



Georgetown Professional Village

6038 E State Blvd
Fort Wayne, IN 46815



Office Condo For Sale Or Lease

2,200 SF office condo available for sale on East State Boulevard near the intersection of East State and Maplecrest Road. The move-in ready space includes a finished basement, extensive plumbing throughout, and an in-unit washer and dryer. It offers both front and rear entrances, strong visibility from State Boulevard, and is surrounded by national retailers and established residential neighborhoods.

Property Highlights

- ▶ 2,200 SF
- ▶ Zoned C1 - General Commercial
- ▶ **FOR SALE: \$240,000**
- ▶ **FOR LEASE: \$2,100/Mo Gross**

IAN SMITH

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Excellent Location

6038 East State Boulevard is located near Georgetown Square Shopping Center at the intersection of East State and Maplecrest Road. Nearby major businesses include Kroger, Dollar General, Anytime Fitness, Parkview Physicians Group, CVS, along with many quick-service restaurants, banks, healthcare centers, and schools.

East State Boulevard leads westbound towards Coliseum Blvd/SR 930 and downtown Fort Wayne. It is a major thoroughfare for a large population of northeast Fort Wayne. This site benefits from high visibility and good access and is a great location for a variety of office users.

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Site Plan



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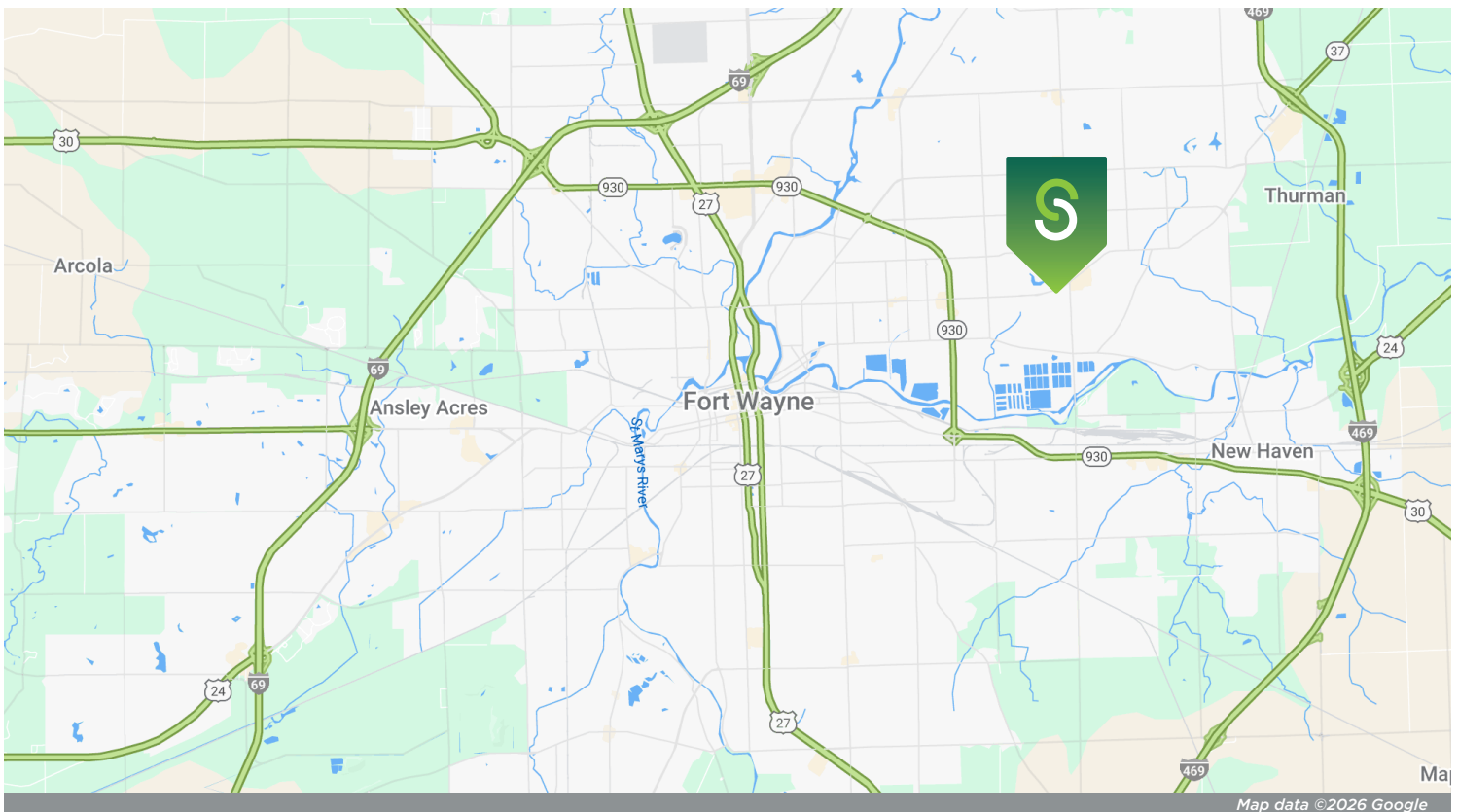
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PROPERTY INFORMATION

Address	6038 E State Blvd
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph
Parcel Number	02-08-33-279-013.000-072
2025 Tax/Payable 2026	\$1,808.92



SALE INFORMATION

Price	\$240,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$2,100/Mo Gross
Terms	3-5 years
Availability	06/01/2026

SITE DATA

Site Acreage	0.13 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-469, 4.2 miles
Traffic Count	14,537 (E State Blvd)

UTILITIES

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

BUILDING INFORMATION

Property Type	Office condo
Total Area SF	2,400
Vacant SF	2,200
Year Built	1977
# of Stories	2
Construction Type	Wood/brick
Roof	Dimensional shingle
Heating	Forced
A/C	Central
Signage	Building

ADDITIONAL INFORMATION

- HOA - \$1,200/yr (snow & lawn)
- In-unit washer & dryer

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