

**LEASE OUTLINE DIAGRAM:**

**Tenant:** AVAILABLE  
**Space Address:** 4140 W Jefferson Blvd  
 Fort Wayne, IN 46804

**Suite Number:** Bldg J  
**Square Footage:** 31,652 SF

**DISCLAIMER:**  
 It is the tenant's responsibility to field verify all aspects of existing lease space prior to the start of working drawings. This LOD is preliminary and may not reflect the actual conditions in field. Existing conditions to be verified besides size are: neutral pier size and placement, toilet stub-in location, mail columns, service door location (if space allows), etc. Rear service door must be recessed to not swing into corridor per building code.

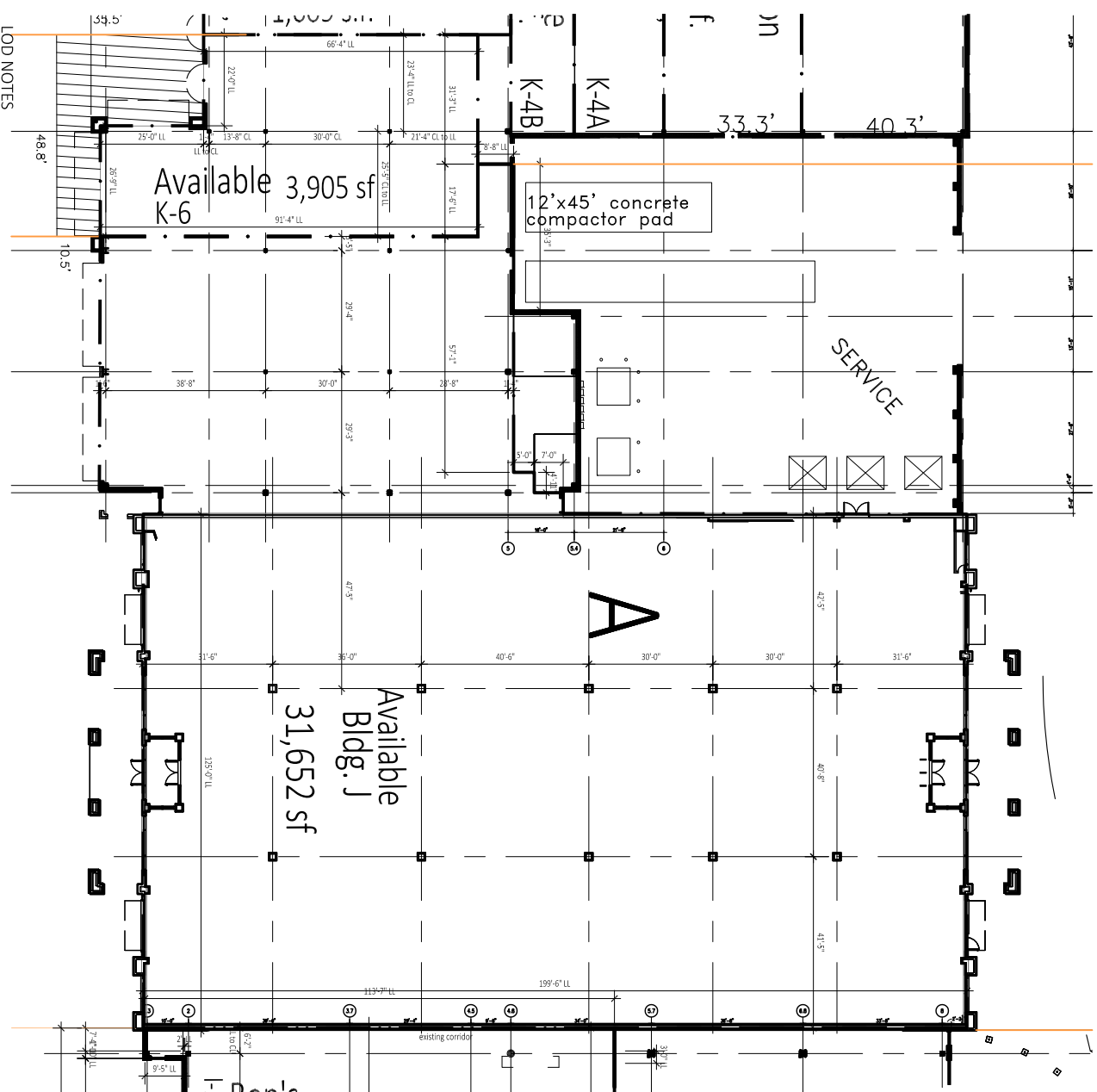
Tenants shall be responsible for verification and compliance of all local codes and ordinances, as well as, requirements of the ADA. All code information shown on this LOD is for reference only.

**THIS DRAWING IS FOR REFERENCE ONLY. THIS IS NOT A NOTICE TO PROCEED WITH CONSTRUCTION. THE FINAL DEMISED SPACE IS CONTINGENT UPON THE EXECUTED LEASE DOCUMENT.**

Storefront Glazing representation is for reference only. Tenant specific storefronts (existing or new) subject to change during tenant build out.

**CODE INFORMATION:** CP-2 ZONED AREA  
**ZONING:**

**OCCUPANCY CLASSIFICATION:** MERCANTILE - GROUP M  
**CONSTRUCTION:** ALL BUILDINGS: TYPE IIB  
 UNPROTECTED FULLY SPRINKLERED - NEPPA 13



**LOD NOTES**  
 Lease Line Location:  
 \* Outside face of Exterior Wall  
 \* Outside face of Corridor Wall  
 \* Outside Space of Mechanical Room (Including Sprinkler Rooms, Chases, elevators or Stairs).  
 \* Center of Shared Demising Wall.

All dimensions on LOD indicated with LL are Lease Line Dimensions.



**Jefferson Pointe**  
 Ft. Wayne, IN



PROJECT OPENED	
UPDATED	09   03   2020
SCALE	