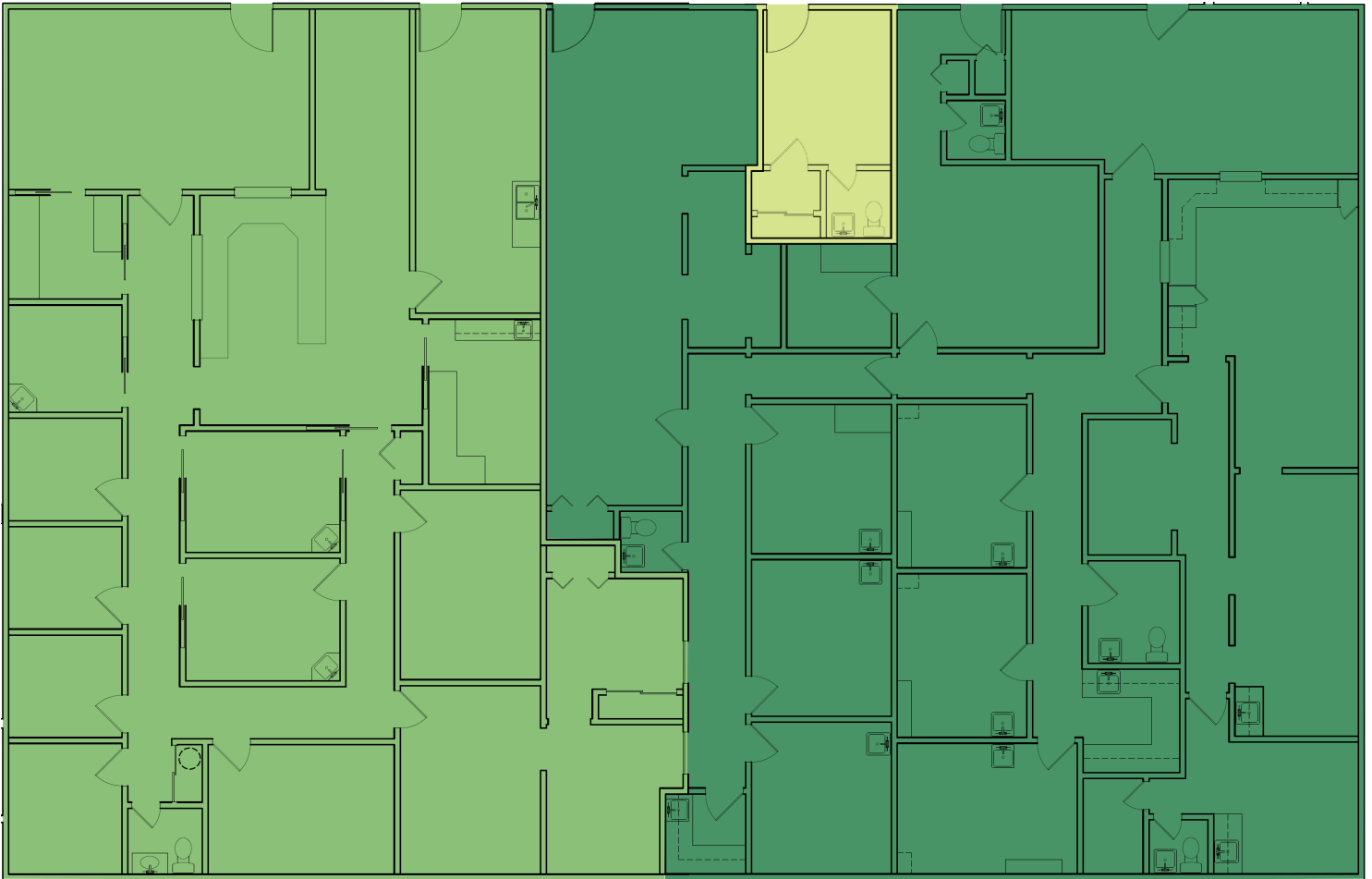
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Suites 27, 30, and 32 - ± 6,800 RSF

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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	\$7.50 - \$12.00/SF/Yr NNN
Terms	3-5 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	44,172 SF	
Total Available	11,142 RSF	
Max Contiguous	± 6,800 RSF	
Units Available	RSF	Monthly Rate
• Suite 24	2,069	\$1,724.17
• Suite 25	2,273	\$1,894.17
• Suite 27/30/32	6,800	\$4,250

UTILITIES

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

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	Precast 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

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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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

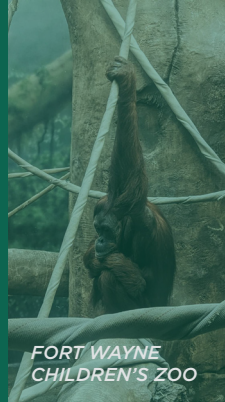
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



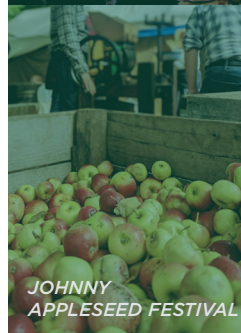
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



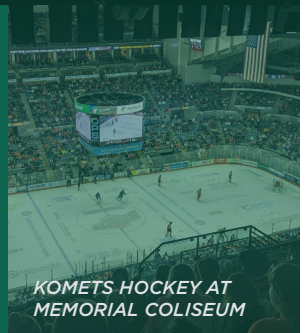
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
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Brad Sturges
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John Caffray
VP of Brokerage



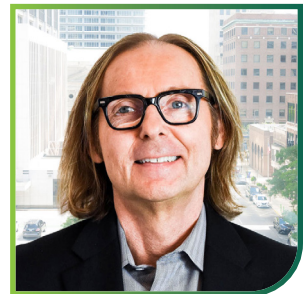
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