

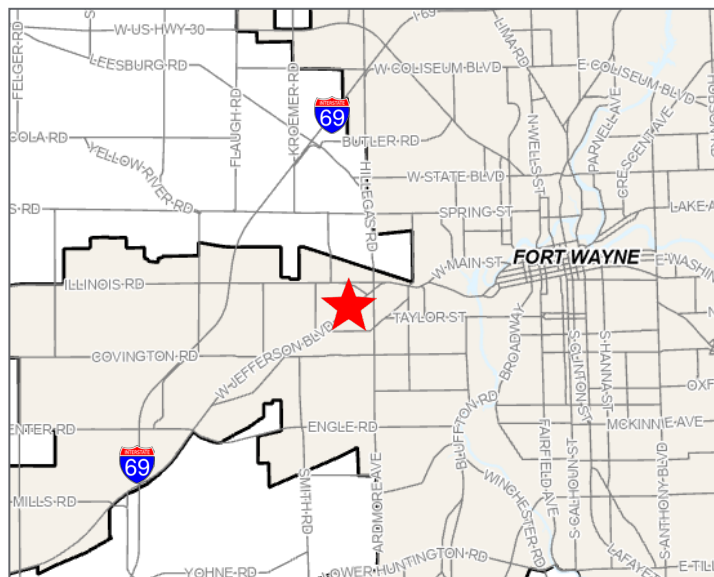


Professional Park West

4660 W. Jefferson Blvd. | Fort Wayne, IN 46804

Property Features

- 1,808 SF available for lease (divisible)
- Numerous landlord improvements: new facade, flooring and paint
- There is no elevator to the second floor
- Ideal office park location directly off of busy West Jefferson Boulevard with traffic counts over 27,000 VPD
- Locally owned, professionally managed



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

RACHEL ROMARY

Broker
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Professional Park West	Parcel Number	Multiple
Address	4660 W. Jefferson Blvd.	Total Building SF	4,198 SF
City, State, Zip	Fort Wayne, IN 46804	Acreage	N/A
County	Allen	Year Built	1977
Township	Wayne	Zoning	C-1
Parking	Surface	Parking Spaces	Ample

Property Features			
Construction	Wood Joist	# of Floors	2
Roof	Flat, shingle	Restrooms	Common area
Heating	Gas forced air	Central Air	Yes
Other			

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	2.4 Miles
Water	City of Fort Wayne	Highway	US 24/Jefferson Boulevard
Sewer	City of Fort Wayne	Distance	Located on Jefferson Boulevard

Lease Information			
Unit	SF	Lease Rate	Lease Type
4660-200	1,808 SF (divisible)	Negotiable	Full service

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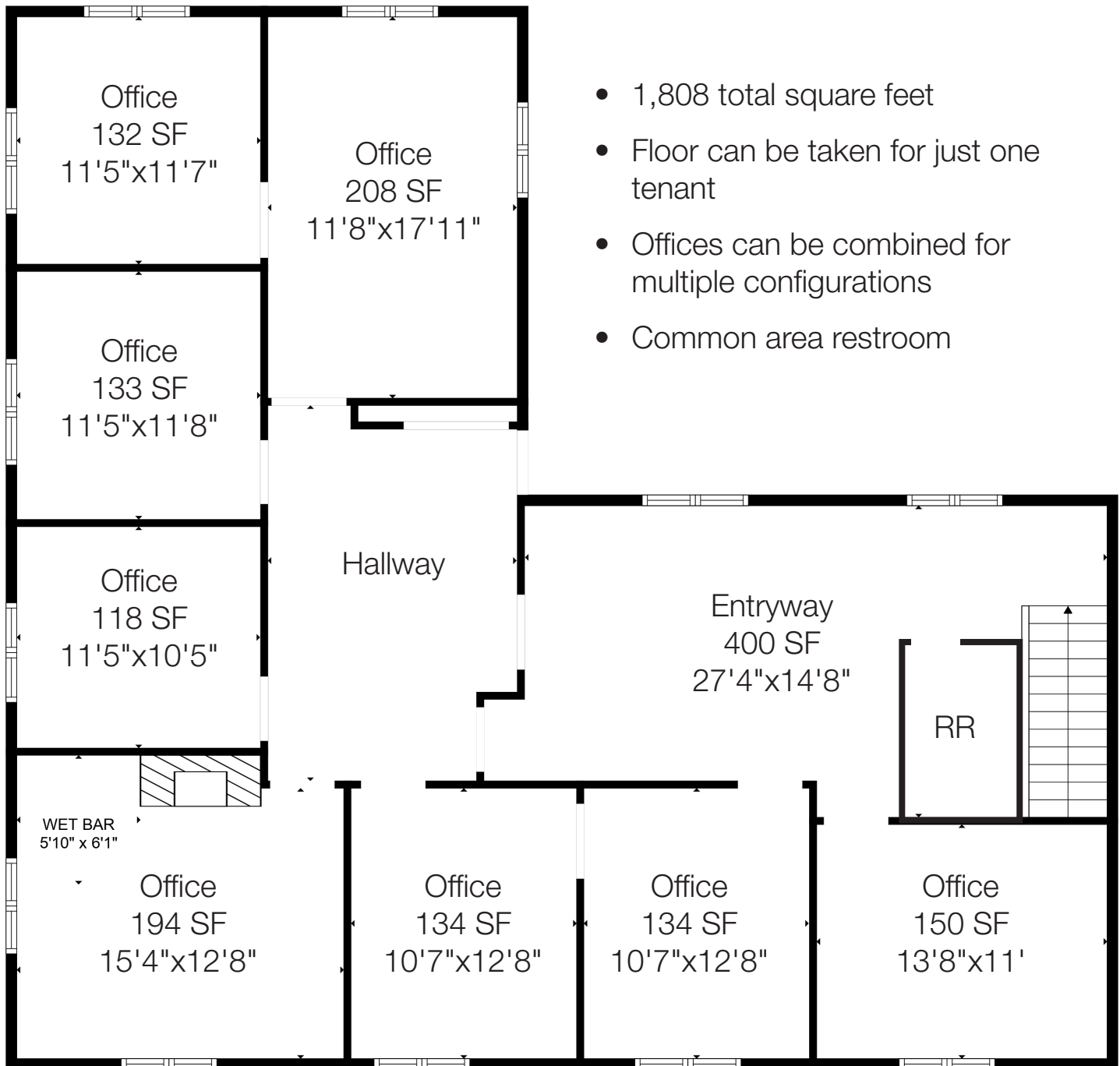
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Second Floor Unit 200 Floor Plan



- 1,808 total square feet
- Floor can be taken for just one tenant
- Offices can be combined for multiple configurations
- Common area restroom

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Unit 200 Photos



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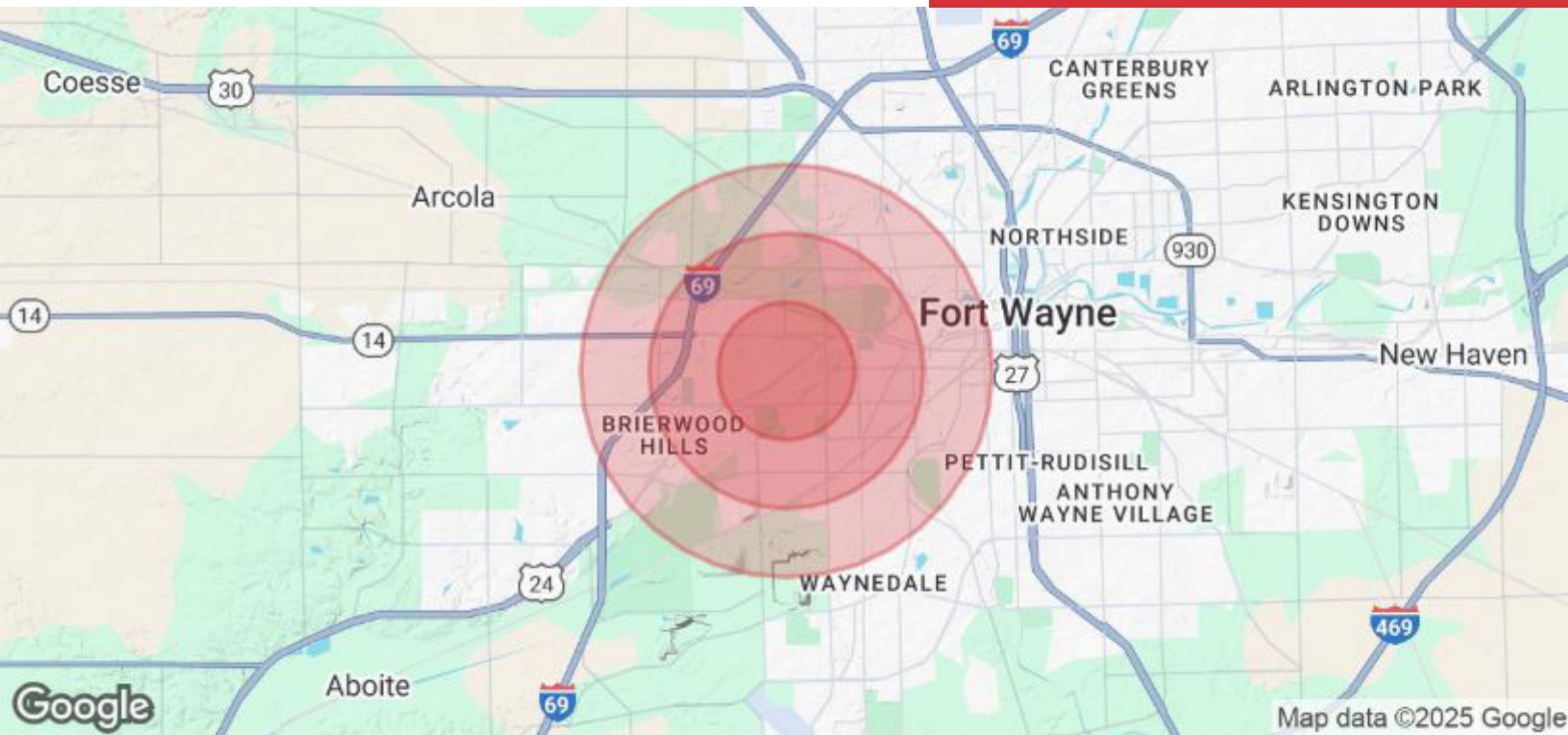
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,804	15,412	46,227
Average Age	43	41	39
Average Age (Male)	42	39	38
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,951	7,101	20,218
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$67,252	\$73,963	\$76,257
Average House Value	\$242,997	\$224,558	\$204,305

* Demographic data derived from 2020 ACS - US Census

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