

## General or Medical Office

2520 Lake Avenue  
Fort Wayne, IN 46805



OFFICE

FOR SALE

## Free-Standing General or Medical Office Building

Located in one of northeast Fort Wayne's major medical corridors, this spacious building will accommodate a multitude of uses. It includes a welcoming vestibule, covered drop-off area, waiting area, and multiple exam rooms and offices. Neighbors include VA Northern Indiana Health Care System, Saint Anne Home & Retirement Community, Parkview Behavioral Health Institute, and Parkview Hospital Randillia.

## Property Highlights

- 8,226 SF on 2.6 AC
- Ample front door parking
- Centrally located with medical & service related businesses
- Modifications can be made to suit needs
- Within 2 miles to US 27 and 7.3 miles from I-69
- Zoned C1 - Professional Office & Personal Services

### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

### ANDREW ECKERT

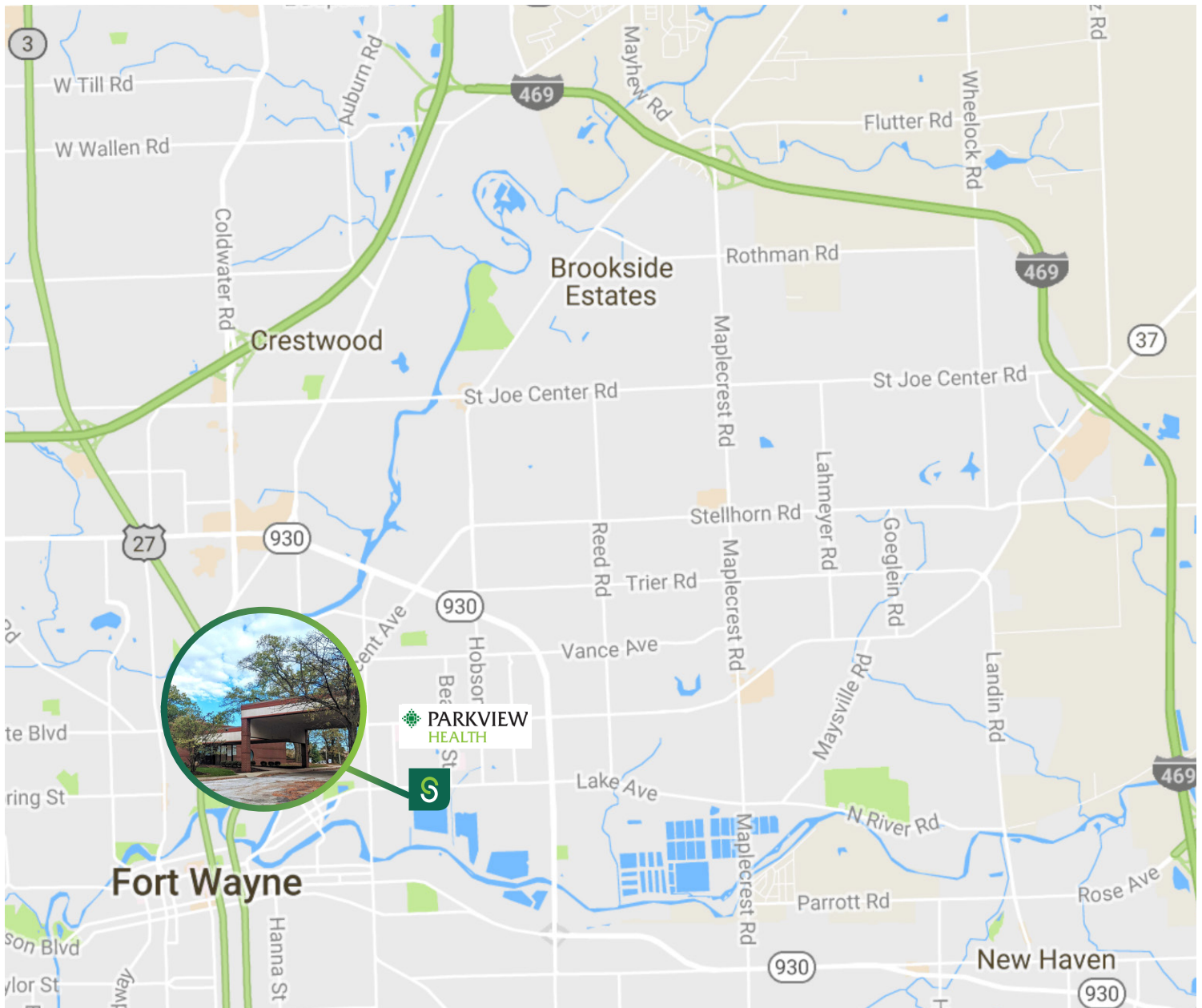
Broker  
260 424 8448  
andrew.eckert@sturgespg.com





## General or Medical Office Space

2520 Lake Avenue  
Fort Wayne, IN 46805



### Excellent Location

General or medical office space consisting of 8,226 SF. Located across the street from the VA Hospital and Parkview Health campus, this area serves as an important artery for multiple outpatient and medical related businesses. This property is on a lovely wooded lot along Lake Ave between Coliseum Blvd and downtown Fort Wayne. With a welcoming covered vestibule, waiting area, and ample parking, patients will be greeted warmly upon arrival. This building is also located along the city bus line with several stops along Lake Avenue.

#### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

#### ANDREW ECKERT

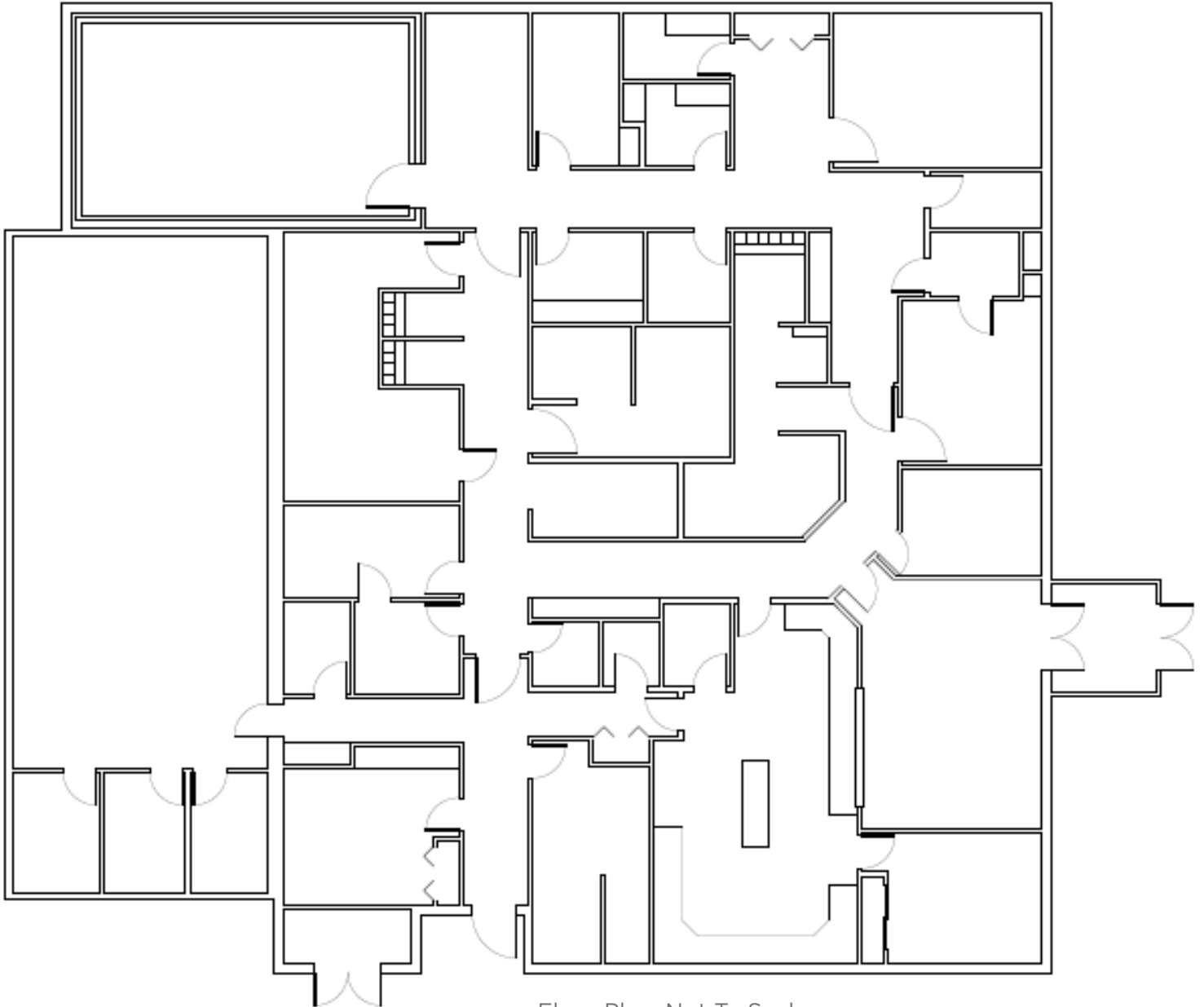
Broker  
260 424 8448  
andrew.eckert@sturgespg.com



## General or Medical Office Space

2520 Lake Avenue  
Fort Wayne, IN 46805

**8,226 SF Available** - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

**JOHN CAFFRAY**

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

**ANDREW ECKERT**

Broker  
260 424 8448  
andrew.eckert@sturgespg.com





## General or Medical Office Space

2520 Lake Avenue  
Fort Wayne, IN 46805



© 2023 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps and/or Google Earth, and are therefore the property of Google

### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com



## General or Medical Office Space

2520 Lake Avenue  
Fort Wayne, IN 46805

### OFFICE SPACE FOR SALE

Property Name	General or Medical Office Space
Address	2520 Lake Ave
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Adams
Parcel No.	02-13-06-202-004.000-070



### SALE INFORMATION

Price	\$600,000
Terms	Cash at Closing

### BUILDING INFORMATION

Property Type	General or Medical Office
Year Built	1991
No. of Stories	1
Construction Type	Masonry/Steel
Roof	Steel Deck - Flat Roof
Heating	Package
A/C	Package
Sprinklered	n/a
Restrooms	4
Security	Alarm System Installed
Occupancy Rate	Vacant
High Speed Data	Available

### SITE DATA

Total Area SF	8,226 SF
Vacant SF	8,226 SF
Site Acreage	2.60 AC
Zoning & Description	C1 - Professional Office & Personal Service
Parking Description	Paved
Parking Count	41
Nearest Interstate	US 27 at 1.8 Miles
Bus Line	Yes

### ADDITIONAL INFORMATION

- 3 phase/1200 A/120/208 V electric
- Fluorescent lighting
- Centrally located with medical/service related businesses
- Across from VA Hospital and Parkview Campus
- Free-standing building in medical corridor

#### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

#### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com



## 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.



**Maintenance Management**  
**260 483 3123**  
MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers from maintenance personnel to employees licensed in skilled trades.



**Nexus Technology Partners**  
**260 425 2096**  
nexusfw.com

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.



**Sturges Development**  
**260 426 9800**  
SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.