



Turnkey Medical Building

2622 Lake Avenue
Fort Wayne, IN 46805



Medical Office Building For Sale or Lease

Nestled in one of Fort Wayne's most popular medical districts at 2622 Lake Avenue, this 25,200 SF medical office building presents a unique opportunity for healthcare professionals, with flexibility to lease the upper or lower levels. The property, strategically located with excellent visibility on Lake Avenue, offers a turnkey opportunity catering to various medical practices. The property also has a convenient 120-space parking lot with a canopy entrance, with interiors in pristine condition.

Property Highlights

- ▶ 120 parking spaces with canopy entrance
- ▶ 25,200 SF
- ▶ 40 exam rooms with plumbing, 17 offices, 12 restrooms, 2 lobbies, and 1 lab
- ▶ Upper or ground levels available for lease
- ▶ Adjacent to Parkview Hospital - Randallia and new Byron Health Care System
- ▶ **FOR LEASE: \$16.50/SF/Yr NNN**
- ▶ **FOR SALE: \$4,200,000**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

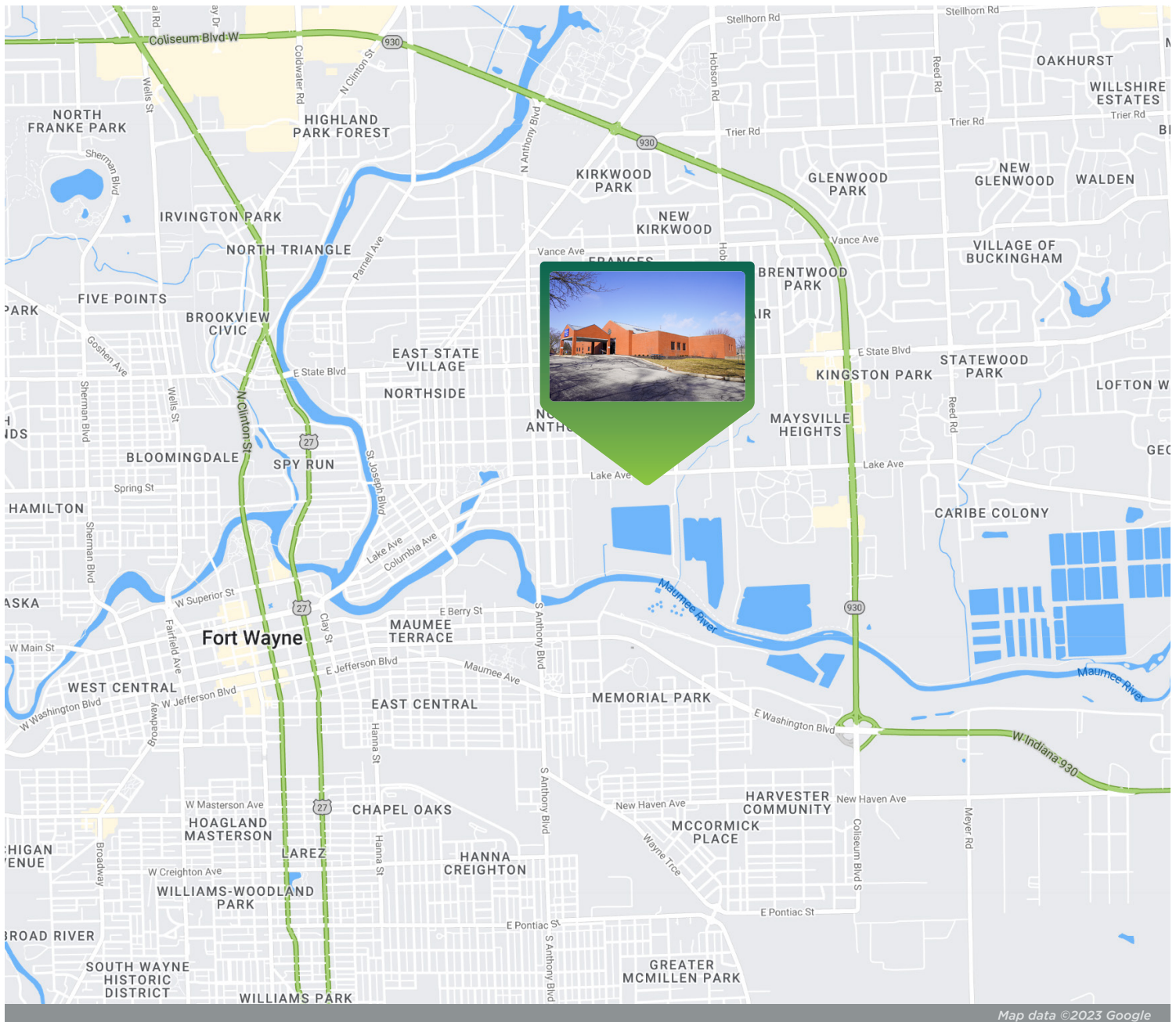
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Excellent Location

2622 Lake Avenue is located just minutes from downtown Fort Wayne. It is surrounded by other major medical and service providers, including Parkview Hospital - Randallia, VA Northern Indiana Health Care System, St. Anne Home & Retirement Community, and the newly constructed \$38 million Byron Health Care System.

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Interiors



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Floor Plans

Contact Broker for more details; floor plan may not be to scale.



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Site Plan



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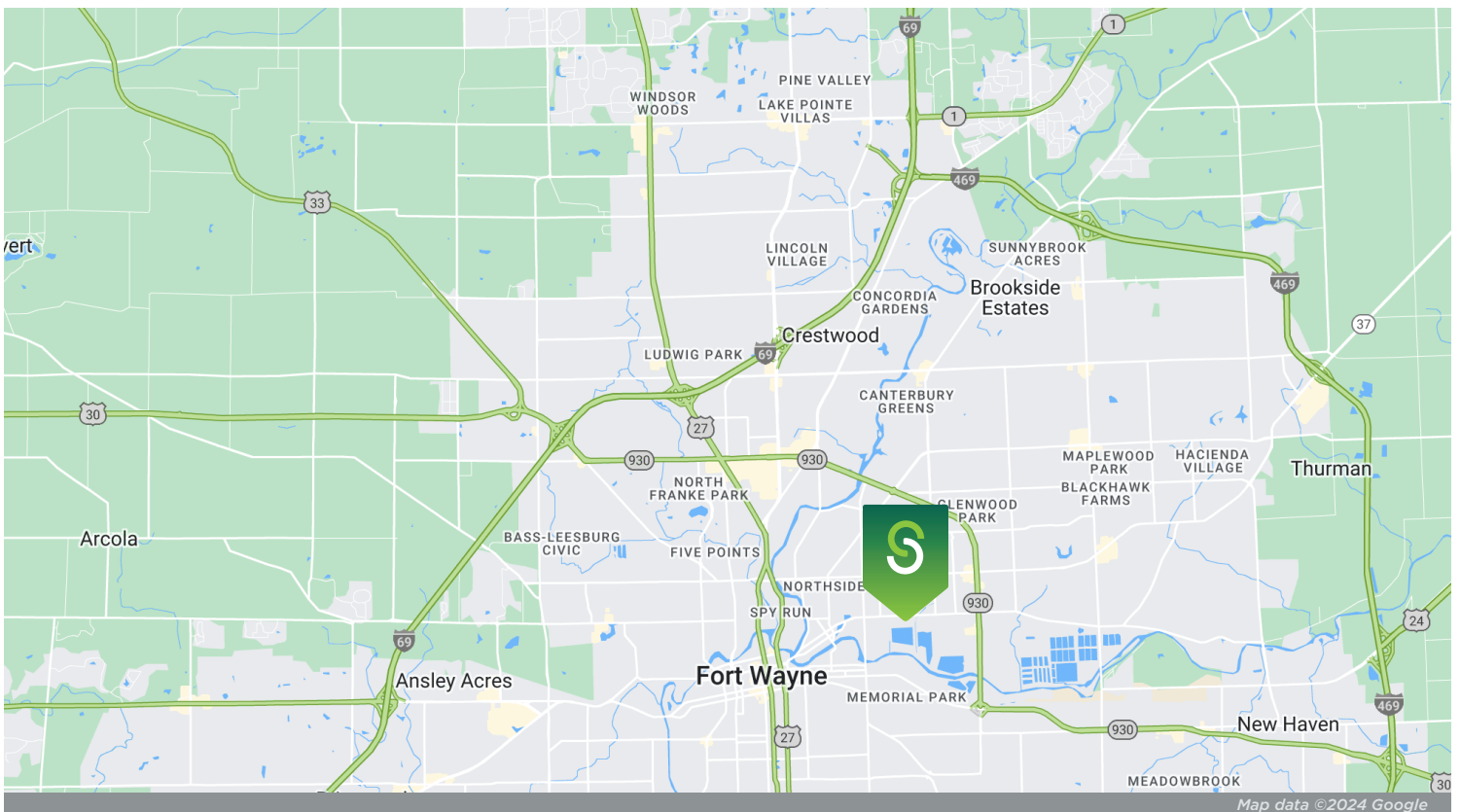
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PROPERTY INFORMATION

Address	2622 Lake Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Adams
Parcel Number	02-13-06-202-005.000-070
2022 Tax/Payable 2023	\$55,037.56



SALE INFORMATION

Price	\$4,200,000
Terms	Cash at close or Contract Sale with seller financing available

LEASE INFORMATION

Lease Rate & Type	\$16.50/SF/Yr NNN
Monthly Rate	\$34,650
SF	25,200
Terms	5 year minimum
Availability	06/01/2024

SITE DATA

Site Acreage	4.43 AC
Zoning & Description	CI - Commercial
Nearest Interstate	I-69 - 5.2 miles
Traffic Count	10,700 VPD

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Yes

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	Office
Year Built	1988
Year Renovated	2014
# of Stories	2
Construction Type	Wood Frame/Brick Wrap
Roof	Ballasted Membrane/Metal
HVAC	Chiller, 6 Airhandlers
Sprinkler	Yes
ADA Compliant	Yes
Elevators	Yes
Signage	Exterior Building, Monument

ADDITIONAL INFORMATION

- Upper or ground levels available for lease
- 120 parking spaces with canopy entrance
- 40 exam rooms with plumbing, 17 offices, 12 restrooms, 2 lobbies, and 1 lab
- Adjacent to Parkview Hospital - Randallia and new Byron Health Care System

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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 area 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 Fort Wayne's rich 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.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
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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, Maintenance Management has been serving Indiana since 1982.



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. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

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