

LEASE

Lutheran Medical Arts Building

7920 WEST JEFFERSON BOULEVARD

Fort Wayne, IN 46804

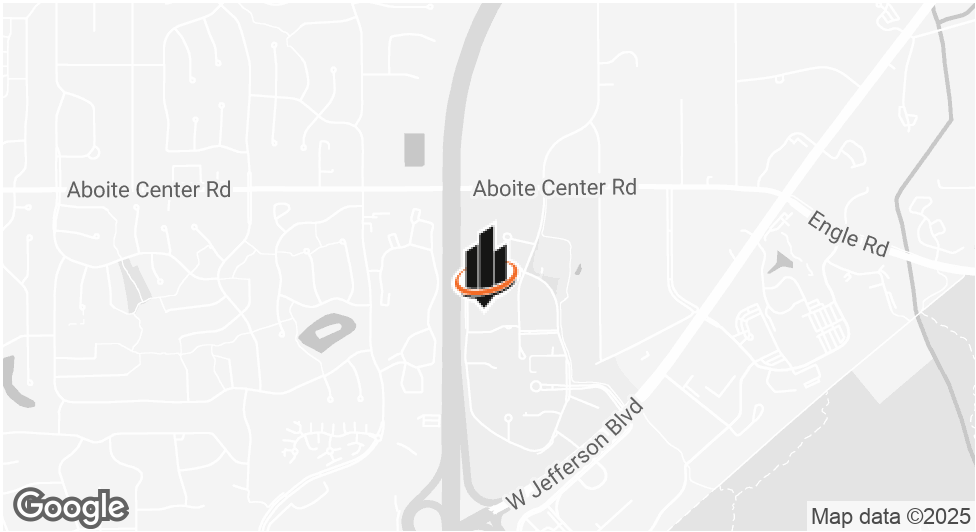
PRESENTED BY:

DIANA PARENT, CCIM

O: 260.489.8500

diana.parent@svn.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
BUILDING SIZE:	48,858 SF
AVAILABLE SF:	3,497 - 22,607 SF
YEAR BUILT:	2001
ZONING:	CM2
MARKET:	Fort Wayne

PROPERTY OVERVIEW

This is a Class A medical office building located on the Lutheran Hospital Campus and visible from I-69. The property offers easy access and ample parking. Major tenants include Summit Surgical Suites and Ortho NorthEast.

PROPERTY HIGHLIGHTS

- Located on Lutheran Hospital Campus
- Class A Medical Office Suites
- Visible from I-69

DIANA PARENT, CCIM
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ADDITIONAL PHOTOS



DIANA PARENT, CCIM

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LEASE SPACES

LEASE INFORMATION

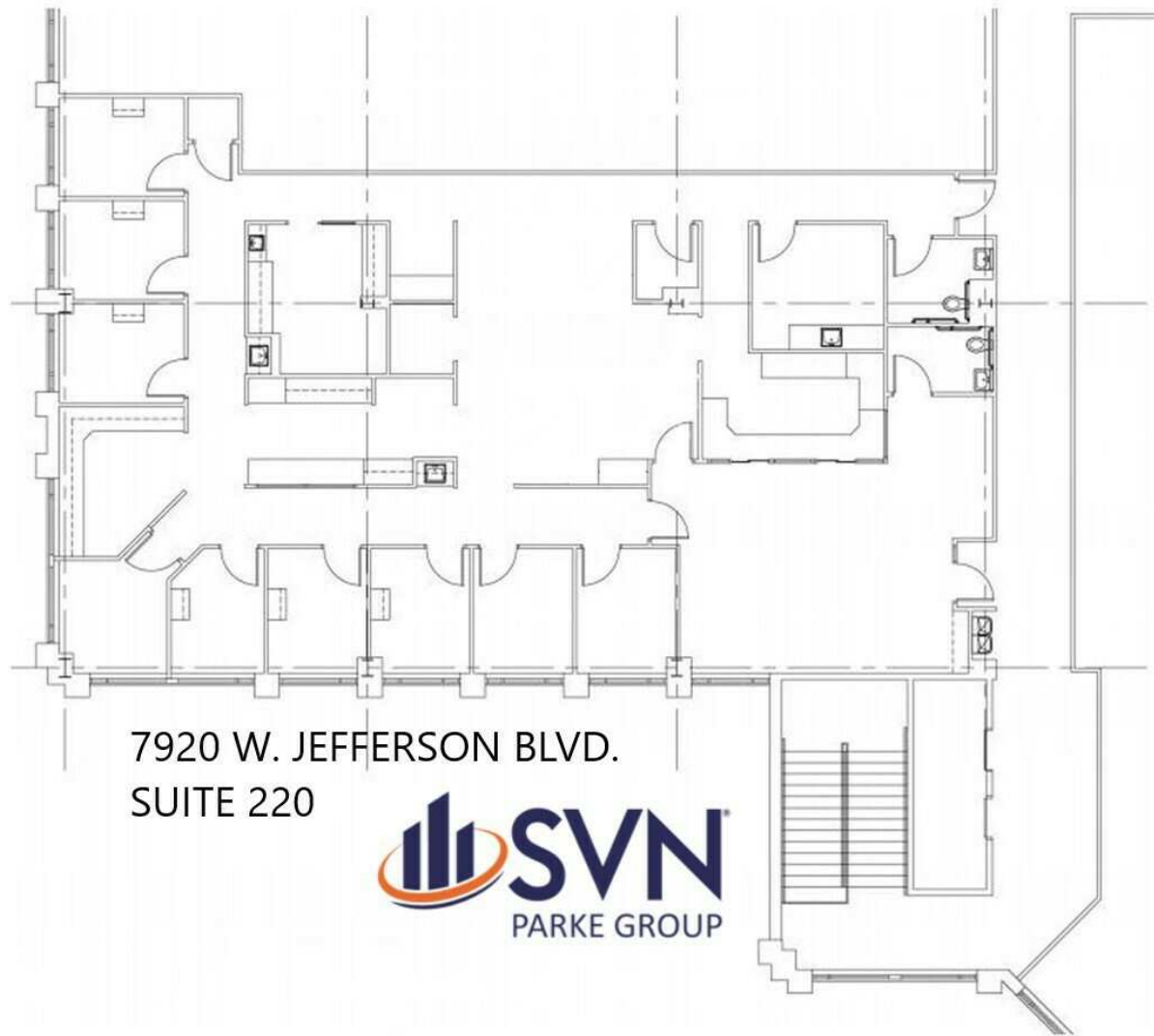
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,497 - 22,607 SF	LEASE RATE:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
220	Available	3,497 SF	NNN	\$21.00 SF/yr	-
100	Available	22,607 SF	NNN	\$21.00 SF/yr	-

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SUITE 220 - 3,497 SF



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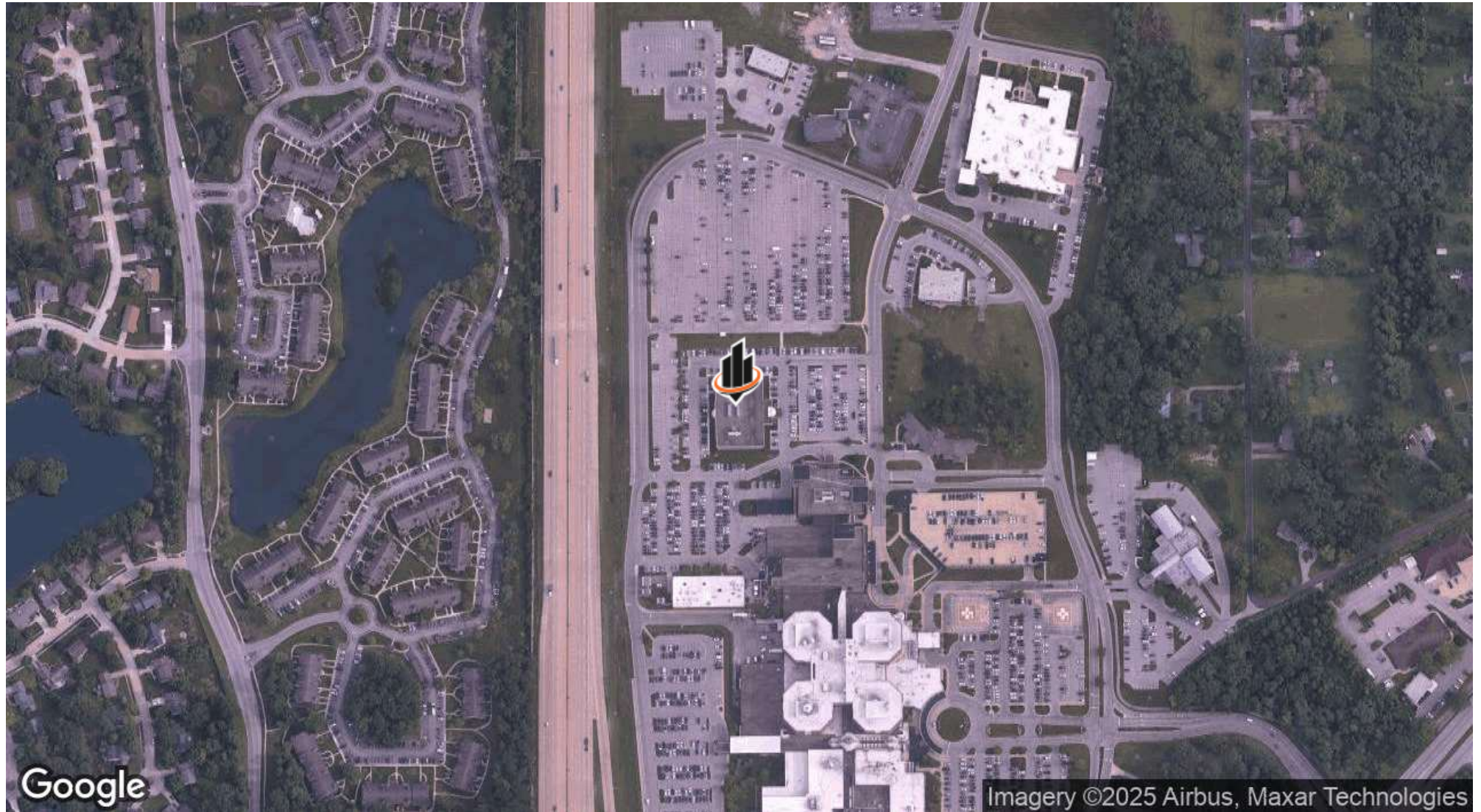
diana.parent@svn.com

SUITE 100 - 22,607 SF



DIANA PARENT, CCIM
O: 260.489.8500
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LOCATION MAP



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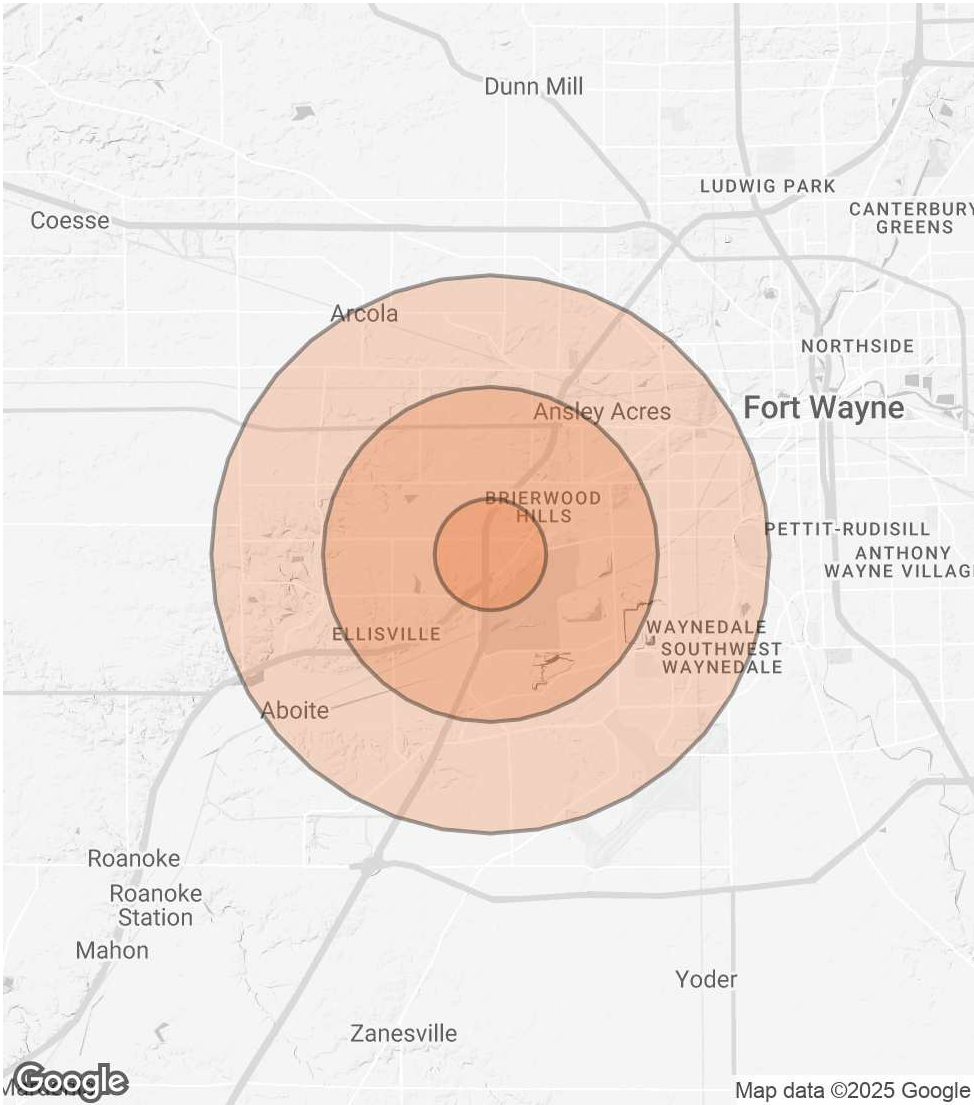
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DEMOGRAPHICS MAP

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,246	28,661	56,300
AVERAGE AGE	41.9	39.5	38.6
AVERAGE AGE (MALE)	40.8	37.8	37.1
AVERAGE AGE (FEMALE)	42.7	40.5	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,318	11,331	22,274
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$91,728	\$91,854	\$87,012
AVERAGE HOUSE VALUE	\$205,785	\$190,667	\$180,669

2020 American Community Survey (ACS)



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