



FOR **LEASE** OFFICE
PROPERTY



7802 W Jefferson Blvd
Fort Wayne, IN 46804

4,800 SF Medical Office Space Available For Lease

About The Property

- Turnkey medical office space
- Signage available on building and suite door
- Close proximity to Lutheran Hospital campus and I-69
- Flexible layout with multiple exam rooms, administrative office, breakroom, conference room, reception and waiting area
- Lease Rate: \$15.00 SF/yr Modified Gross



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

4,800 SF MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	7802 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	10,340 SF
Site Acreage	2.03 Acres
Zoning	C1/Professional Office and Personal Services

PRICE/AVAILABILITY

Suite A	4,800 SF
Lease Rate	\$15.00 SF/yr
Lease Type	Modified Gross
Availability	Immediately

BUILDING DATA

Date of Construction	2002
Building Type	Office
Number of Stories	1
Restrooms	4

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Tenant: \$200 per month
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Janitorial	Tenant
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	3,557
3 Miles	30,925
5 Miles	72,675

PROPERTY TAXES

Parcel Number	02-11-24-152-003.000-075
Assessment: Land	\$309,500
Improvements	\$1,402,100
Total Assessment	\$1,711,600
Annual Taxes	\$44,480.56 (\$1.53/SF)
Tax Year	2025 Payable 2026



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ADDITIONAL PHOTOS

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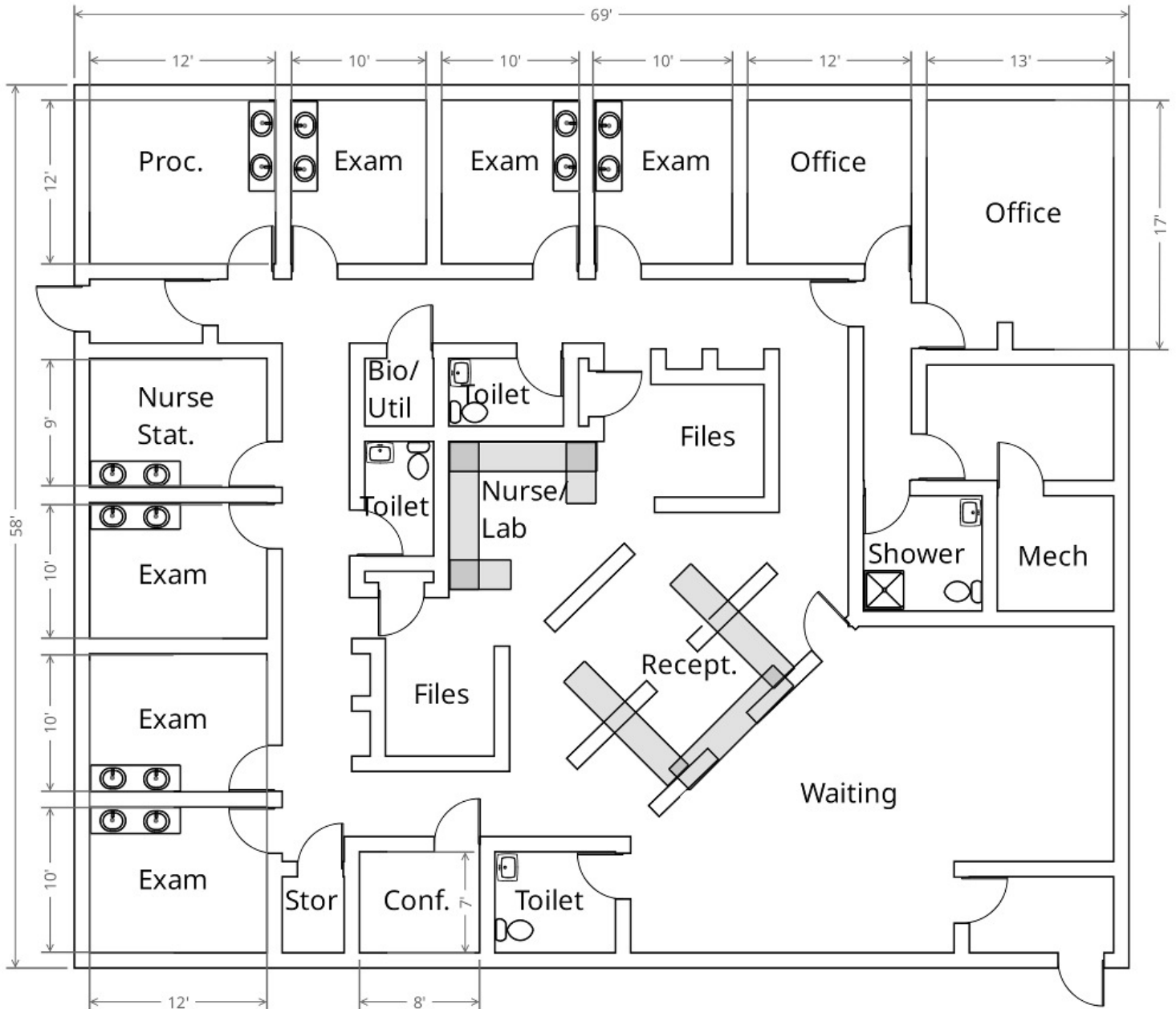
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FLOOR PLAN

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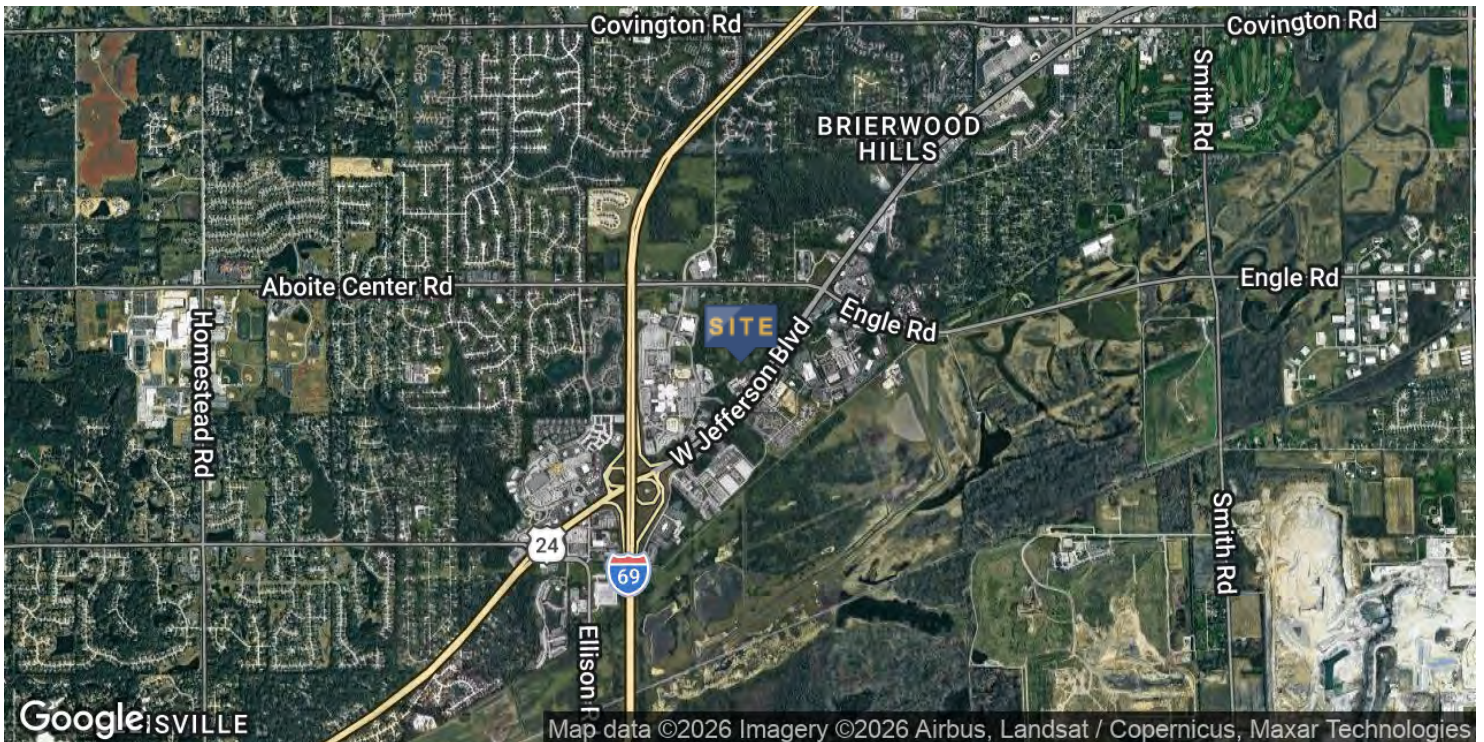
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LOCATION MAP

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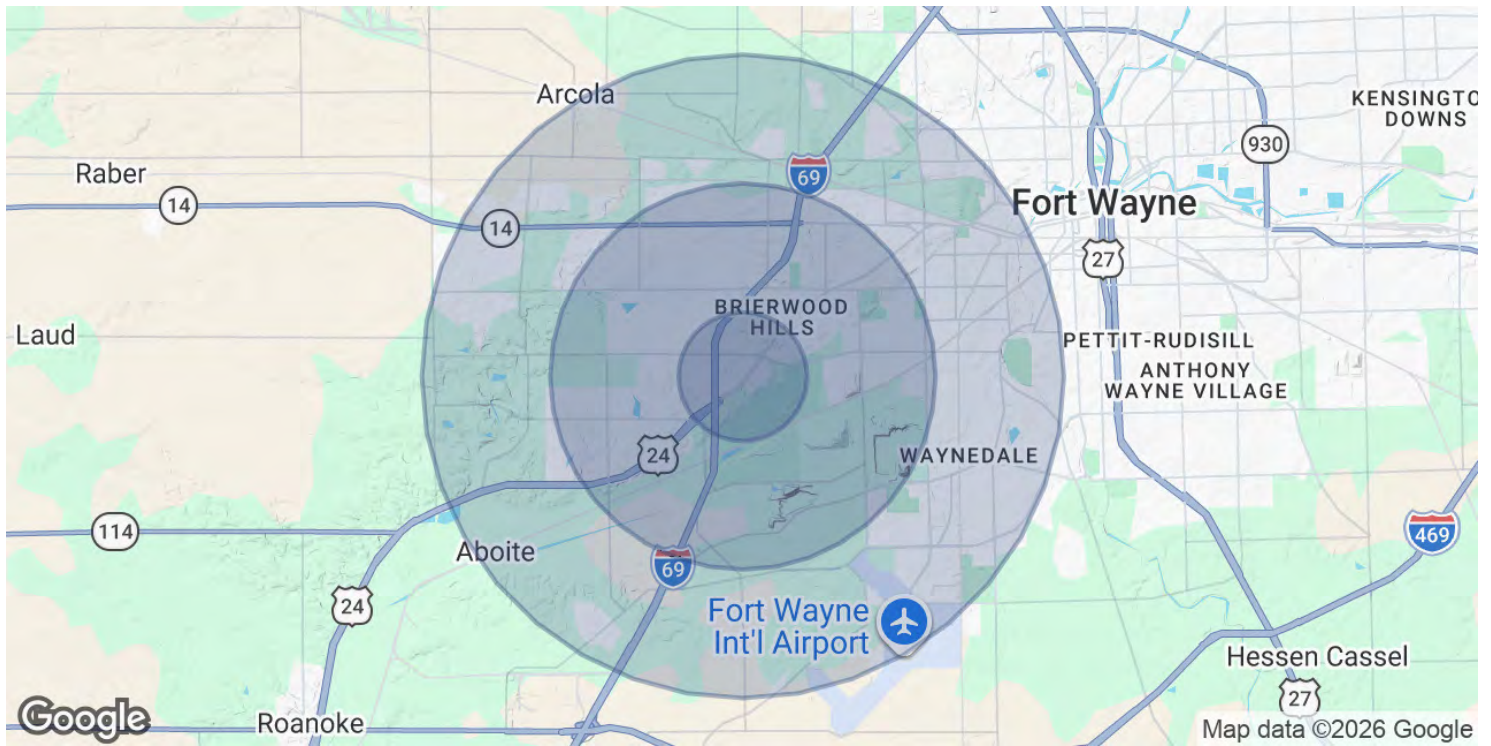
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DEMOGRAPHICS MAP & REPORT

4,800 SF MEDICAL OFFICE SPACE AVAILABLE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,557	30,925	72,675
Average Age	43.0	41.7	39.8
Average Age (Male)	41.4	39.6	38.8
Average Age (Female)	44.2	43.9	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,641	13,281	29,677
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$101,234	\$113,795	\$109,940
Average House Value	\$239,595	\$275,060	\$265,368

2023 American Community Survey (ACS)



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