



INNOVATIVE HEALTHCARE REAL ESTATE, A TWG AFFILIATE



West Jefferson Medical Office Building

7635 W. Jefferson Blvd, Fort Wayne, IN 46804

PROPERTY SQUARE FEET: 19,826

RENTAL RATE: Call for Details

VACANT SQUARE FEET: 19,826

CONTACT:



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PROPERTY DESCRIPTION:

MOB for lease in major medical corridor of Fort Wayne. Property is located directly across from Lutheran Hospital and surrounded by a multitude of medical users.

Built in 1992 and renovated in 2008, previous user retrofitted entire building as clinical space. Ideal for free-standing single tenant user. Two-level building includes elevator access, private entrance & parking for staff, plentiful parking for patients with canopy covered entrance.

Property is located on State Road 24 (also known as Jefferson Blvd) in Fort Wayne, Indiana. Fort Wayne is Indiana's second largest city with population exceeding 250,000. Alongside great visibility on SR 24, property also has close proximity to the aforementioned healthcare facilities, I-69 and numerous additional amenities.





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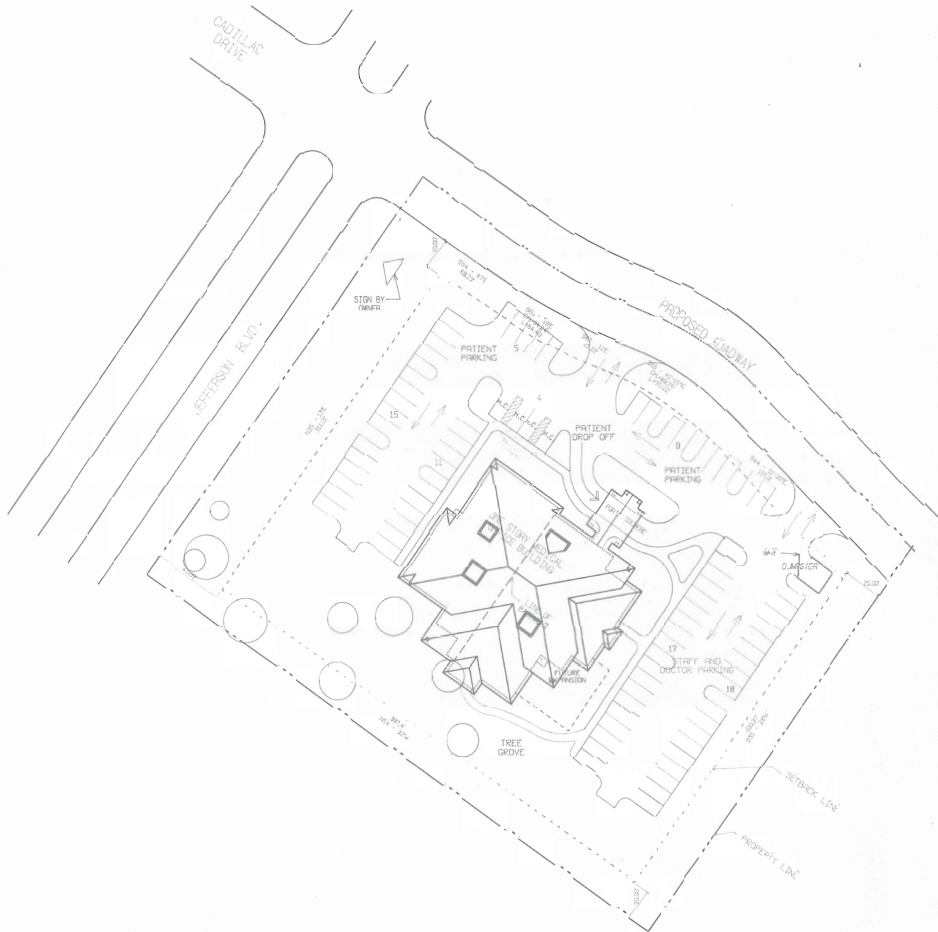
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SITE PLAN		
SITE AREA		2.9 ACRES
STANDARD PARKING	9' x 20'	
PATIENT PARKING PROVIDED		48 SPACES
STAFF AND DOCTOR PARKING PROVIDED		96 SPACES
HANDICAP PARKING	12' x 20' w/ 5' AREA BETWEEN	
H.C. PARKING PROVIDED		4 SPACES
FIRST FLOOR AREA		12,084 sq. ft.
BASEMENT AREA		
FINISHED AREA		639 sq. ft.
UNFINISHED AREA		6,542 sq. ft.
TOTAL FLOOR AREA (FIRST & BASEMENT)		19,825 sq. ft.

SITE PLAN

SCALE: 1" = 30'-0"

