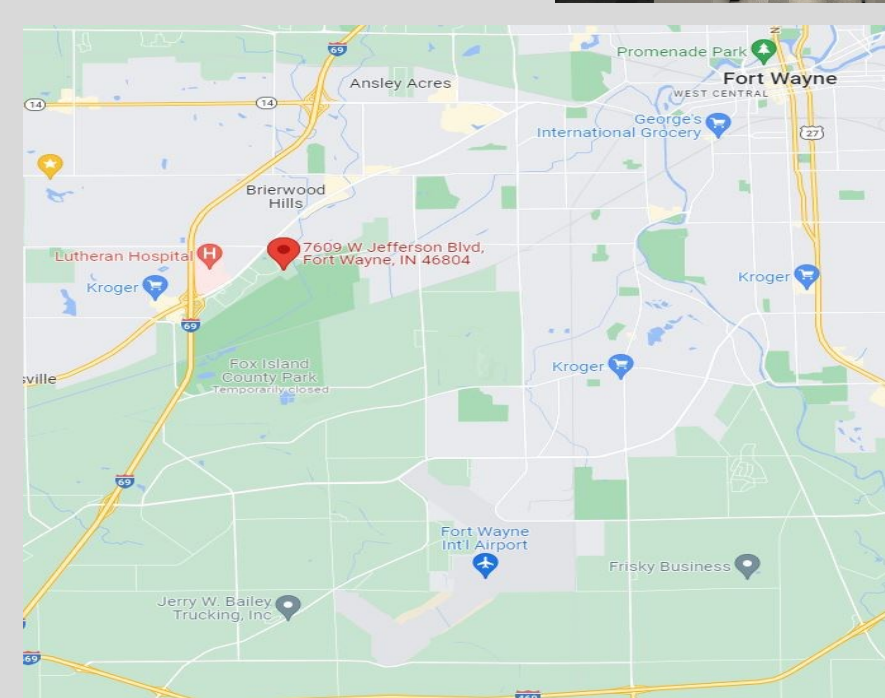


# OFFICE SPACE FOR LEASE

7609 West Jefferson Blvd  
Fort Wayne, Indiana 46804



- Adjacent Suites available. 8,500 RSF and 1,600 RSF can be combined for 10,100 RSF
- Excellent location near West Jefferson and Engle Road close to Lutheran Hospital, IU Health and I-69
- Security controlled card access to suite and office building with video surveillance. Full Electrical Backup.
- Move in Ready—Office furniture, cubicles, training and breakroom furnishings all included, if desired.
- Onsite Fitness Center with men's and women's locker rooms, treadmills, ellipticals, free weights, weight machine circuit, and TV's available for use by tenant
- Outdoor patio adjacent to existing breakroom
- Open floor plan provides immediate occupancy or great options for medical buildout

PROPERTY CONTACT  
**CRAIG MATHISON**  
260.804.6221  
cmathison@mathisoninv.com  
mathisoninv.com



# OFFICE SPACE FOR LEASE

7609 West Jefferson Blvd  
Fort Wayne, Indiana 46804

|                      |  |
|----------------------|--|
| <b>Property Name</b> | 7609 West Jefferson Blvd                 |
| Street Address       | 7609 West Jefferson Blvd, Suite 210 ,250 |
| City, State          | Fort Wayne, IN                           |
| Zip                  | 46804                                    |
| City Limits          | Yes                                      |
| County               | Allen                                    |
| Township             | Aboite                                   |

## LEASE FORMATION

|                |  |
|----------------|--|
| Date Available | Immediately  |
| Lease Rate     | \$16.50 Gross -TI Allowance available<br>based on term |
| Lease Term     | Negotiable   |

## BUILDING SIZE

|                          |                     |
|--------------------------|---------------------|
| Building Size            | 38,776 SF           |
| Available Square Footage | 1,600 to 10,100 RSF |

## FINANCIAL RESPONSIBILITIES

|                         |          |
|-------------------------|----------|
| Utilities               | Landlord |
| Janitorial              | Landlord |
| Property Taxes          | Landlord |
| Common Area Maintenance | Landlord |
| Maintenance & Repairs   | Landlord |
| Roof & Structure        | Landlord |
| Insurance               | Landlord |

## BUILDING INFORMATION

|                   |                      |
|-------------------|----------------------|
| Property Type     | Office               |
| Year Built        | 2002                 |
| No. of Stories    | 2                    |
| Construction Type | Pre Engineered Steel |
| Floor             | Concrete Slab        |
| Roof              | Standing Seam Metal  |
| Ceiling Height    | 9FT 6 IN             |
| Heating/AC        | GFA/ Central Air     |
| Sprinklers        | No                   |
| Data/Voice        | Yes                  |
| Elevator          | Yes                  |
| Backup Generator  | Yes                  |



## UTILITIES

|                    |           |
|--------------------|-----------|
| Electric Supplier  | AEP       |
| Natural Gas Source | NIPSCO    |
| Water              | Municipal |
| Sewer              | Municipal |

## SITE DATA

|                                |                                     |
|--------------------------------|-------------------------------------|
| Site Acreage                   | 4.34                                |
| Subdivision                    | West Jefferson Blvd 038             |
| Zoning                         | C1                                  |
| Property Class                 | Commercial Office 1 or 2 Story      |
| Parking                        | 207 Spaces                          |
| Visibility                     | Good                                |
| Nearest Interstates            | I-69                                |
| Distance to Interstate         | 1 mile to I-69                      |
| Distance to Commercial Airport | Fort Wayne International, 7.4 miles |

## DEMOGRAPHICS

| Radius              | 1 Mile | 3 Mile | 5 Mile |
|---------------------|--------|--------|--------|
| Population          | 2,241  | 31,500 | 86,600 |
| Median Age          | 56     | 42     | 40     |
| Number of Employees | 6,985  | 27,000 | 52,400 |
| Household Income    | 71,300 | 76,300 | 64,700 |

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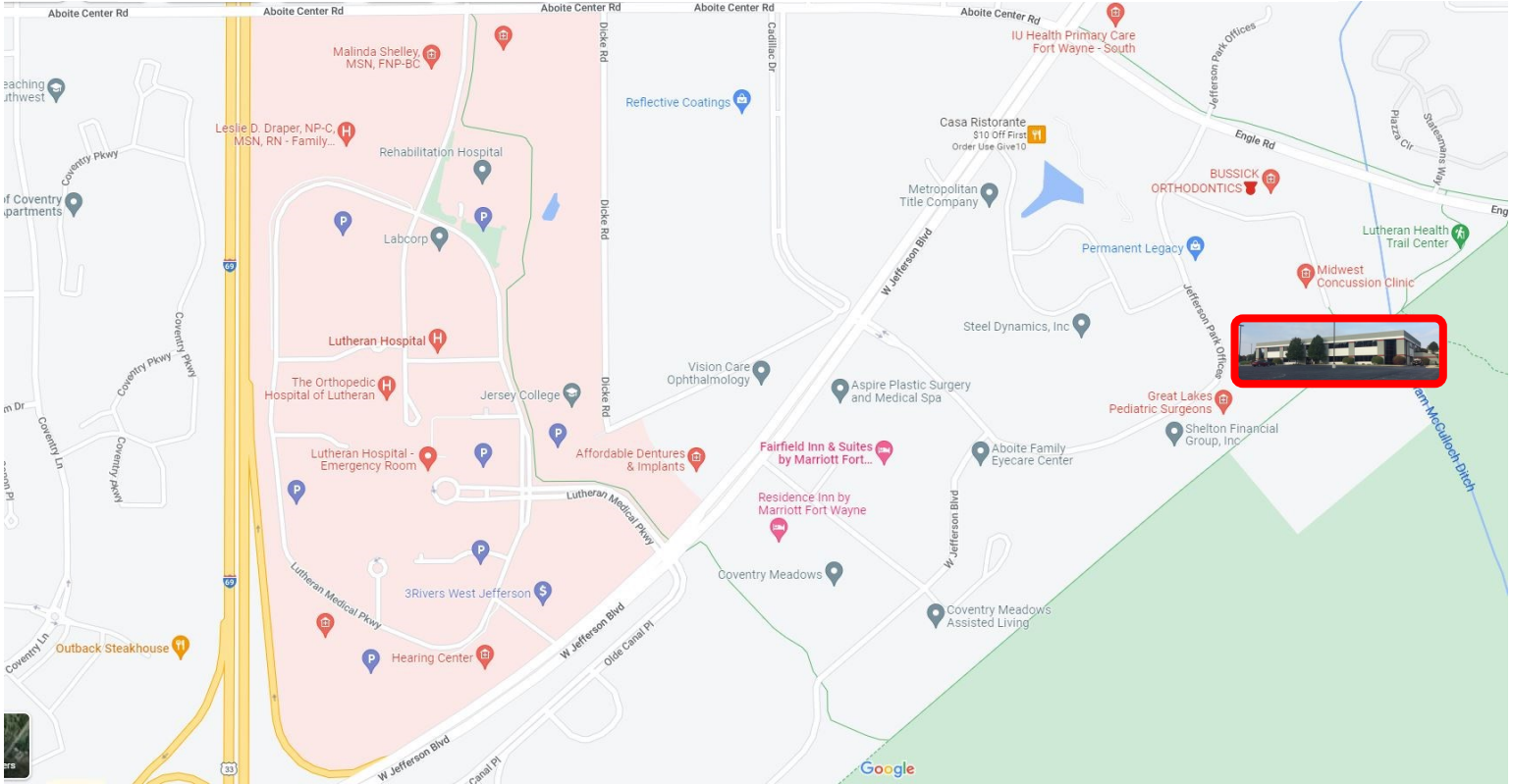
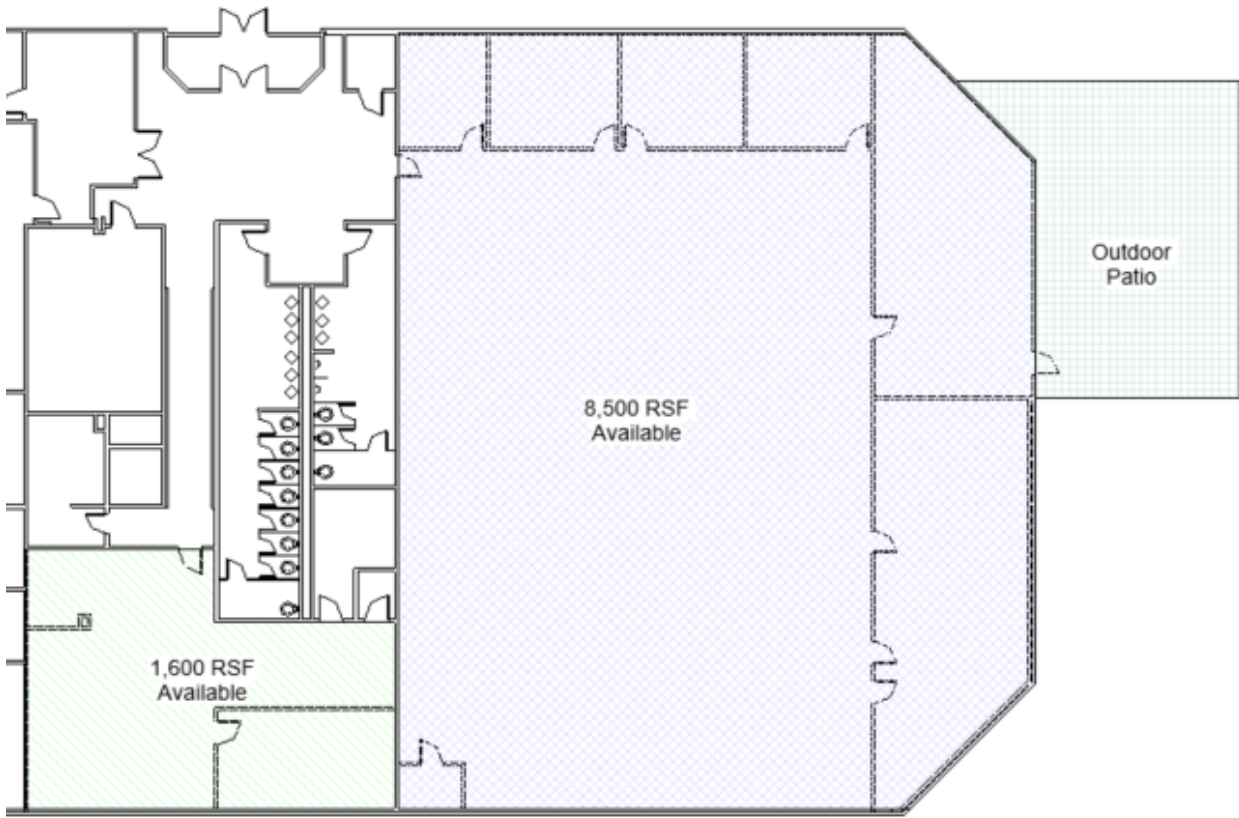
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FOR LEASE

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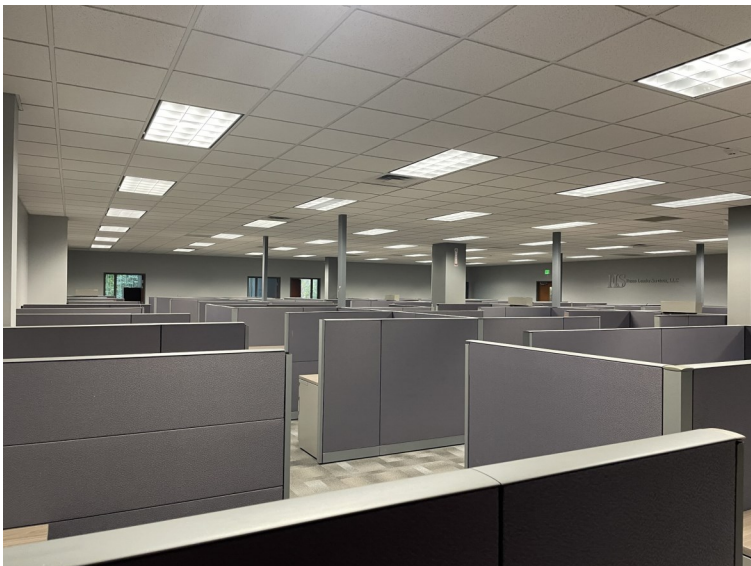
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- 63 existing cubicles available for tenant (7 Large, 56 Regular)
- Training room, Break room, Outdoor Patio and Office furniture available
- Open floor plan allows for immediate occupancy or flexibility for Medical Buildout
- Large common foyer with vending and spacious restrooms
- Data room with redundant HVAC and fire suppression system
- Card access control and video surveillance of all access points

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## Amenities

- Close to Lutheran Hospital, IU Health, SDI, Omni Source, Restaurants and Shopping
- Private Fitness Center with men's and women's locker rooms, treadmills, ellipticals, free weights, weight machine circuit and TV's available for use by tenant
- Outdoor patio adjacent to existing breakroom
- Direct Access to Lutheran Health Trail System connecting to miles of trails for Biking, Walking, Running



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