



## Lake Avenue Professional Building

3030 Lake Avenue  
Fort Wayne, IN 46805



## Office Building For Lease On Lake Avenue

Abundant space for lease in the heart of the Lake Avenue medical corridor. This building offers units in a variety of sizes and configurations - each with dedicated restrooms and extensive plumbing. The building is ADA compliant with four separate entrances and plenty of surface parking. Having recently undergone new ownership, the property has received over \$250,000 in improvements.

### Property Highlights

- ▶ Units ranging in size
- ▶ Dedicated plumbing in each unit
- ▶ Interior and exterior renovations in 2023
- ▶ 8 suites available - can be contiguous
- ▶ Located near major medical and service uses
- ▶ **FOR LEASE: \$7.50 - \$10.00/SF/Yr NNN**
- ▶ Rental abatement incentives available

#### NEAL BOWMAN, SIOR

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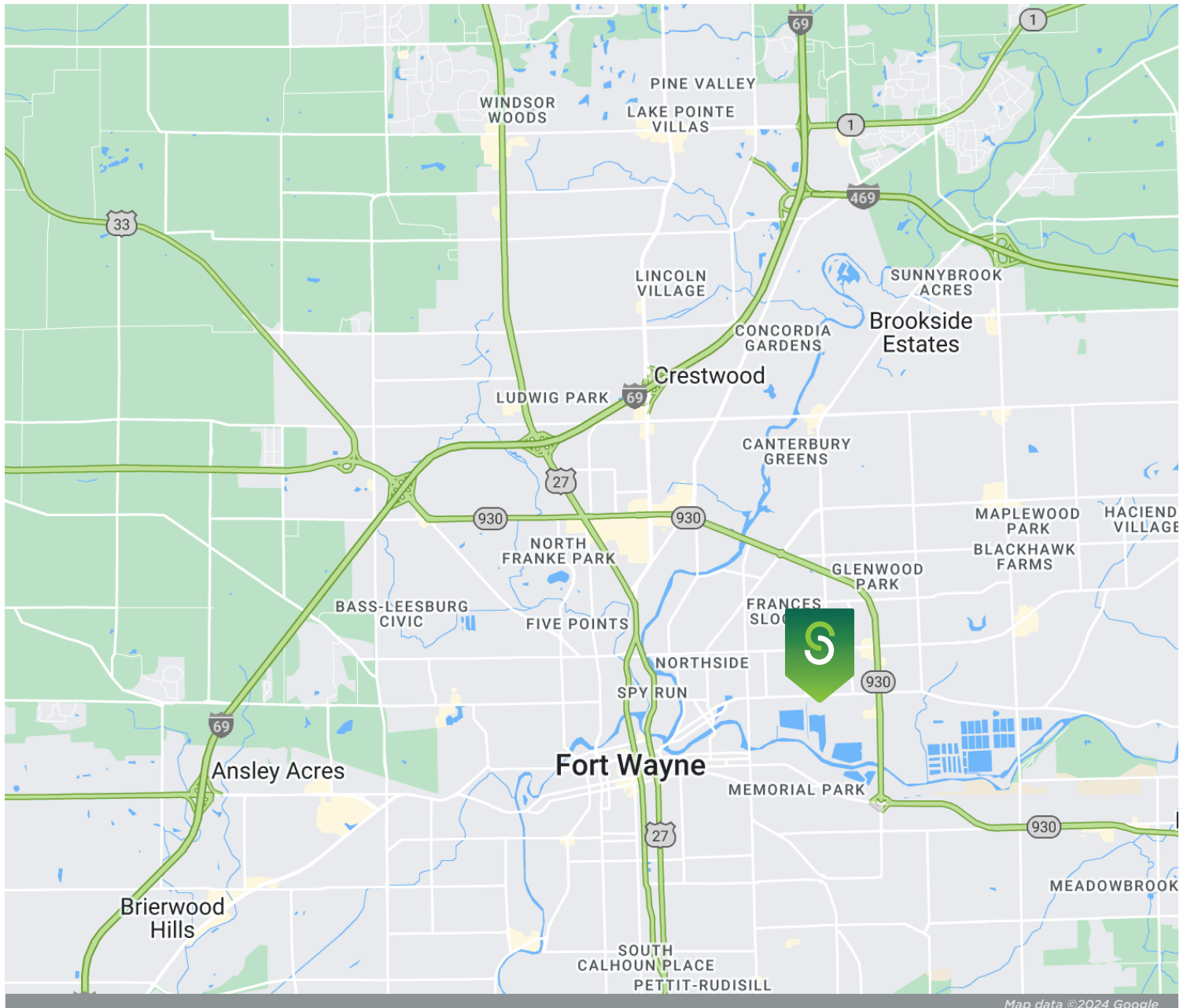


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### Excellent Location

3030 Lake Avenue is located on the south side of Lake Avenue, just west of Hobson Road. It is well-placed in one of Fort Wayne's major medical/service districts. Neighbors include Parkview Hospital - Randallia, VA Northern Indiana Health Care System, St. Anne Home & Retirement Community, Crossroad Child & Family Services, and the newly-developed \$38 million Byron Health Center.



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### Interior and Exterior Renovations

New \$250,000 improvements included facade upgrades, signage, mechanical and electrical improvements, common area renovations, LED lighting, parking lot sealcoat and striping, and a gourmet vending machine.



New paint and parking lot



New signage



Interior lobby mural



Renovated lobby

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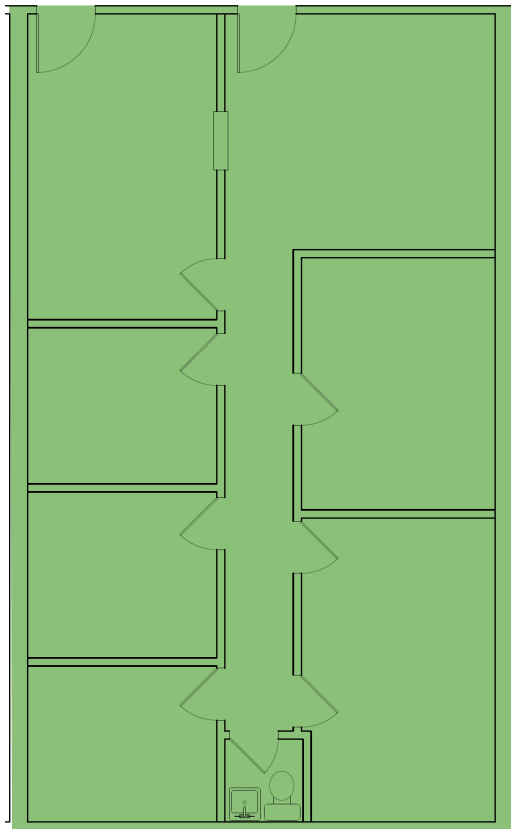
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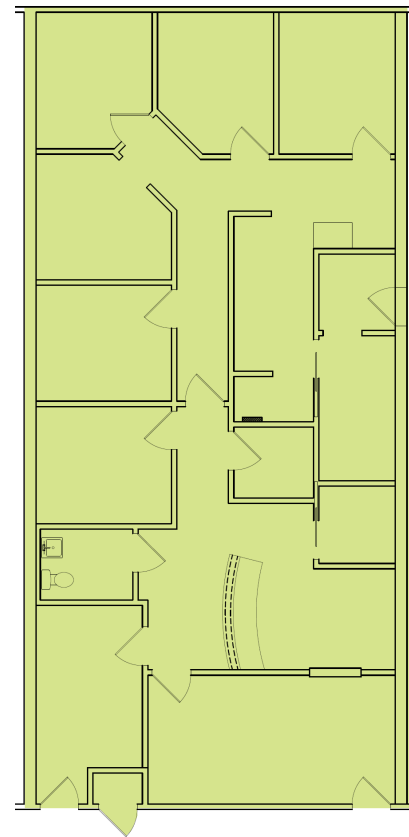
## Available Units



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



Suite 16 - 1,197 SF



Suite 19 - 2,039 SF

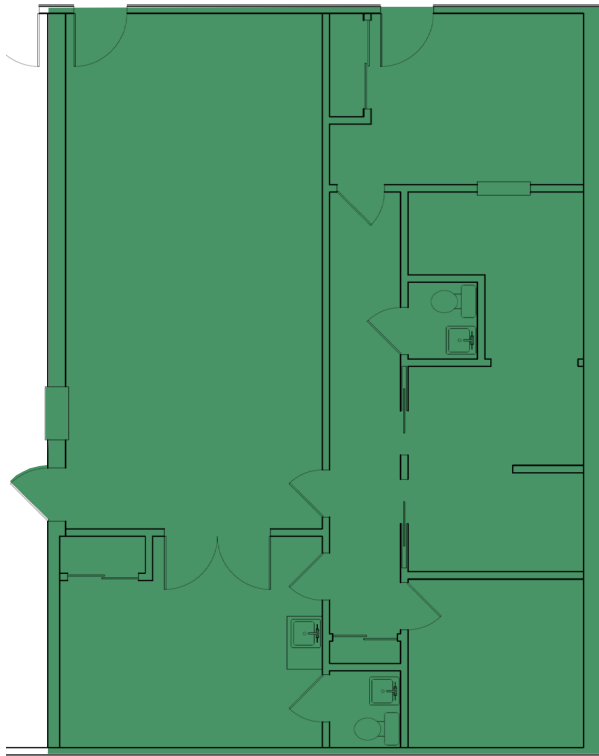
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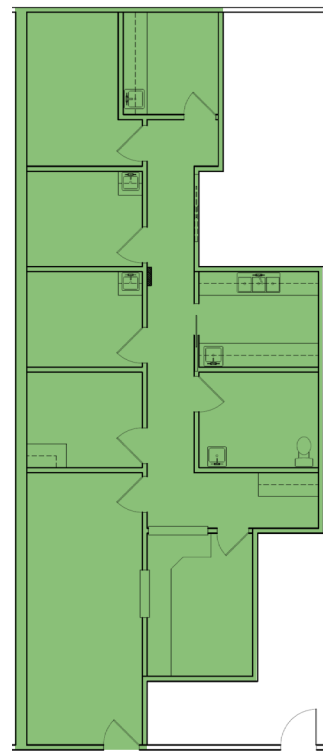


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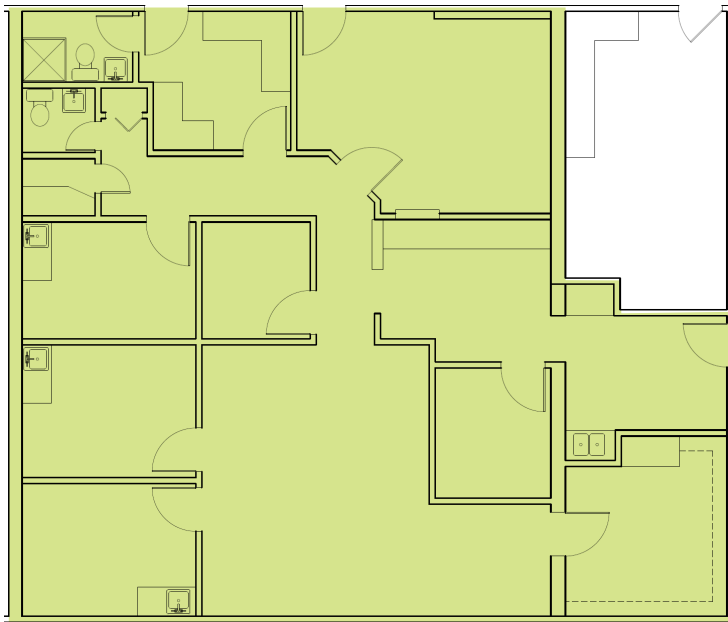
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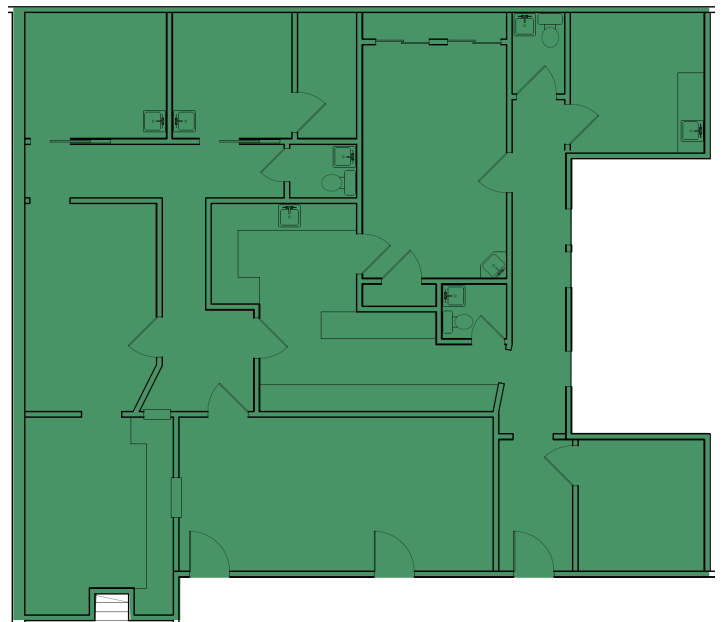
Suite 22 - 1,455 SF



Suite 23 - 1,388 SF



Suite 24 - 2,069 SF



Suite 25 - 2,258 SF

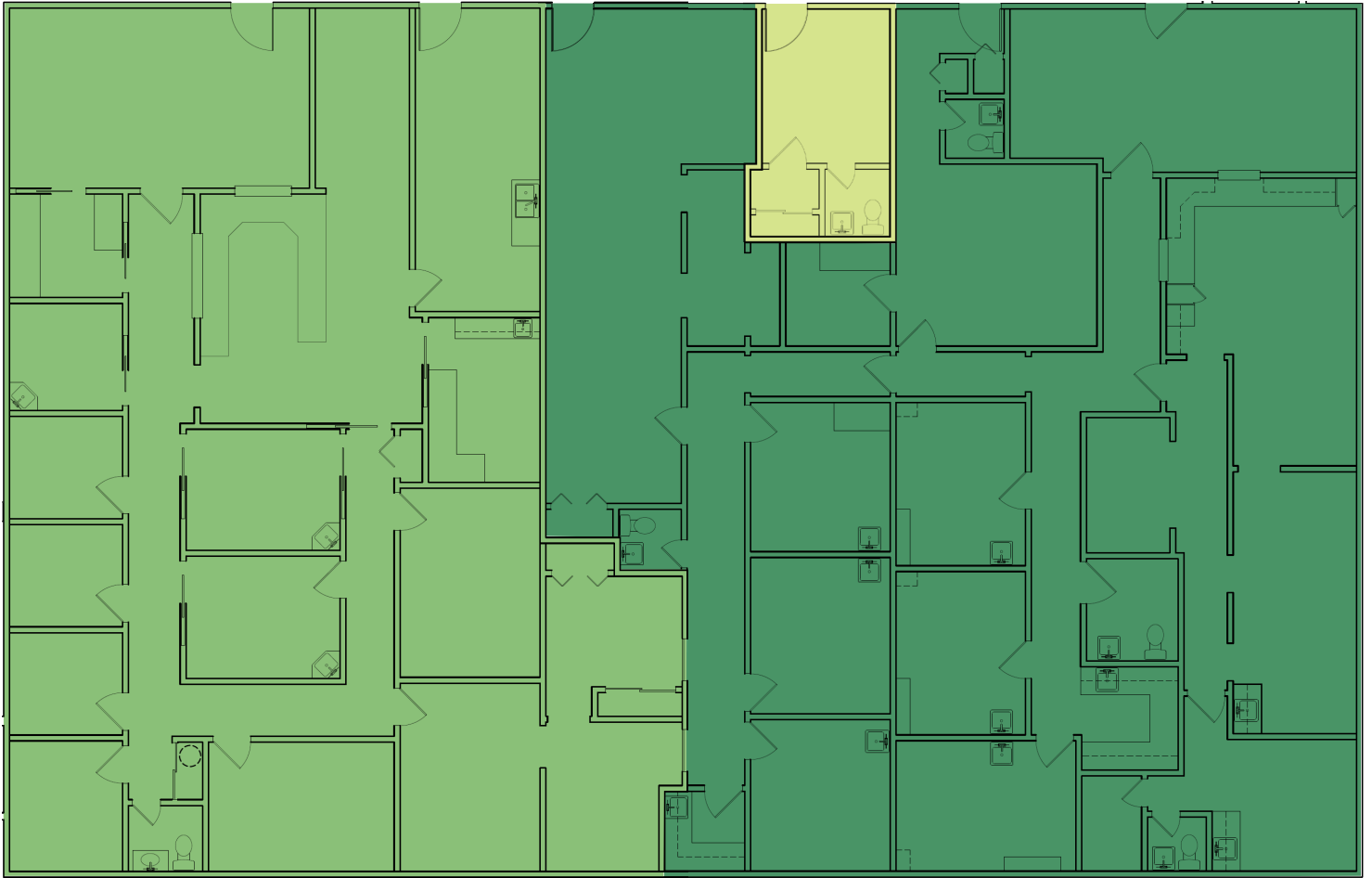
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Suites 27, 30, and 32 - 6,655 SF

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## Lake Avenue Professional Building

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### PROPERTY INFORMATION

Address	3030 Lake Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Wayne
Parcel Number	02-13-06-227-001.000-070



### LEASE INFORMATION

Lease Rate & Type	\$7.50 - \$10.00/SF/Yr NNN
Terms	3-5 year minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	44,172 SF	
Total Available	18,049 RSF	
Max Contiguous	+/- 6,655 RSF	
Units Available	RSF	Monthly Rate
• Suite 16	1,197	\$997.50
• Suite 19	2,039	\$1,699.16
• Suite 22	1,455	\$1,212.50
• Suite 23	1,388	\$1,156.66
• Suite 24	2,069	\$1,724.17
• Suite 25	2,258	\$1,881.67
• Suite 27/30/32	6,655	\$4,159.38

### UTILITIES

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

### SITE DATA

Site Acreage	3.38 AC
Zoning	R1
Parking Description	Surface, ample
Parking Ratio	4.8 / 1,000 SF
Traffic Count	13,700 VPD - Lake Avenue

### 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/Renovated	1972/2023
# of Stories	1
Construction Type	Precast concrete
Heating	Gas
A/C	Central
Sprinkler	No
ADA Compliant	Yes
Signage	Monument sign; directory board

### ADDITIONAL INFORMATION

- Office space for lease: \$7.50 - \$10.00/SF/Yr NNN
- Units ranging in size from 1,445 - 6,655 SF
- Dedicated plumbing in each unit
- Located near major medical and service uses
- Rental abatement incentives available

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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**  
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**Shelby Wilson**  
Project Coordinator

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**260 424 8448**  
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The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://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](http://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

260 424 8448

[TI-Source.com](http://TI-Source.com)

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### Sturges Development

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