



## Professional Park West

4630 W Jefferson Blvd, Unit 8  
Fort Wayne, IN 46804



### Southwest Office Condo Available

Set back in a quiet office park, 4630 W Jefferson Unit 8 is a well-maintained office condo that is ready for a new owner occupant or investor. Unit 8 is a two-story 2,666 SF office condo with 6 offices, a reception area, conference room, two restrooms and a kitchenette.

### Featured Property Highlights

- Unit 8: \$265,000
- Large workspaces and offices offer flexibility
- Adjacent to Apple Glen & Jefferson Pointe
- Easy access to I-69 & Downtown Fort Wayne

#### JOHN CAFFRAY

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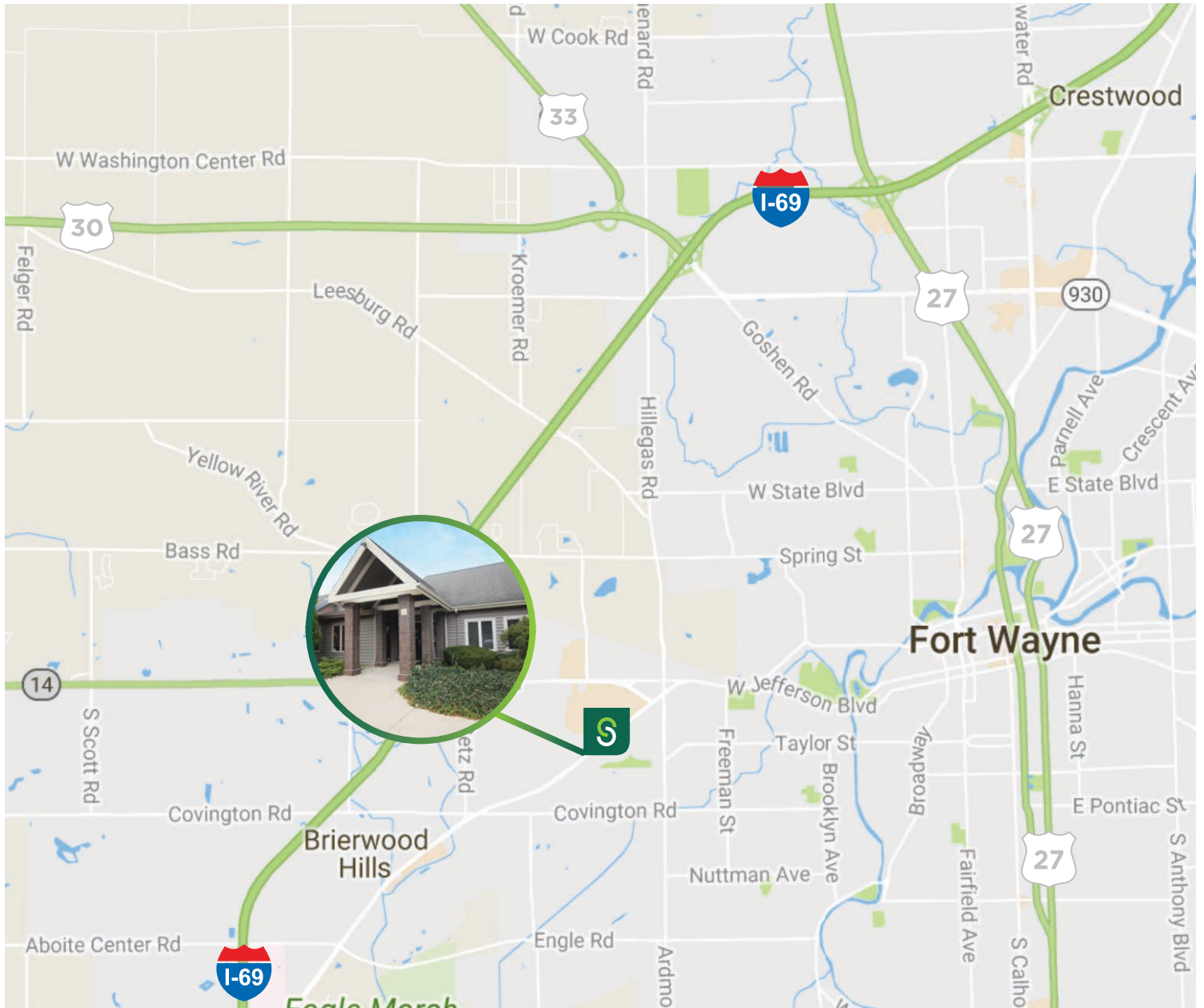
#### ANDREW ECKERT

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### Excellent Location

This property is situated perfectly along West Jefferson Boulevard, providing high visibility with approximately 33,074 vehicles per day. Well-located in the main-retail corridor of West Jefferson Boulevard/US 24 between Lutheran Hospital and Jefferson Pointe Shopping Center. Only 2 miles to I-69 and a quick drive to downtown. Neighboring users include a variety of retailers, restaurants, banks, and residential neighborhoods.

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**Unit 8: 2,666 SF Available** - Contact Broker for Detailed Floor Plan



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### OFFICE SPACE FOR SALE

Property Name	Professional Park West
Address	4630 W Jefferson Blvd, Unit 8
City, State, Zip	Fort Wayne, IN, 46804
County	Allen
Township	Wayne
Parcel No.	02-12-08-179-007.000-074



### SALE INFORMATION

Total Building Area	2,666 SF	
Total Available	<b>Unit 8- 2,666 SF</b>	
Max. Contiguous Available	2,666 SF	
<b>Units Available</b>	<b>SF</b>	<b>Sale Price</b>
- Unit 8	2,666	\$265,000

### BUILDING INFORMATION

Property Type	Office
Year Built	1988
No. of Stories	Two stories
Construction Type	Wood frame
Roof	Shingle
Heating	Central-Gas
A/C	Central
Ligthing	Flourescent
Sprinklered	No
Ceiling Height	Varies
Electric Service	Single Phase- 100 AMP
Signage	On-Door
Restrooms	Two
High Speed Data	Available
Floor	Concrete Slab
Floor Coverings	Carpet/Tile
Ext. Finish	Wood/Brick

### SITE DATA

Site Acreage	N/A
Zoning & Description	C3- Commercial
Parking Description	Surface

### UTILITIES

Electric Supplier	Indiana Michigan Power
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

### ADDITIONAL INFORMATION

- HOA- \$3,000 a year
- Well maintained
- Newer finishes
- Large workspaces and offices offer flexibility

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## WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



**7** Million Visitors  
Annually

**#1** Voted Best Place to  
Move (Reader's Digest, 2022)

**#2** Second Largest  
City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



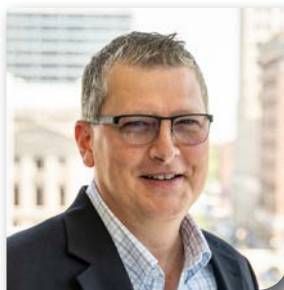
**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



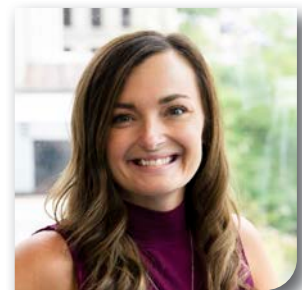
**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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MaintainFortWayne.com

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Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



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