



OFFICE

FOR SALE OR LEASE

## Highly Visible Medical Office For Sale or Lease

Medical office building with excellent visibility on West Jefferson Boulevard is now for sale or lease. This 2,843 SF space consists of five exam rooms, a reception and waiting area, and plenty of space for back-office staff.

### Property Highlights

- ▶ Excellent visibility on W Jefferson Blvd
- ▶ Surrounded by several new developments
- ▶ Five exam rooms
- ▶ Zoned C1 - General Commercial
- ▶ **FOR LEASE: \$15.50/SF/Yr NNN**
- ▶ **FOR SALE: \$515,000**

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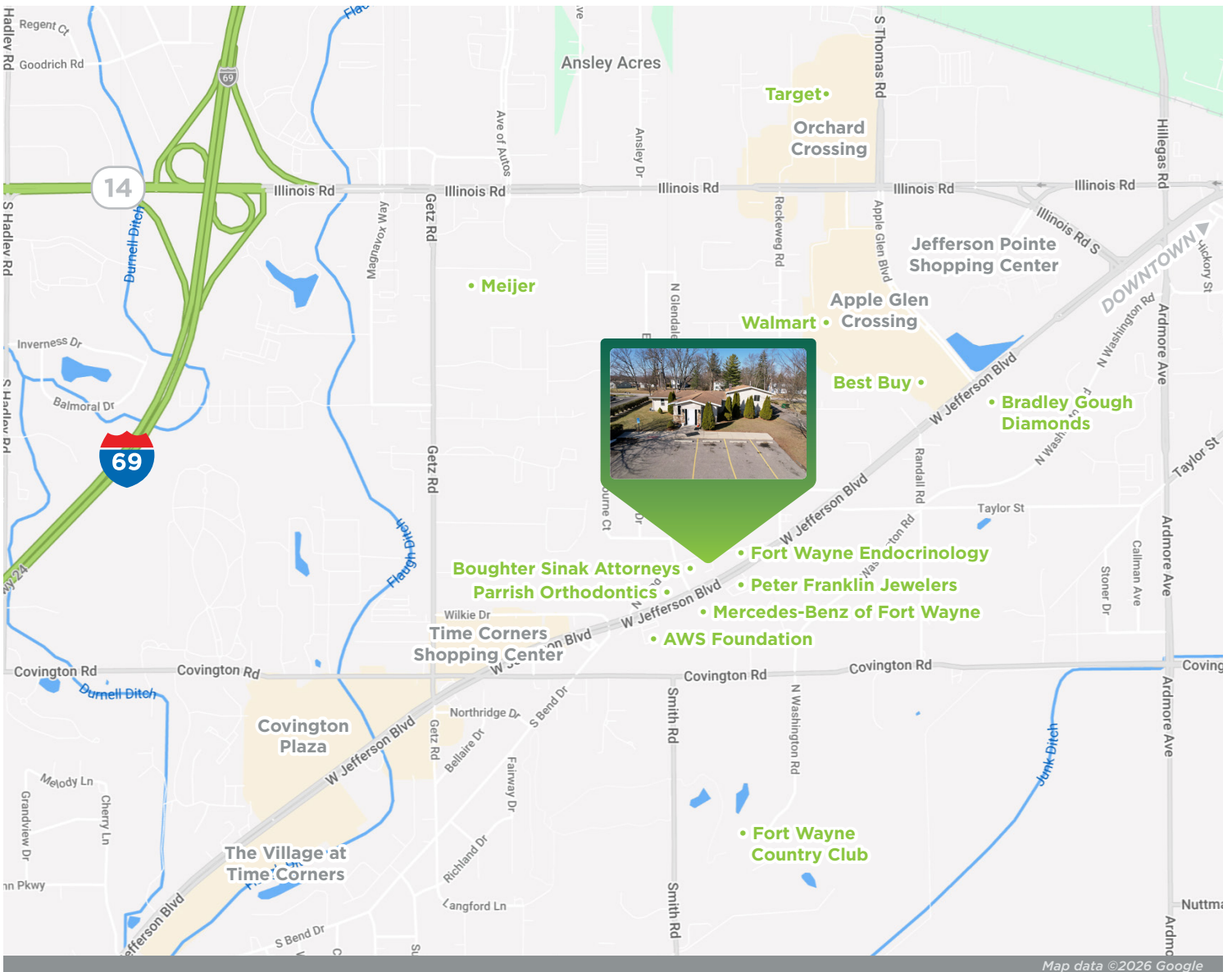
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## Jefferson Blvd Medical Office

5107 North Bend Drive  
Fort Wayne, IN 46804



### Excellent Location

5107 North Bend Drive is located directly off of West Jefferson Boulevard and sees over 30,000 vehicles passing each day. This area of Fort Wayne is growing rapidly with several new construction projects along West Jefferson Boulevard. Neighboring businesses include but are not limited to the Peter Franklin Jewelers development directly across the street, the new Mercedes-Benz dealership, Parrish Orthodontics, and Aegis Dental.

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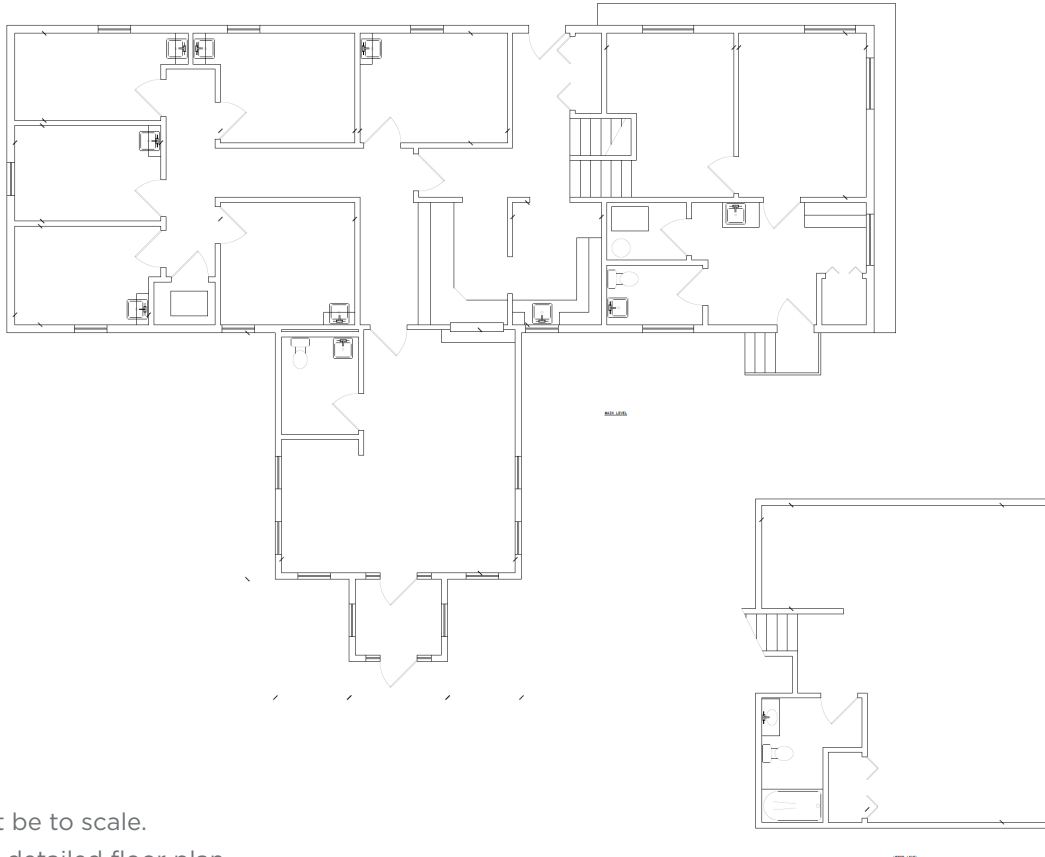
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Available - 2,843 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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### Interior Photos



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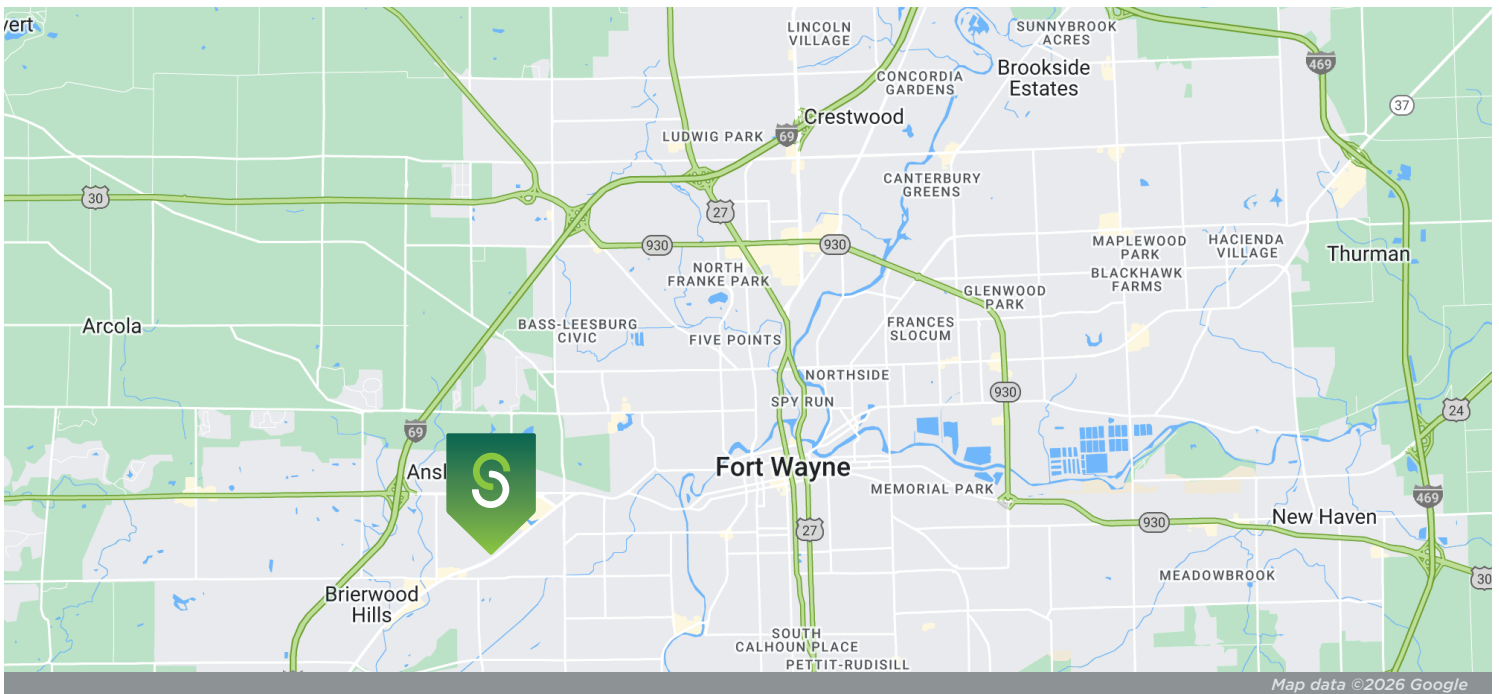
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## Jefferson Blvd Medical Office

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### PROPERTY INFORMATION

Address	5107 N Bend Dr
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-08-351-003.000-074

### SALE INFORMATION

Price	\$515,000
Terms	Cash at close

### LEASE INFORMATION

Lease Rate & Type	\$15.50/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	2,843 SF	
Total Available	2,843 RSF	
Max Contiguous	2,843 RSF	
Units Available	RSF	Monthly Rate
• 5107	2,843	\$3,672.21

### UTILITIES

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

### SITE DATA

Site Acreage	0.63 acres
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-69, 1.8 miles
Traffic Count	30,600 VPD (W Jefferson Blvd)

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Medical office
Year Built	1965
# of Stories	2
Construction Type	Wood frame
Roof	Shingle
Heating	Package system
A/C	Package system
Sprinkler	No
ADA Compliant	Yes
Elevators	No
Signage	Monument on W Jefferson Blvd

### ADDITIONAL INFORMATION

- Includes five exam rooms
- Excellent visibility on W Jefferson Blvd

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