

LEASE

Lutheran Medical Arts Building

7920 WEST JEFFERSON BOULEVARD

Fort Wayne, IN 46804

PRESENTED BY:

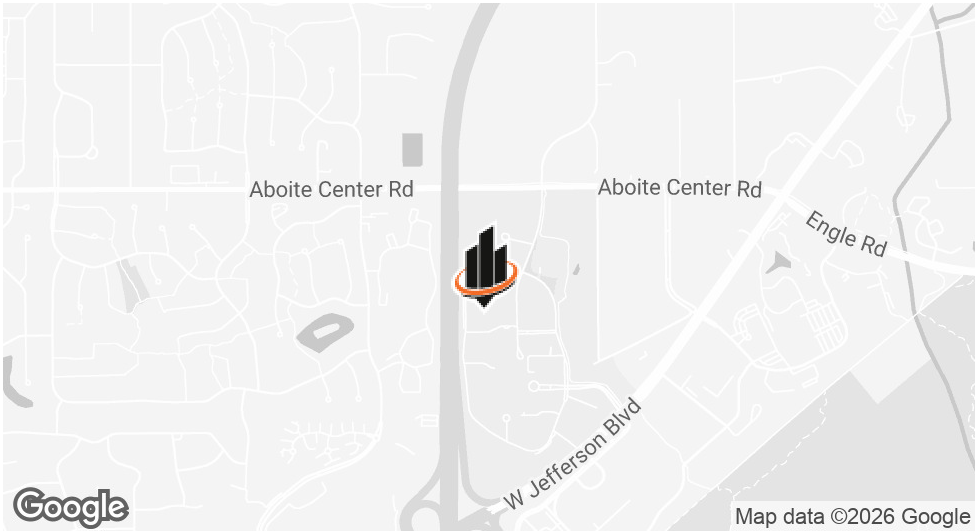
DIANA PARENT, CCIM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21 SF/yr (NNN)
BUILDING SIZE:	48,858 SF
AVAILABLE SF:	3,719 - 3,816 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

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AVAILABLE SPACES FOR LEASE



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,719 - 3,816 SF	LEASE RATE:	\$21 SF/yr

AVAILABLE SPACES

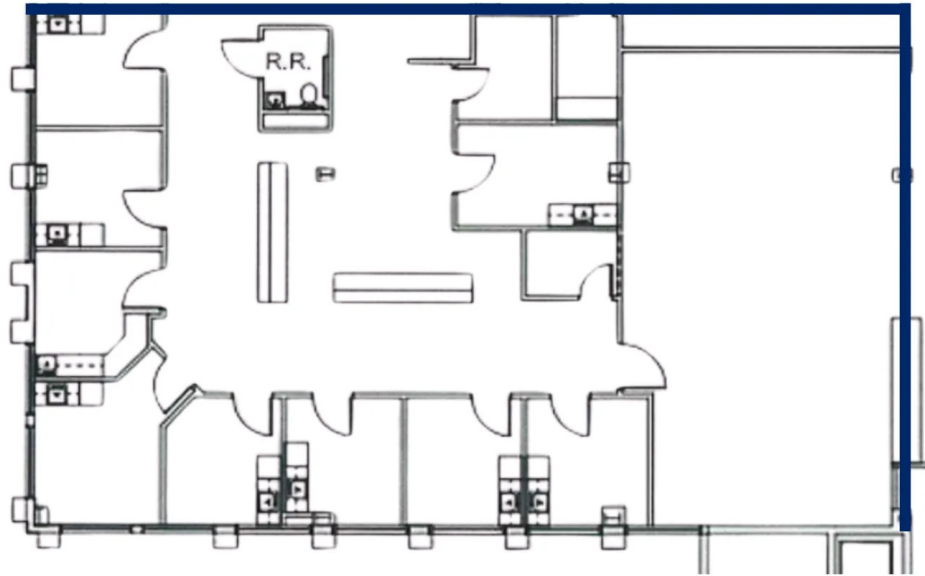
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 110	3,719 SF	NNN	\$21.00 SF/yr	Ground floor medical office suite, south of entrance in the Lutheran Medical Arts Building.
Suite 120	3,816 SF	NNN	\$21.00 SF/yr	Ground floor medical office suite, north of entrance in the Lutheran Medical Arts Building.

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FLOOR PLAN - SUITE 110 (3,719 SF)

(Not to Scale)



7920 W. JEFFERSON BLVD - SUITE 110



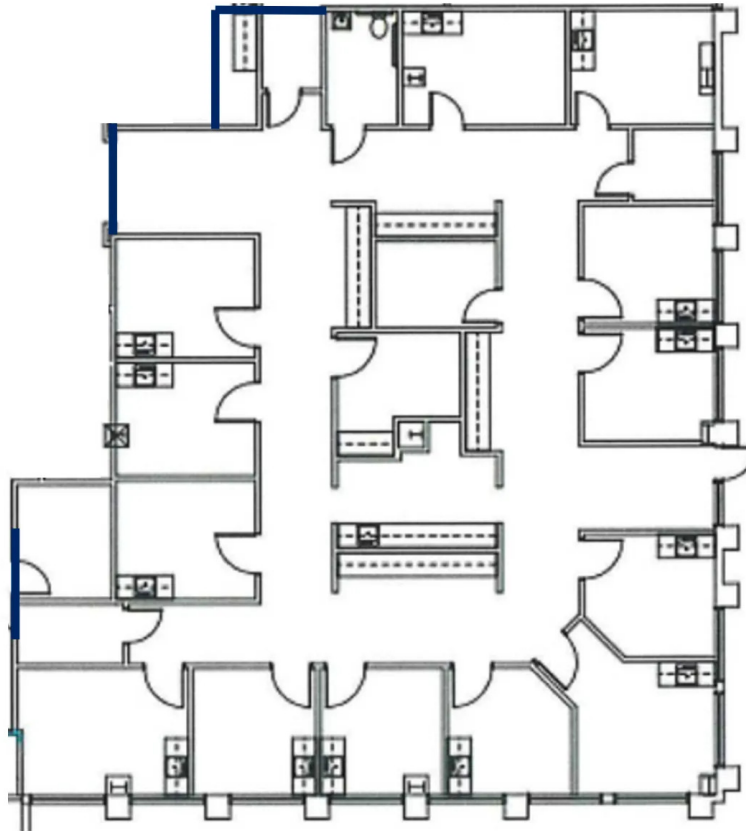
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FLOOR PLAN - SUITE 120 (3,816 SF)

(Not to Scale)



7920 W. JEFFERSON BLVD - SUITE 120

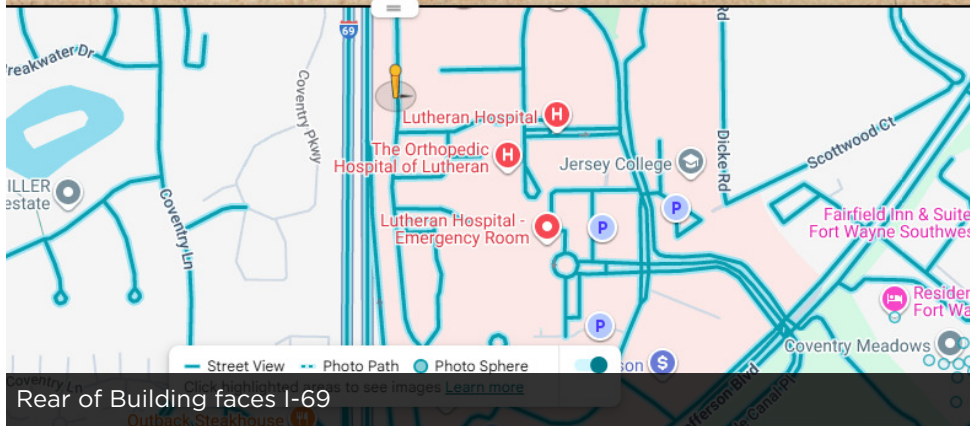


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ADDITIONAL PHOTOS



Front of Building



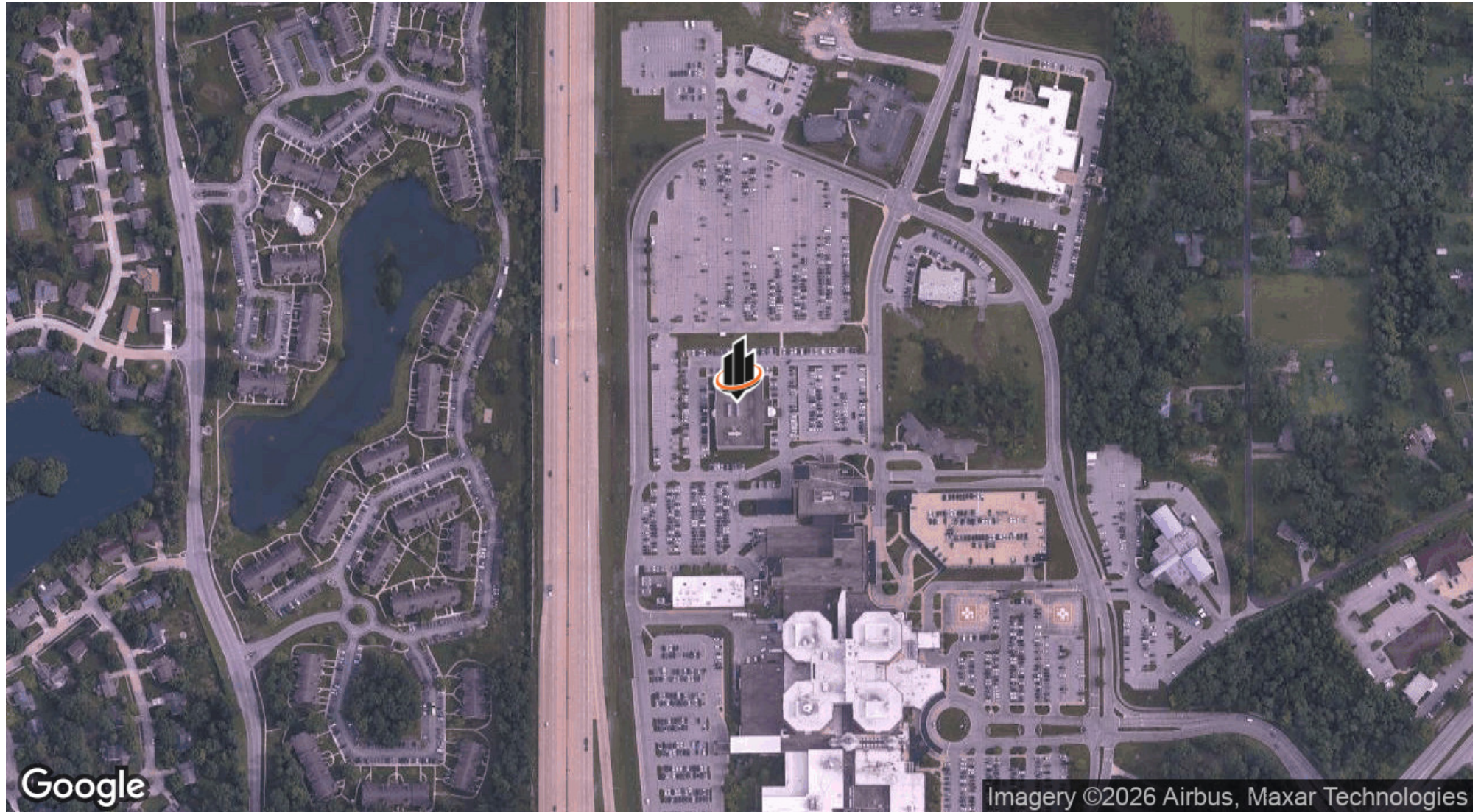
Front of Building

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LOCATION MAP



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DEMOGRAPHICS MAP

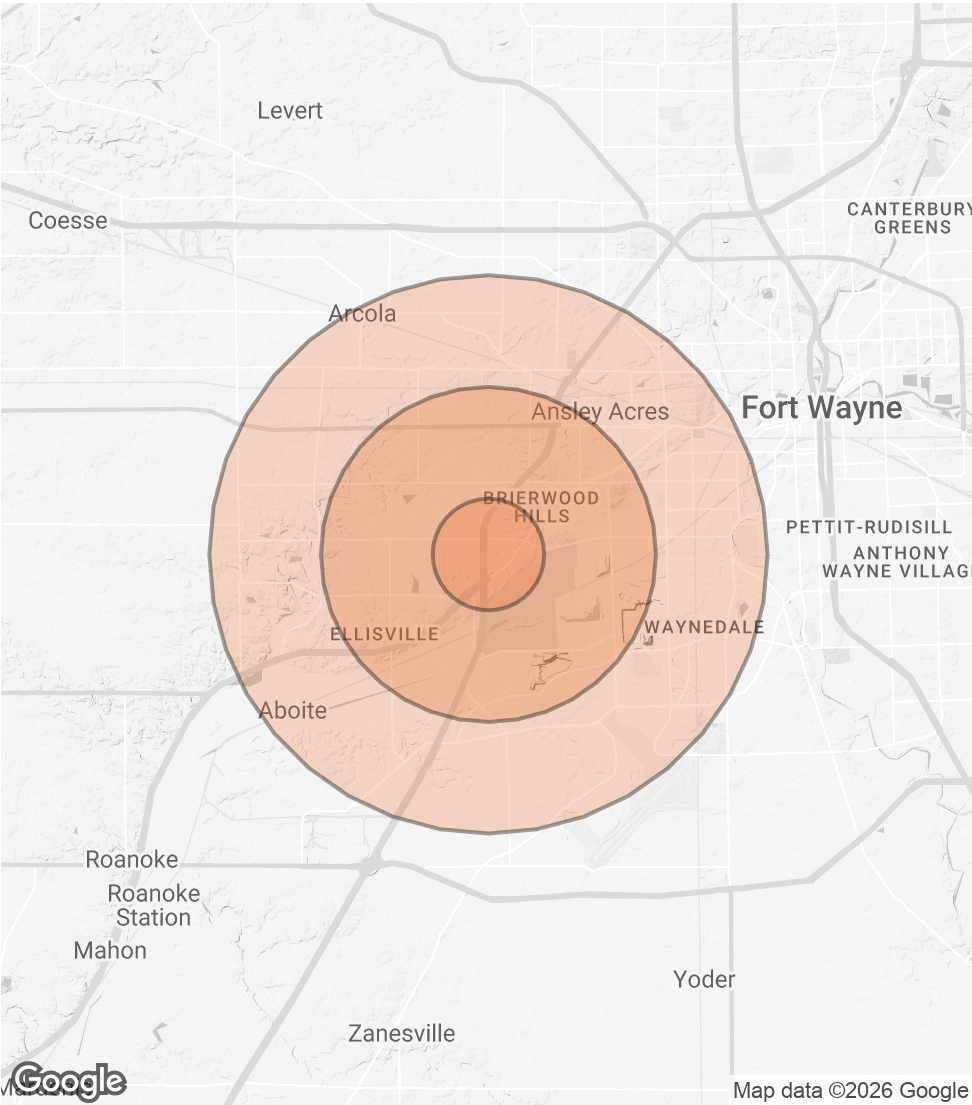
POPULATION

	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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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