

PREMIER SOUTHWEST LOCATION OFFICE SPACE AVAILABLE



7230 Engle Road, Fort Wayne, IN 46804

- Located in office park setting
- Minutes from Lutheran Hospital & I-69 (Exit #302)
- High traffic counts and great visibility
- Generous tenant improvement allowance
- Professionally managed



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	7230 Engle Road
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
City Limits	Inside
Zoning	C1/Professional Office & Personal Services
Total Building Size	54,535 RSF
1st Floor	17,642 RSF
2nd Floor	17,707 RSF
3rd Floor	19,186 RSF
Site Acreage	3.74 Acres

AVAILABILITY/PRICE

Available Space	4,543 RSF
2nd Floor	760 SF to 1,520 RSF
3rd Floor	877 SF to 1,246 RSF
Lease Rate	Accepting Offers
Lease Type	Full Service
Availability	Immediately

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

BUILDING DATA

Condition	Good
Date of Construction	1990
Building Type	Office
Type of Construction	Pre-Engineered Steel with Brick Veneer
Number of Stories	3
Elevators	2
Restrooms	Public and Private
ADA Accessible	Yes
Sprinklers	Yes
Roof	Standing Seam Metal
Heat	Heat Pumps & Boilers
Air Conditioning	Fluid Cooler
Parking Lot	Asphalt
Parking Spaces	+/- 260

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



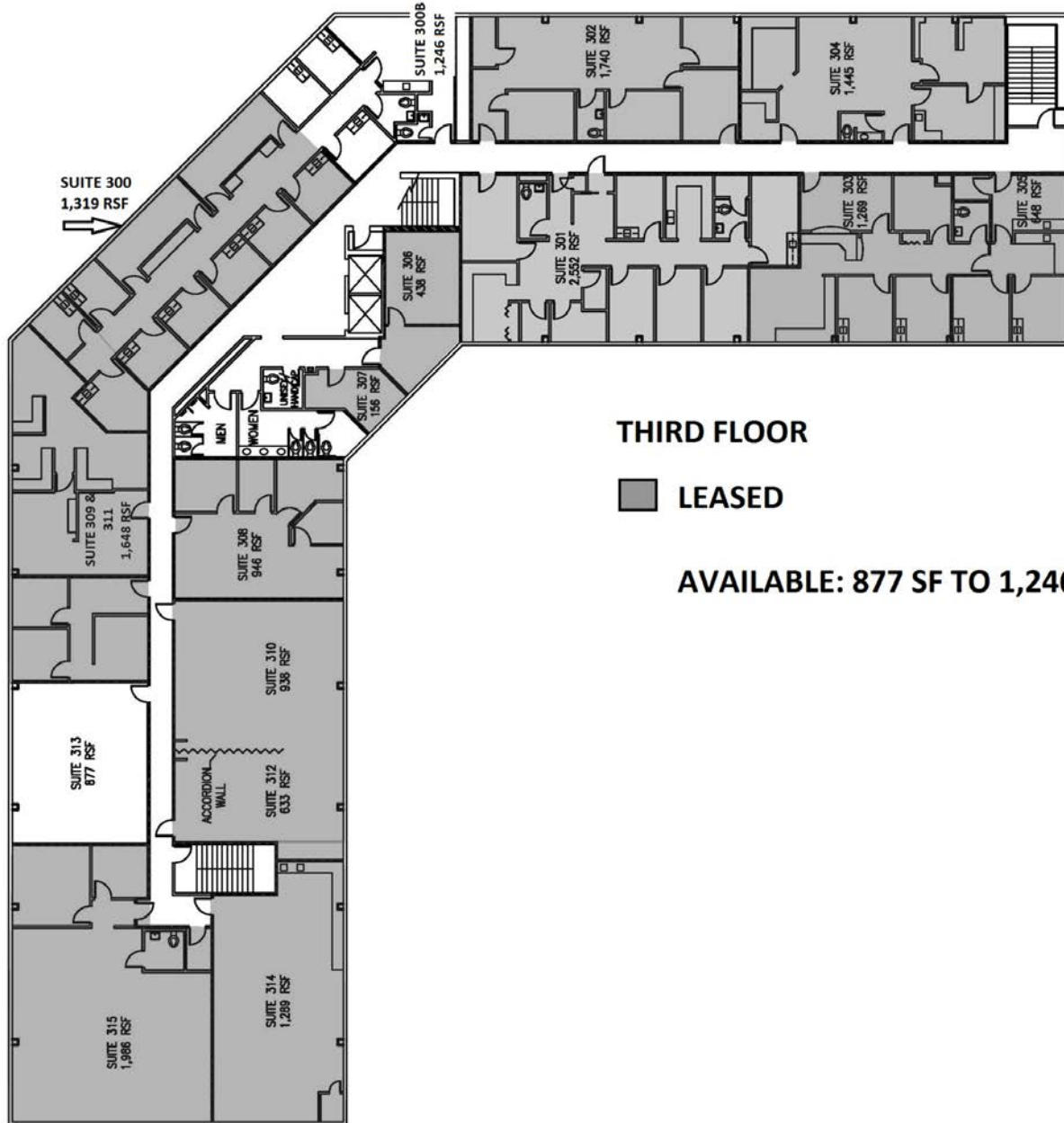
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FLOOR PLANS



FLOOR PLANS



THIRD FLOOR

■ LEASED

AVAILABLE: 877 SF TO 1,246 SF

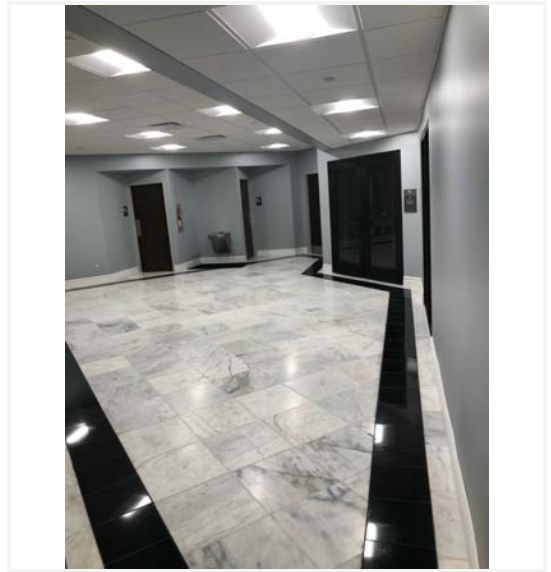
ADDITIONAL PHOTOS



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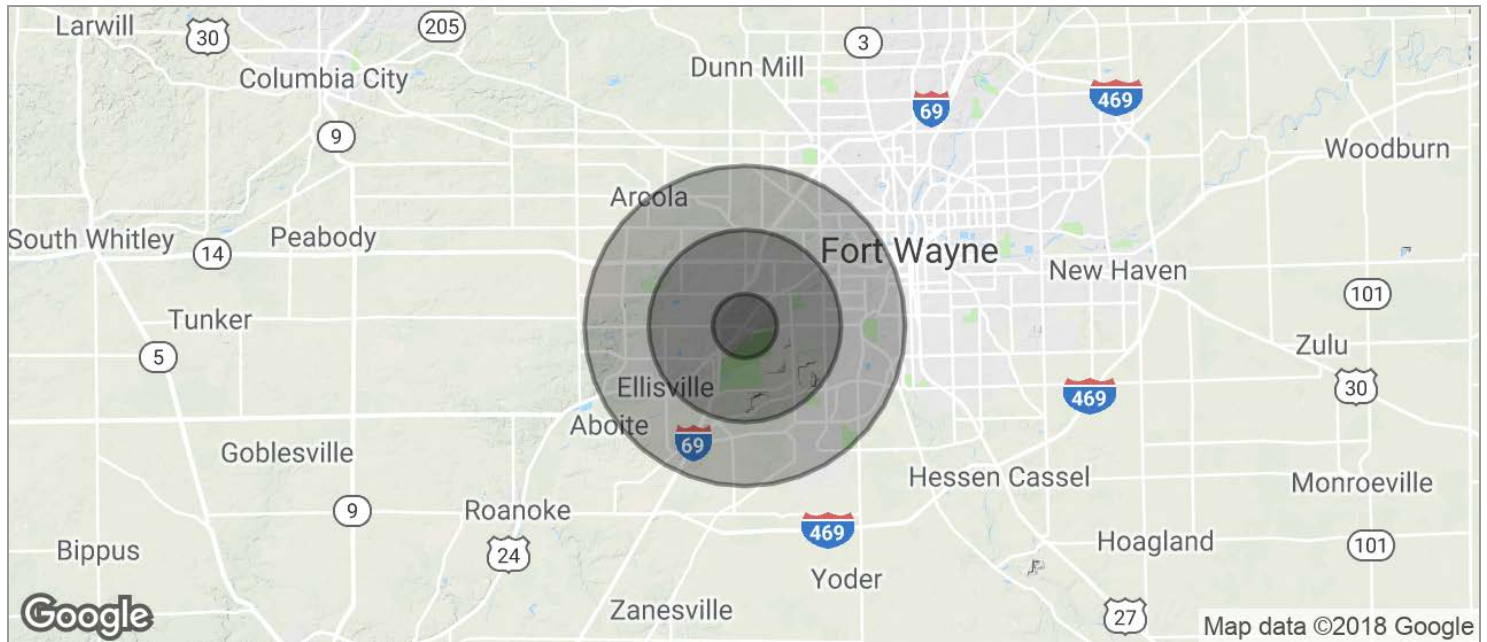
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,743	32,113	83,867
MEDIAN AGE	43.7	38.9	38.4
MEDIAN AGE (MALE)	42.1	37.0	36.9
MEDIAN AGE (FEMALE)	44.9	40.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,341	13,361	33,985
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$97,757	\$87,896	\$80,152
AVERAGE HOUSE VALUE	\$205,792	\$178,426	\$169,600

* Demographic data derived from 2010 US Census



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