



AVAILABLE FOR LEASE

**5050 N. Clinton St
Fort Wayne, IN**

**+/- 12,500 SQ FT
Medical or Office**

HIGHLIGHTS

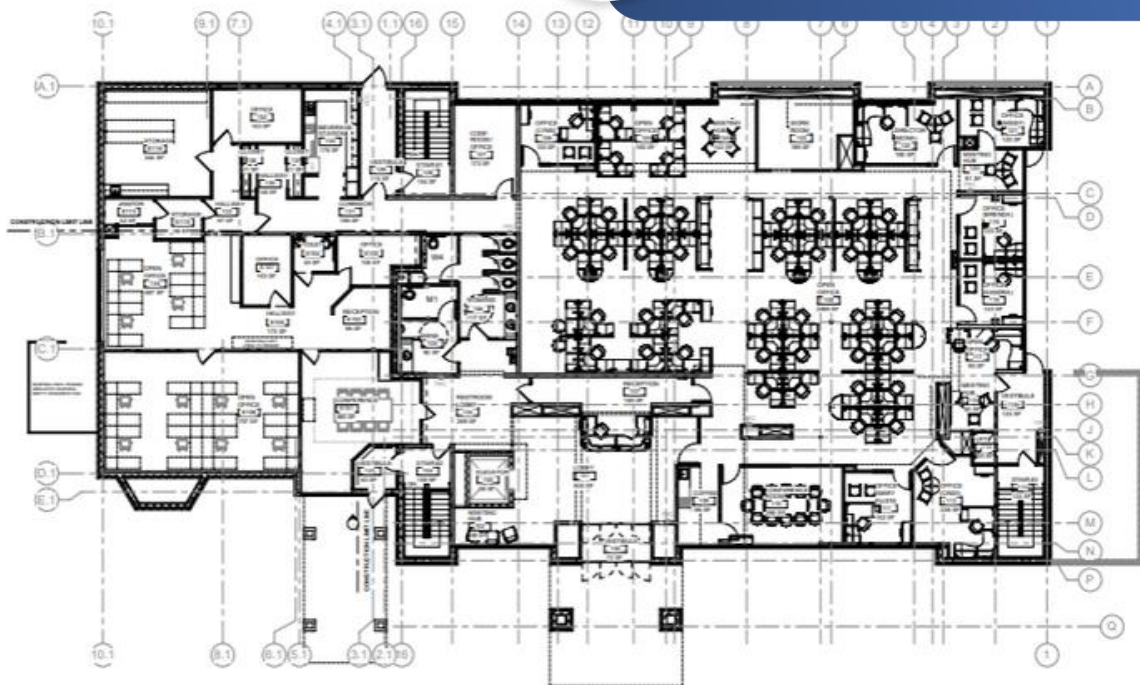
- **Near downtown Fort Wayne with easy access to I-69**
- **Office Park includes strong mix of medical/office**
- **Regional shopping & restaurants in nearby vicinity**
- **High traffic counts and signage on Clinton**

AERIAL





SITE PLAN AERIAL FLOORPLAN



GROUND LEVEL - EXISTING FLOOR PLAN



MARKET AERIAL & DEMOGRAPHICS

PARKVIEW
REGIONAL MEDICAL CENTER

Lutheran
Health Network
Dupont Hospital

Walmart

INTERSTATE
469

INTERSTATE
69

Sam's
CLUB

Clinton St

Washington Center Rd

Walmart

Coldwater

INTERSTATE
69

COSTCO
WHOLESALE

Lima Rd

Coliseum Blvd

Glenbrook
SQUARE

TARGET

PURDUE
— FORT WAYNE —

Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	4,920	73,00	173,580
Avg HH Income	\$125,384	\$126,990	\$113,464





EXTERIOR PHOTOS





Innovcare is a healthcare real estate company that provides innovative solutions for healthcare companies needing expertise in real estate development, consulting, brokerage, property management, and many other fields. Innovcare achieves measurable outcomes with solutions that are quick, cost-efficient, and innovative. We are committed to changing the real estate landscape as hospital and physician needs evolve. We are focused on how healthcare reform changes the business dynamics of the healthcare real estate industry. We pride ourselves on reducing healthcare delivery cost associated with real estate assets.

Innovcare's team has developed, sold, and managed over \$1 billion in medical office assets.

Check us out at www.thinkininnovcare.com

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