



FOR **LEASE** OFFICE
PROPERTY



7230 Engle Rd.
Fort Wayne, IN 46804

Office Space Available In Premier Southwest Location

About The Property

- Located in office park setting
- Minutes from Lutheran Hospital & I-69 (Exit #302)
- High traffic counts and great visibility
- Building was renovated in 2019
- All suites have recent updates
- Lease rate: Negotiable



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

OFFICE SPACE AVAILABLE IN PREMIER SOUTHWEST LOCATION

BUILDING LOCATION/ZONING/SIZE

Street Address	7230 Engle Rd.
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
City Limits	Inside
Zoning	C1/General Commercial
Total Building Size	54,535 SF
Site Acreage	3.74 Acres

BUILDING DATA

Date of Construction	1990
Building Type	Office
Type of Construction	Pre-engineered Steel with Brick Veneer
Number of Stories	3
Restrooms	Public and Private
ADA Accessible	Yes
Roof	Standing Seam Metal
Heat	Heat Pump & Boilers
Air Conditioning	Fluid Cooler
Parking Lot	Asphalt
Parking Spaces	260

UTILITIES

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

PRICE/AVAILABILITY

Available Spaces:	2,415 SF
Suite 202	684 SF
Suite 208	711 SF
Suite 214	650 SF
Suite 307	370 SF
Lease Rate	Negotiable
Lease Type	Full Service; Modified Gross
Availability	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Non Structural Maintenance	Landlord
Roof & Structure	Landlord



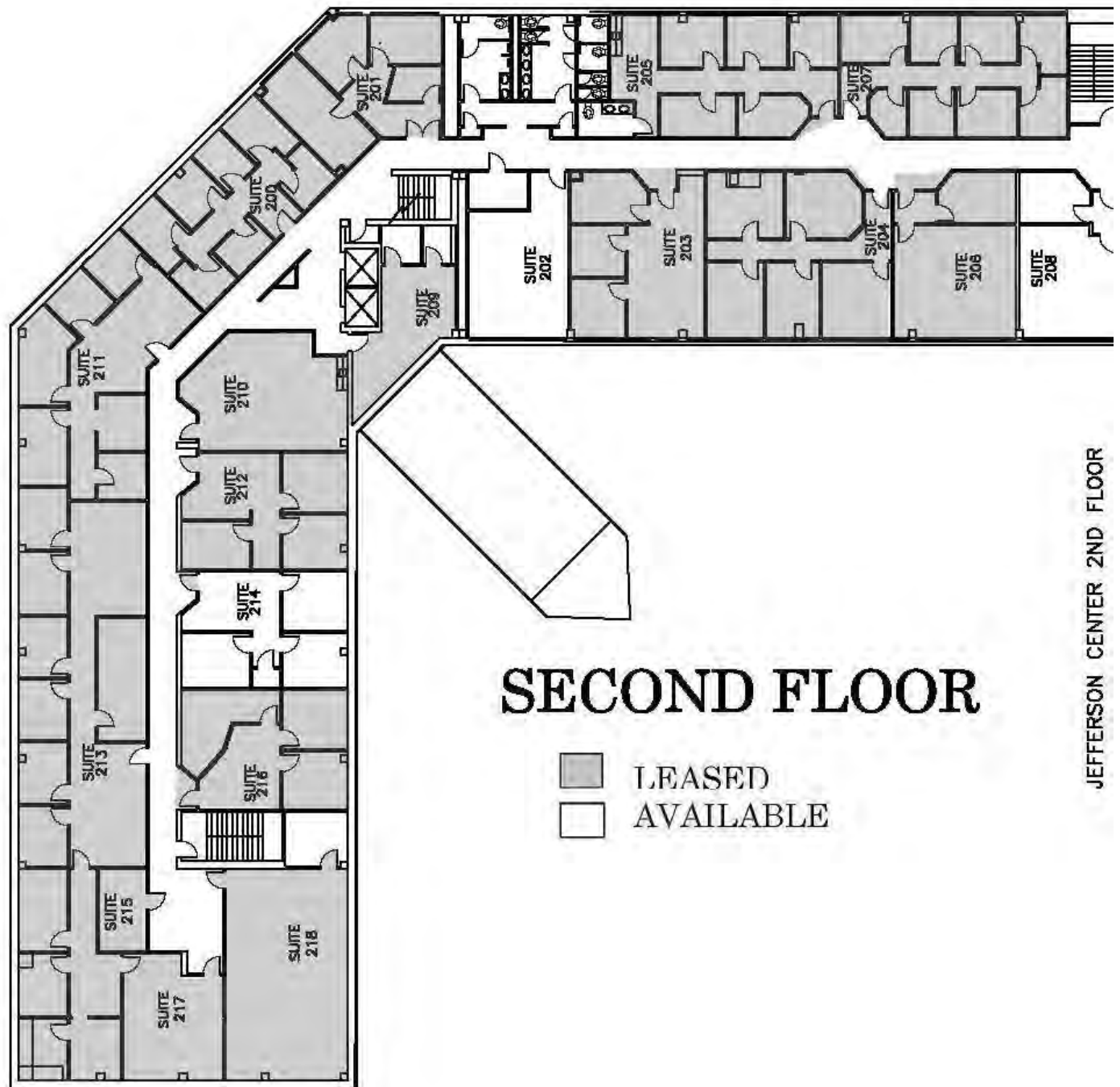
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FLOOR PLAN

OFFICE SPACE AVAILABLE IN PREMIER SOUTHWEST LOCATION



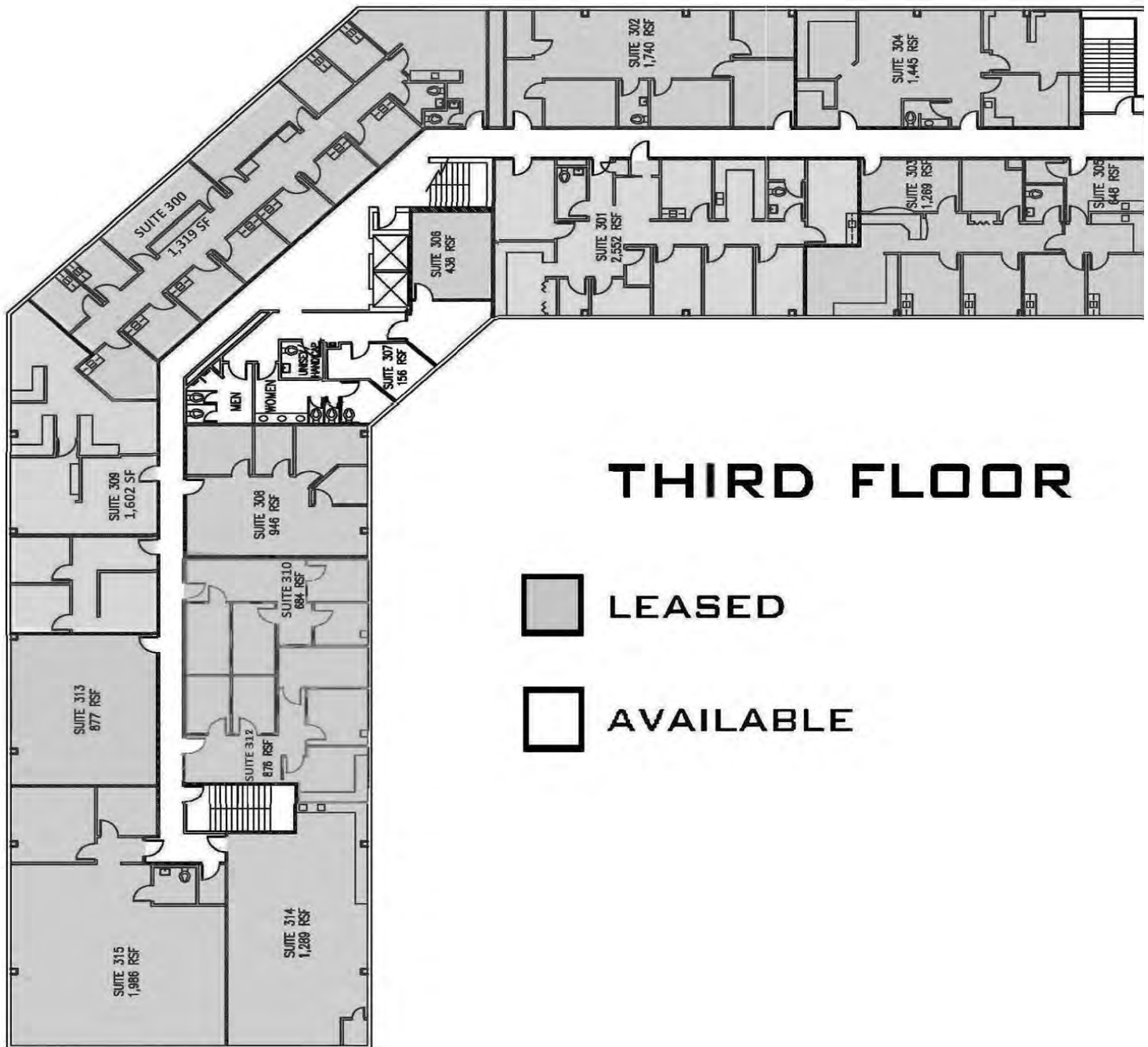
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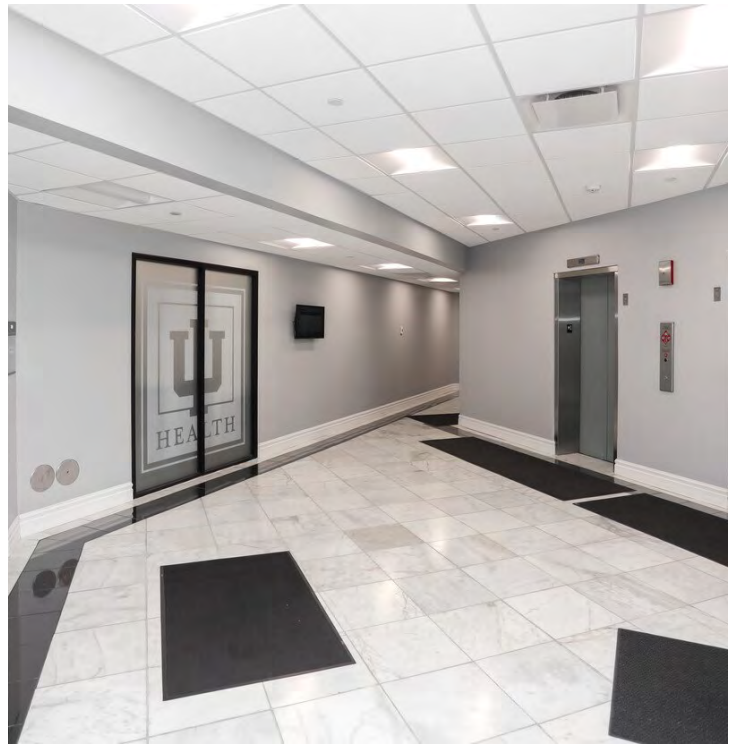
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ADDITIONAL PHOTOS

OFFICE SPACE AVAILABLE IN PREMIER SOUTHWEST LOCATION



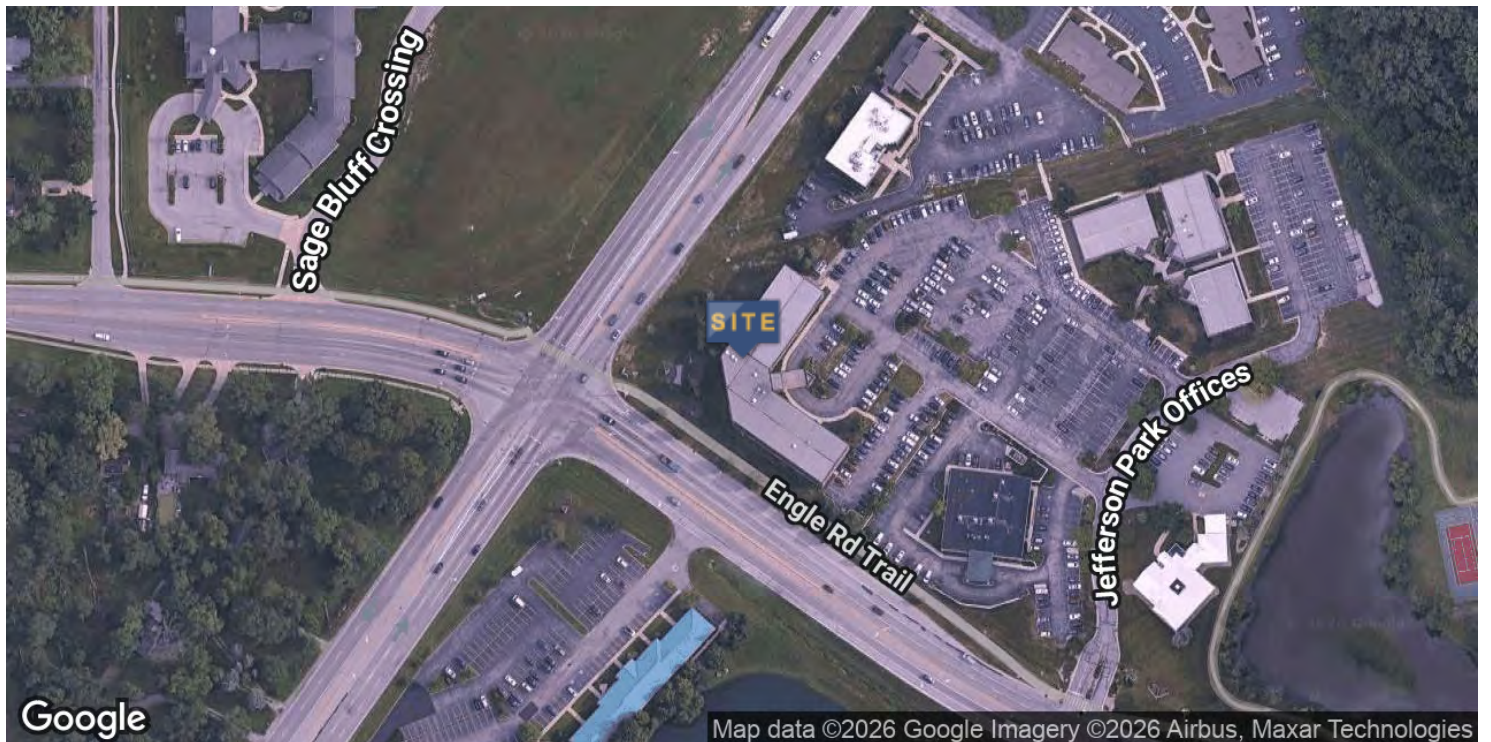
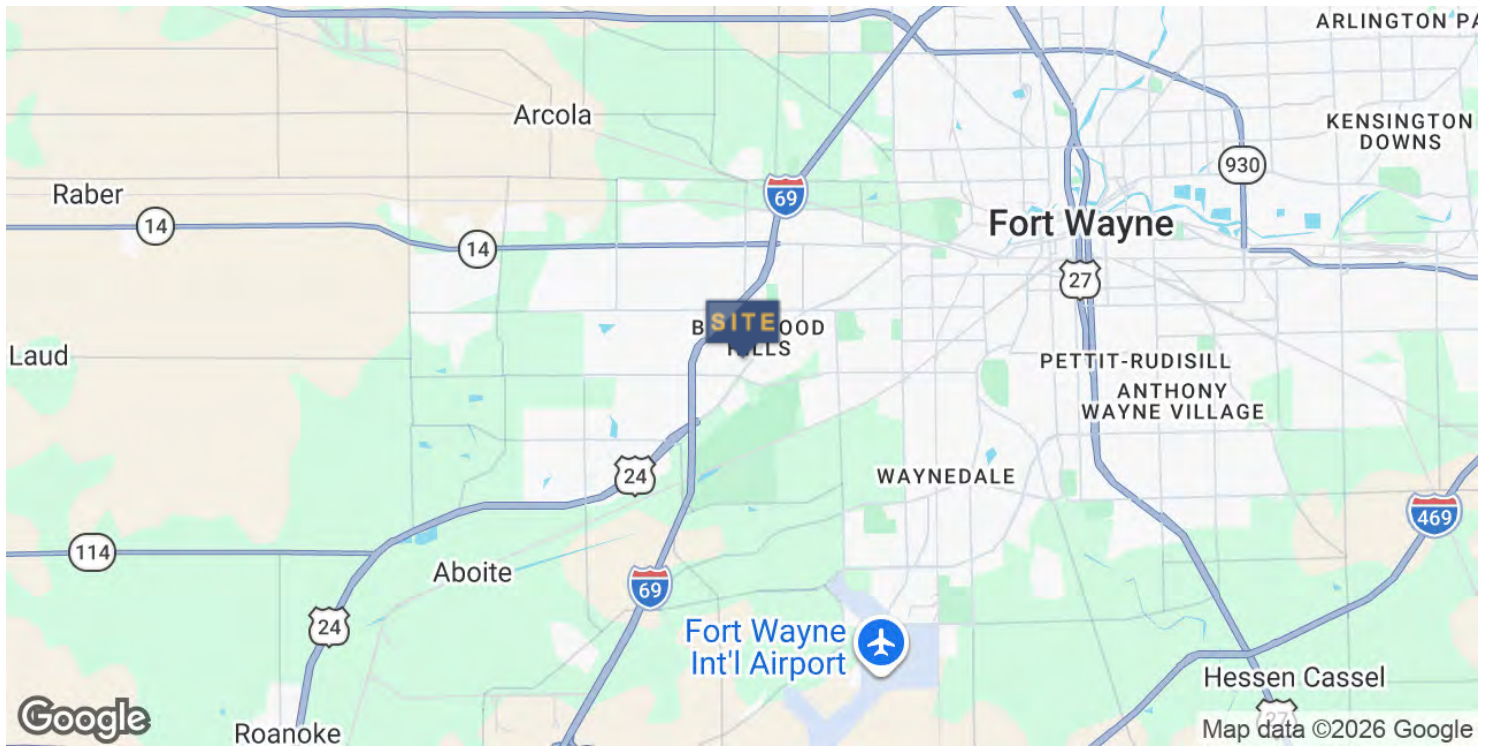
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LOCATION MAP

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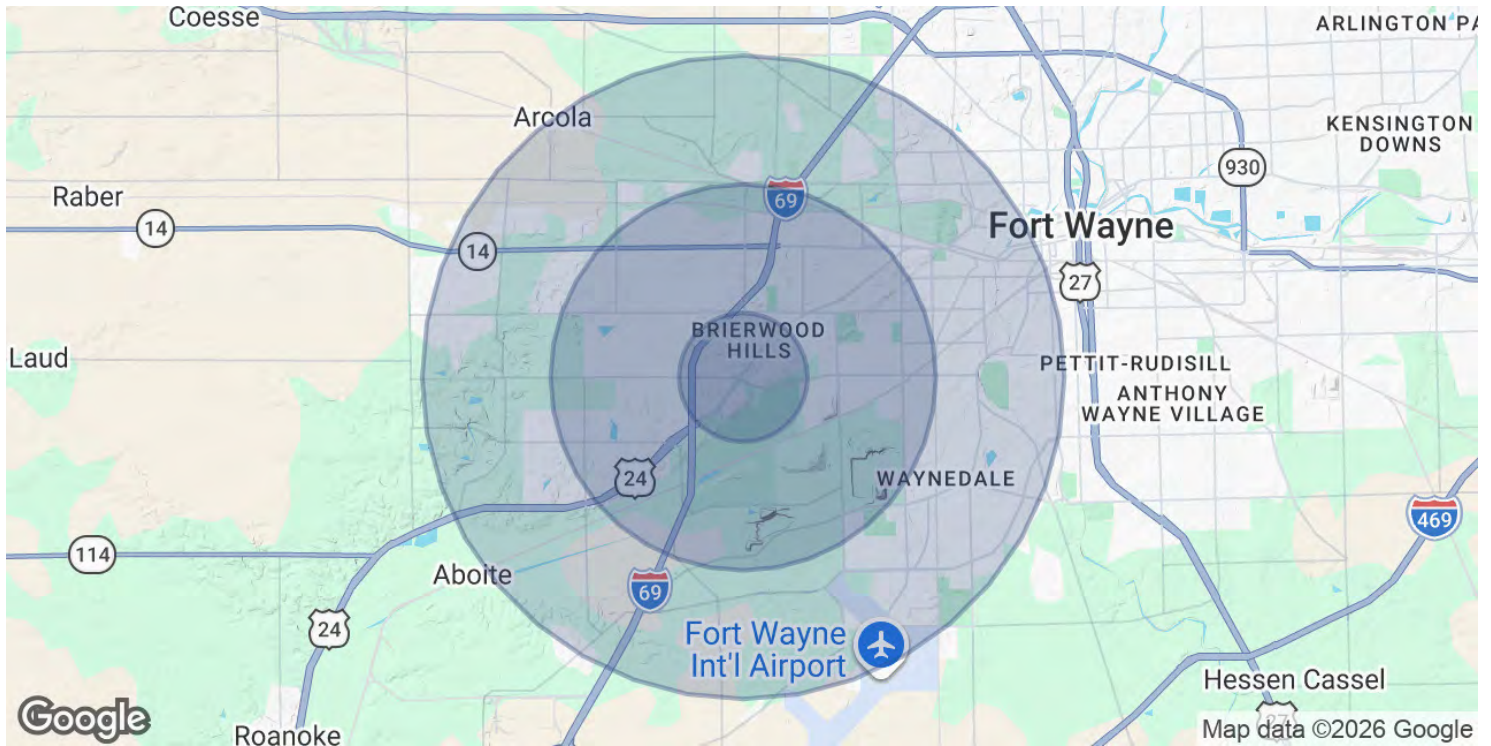
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DEMOGRAPHICS MAP & REPORT

OFFICE SPACE AVAILABLE IN PREMIER SOUTHWEST LOCATION



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,743	32,113	83,867
Average Age	43.7	38.9	38.4
Average Age (Male)	42.1	37.0	36.9
Average Age (Female)	44.9	40.1	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,341	13,361	33,985
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$97,757	\$87,896	\$80,152
Average House Value	\$205,792	\$178,426	\$169,600

* Demographic data derived from 2020 ACS - US Census



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