

Iron and Steel

6714 Pointe Inverness Way
Fort Wayne, IN 46804



OFFICE

FOR LEASE

Class A Office Space For Lease

Discover a prestigious two-story Class A office building nestled in Fort Wayne's southwest side. Benefit from full-service leases complemented by professional and responsive management, while enjoying high visibility from I-69 and ample parking to accommodate your business' needs.

Property Highlights

- ▶ Full-service leases with professional and responsive management
- ▶ Abundant parking
- ▶ Visible from I-69
- ▶ Less than ten minutes from Fort Wayne's thriving downtown
- ▶ Near major retailers, restaurants, banks, and residential neighborhoods on Illinois Road
- ▶ **FOR LEASE: \$20.00/SF/Yr Full Service**

BARRY STURGES

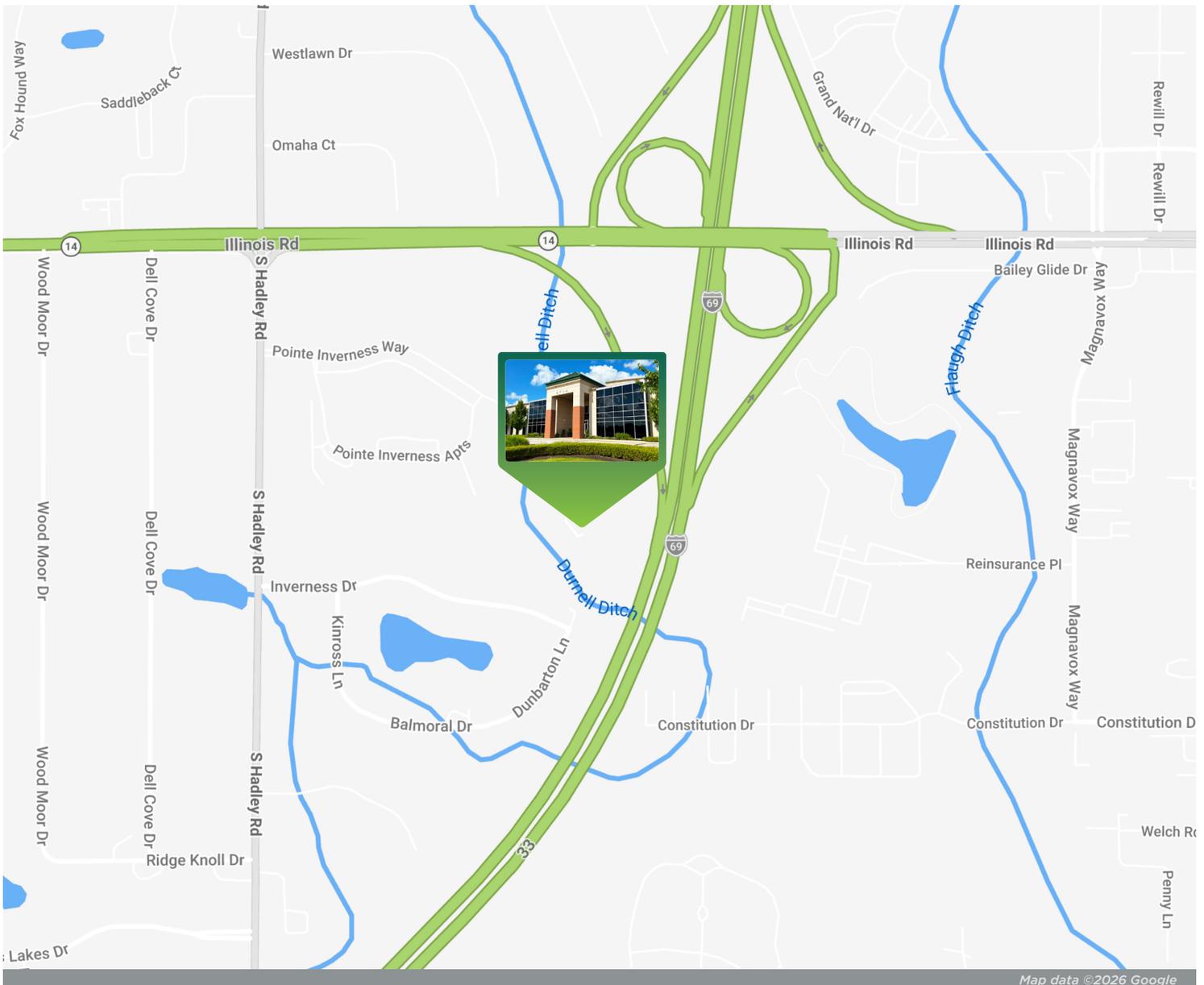
CEO
260 424 8448
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KEVIN ELLIS

Broker
260 424 8448
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Excellent Location

Iron and Steel is located in prestigious southwest Fort Wayne, less than one mile from I-69 at Exit 305, and less than three miles from Jefferson Pointe, Apple Glen, and Orchard Shopping Centers. The building is positioned near major retailers, restaurants, banks, residential neighborhoods, and office buildings on Illinois Road. It is also adjacent to Lutheran Hospital and IU Health. It is less than ten minutes from Fort Wayne's thriving downtown.

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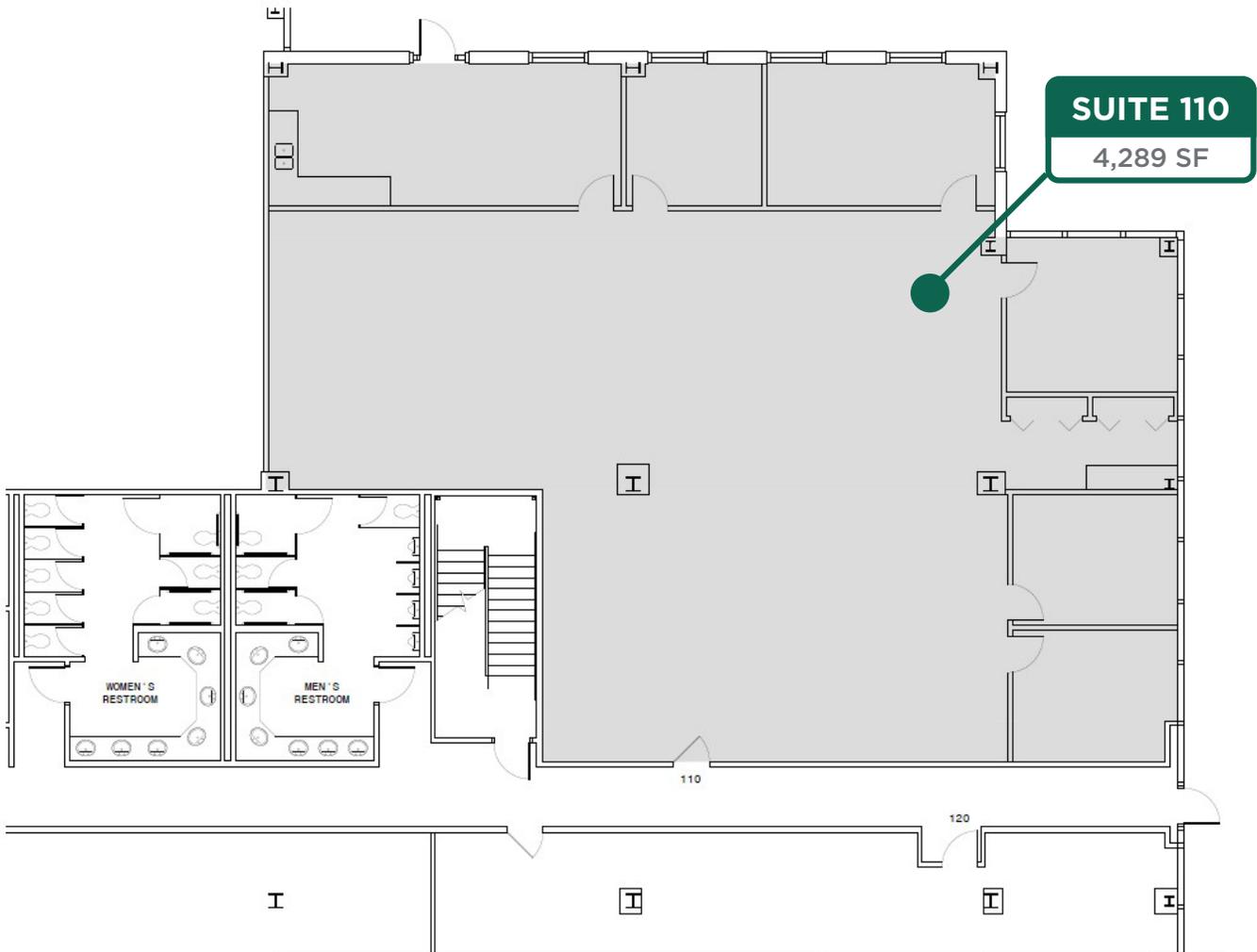
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Suite Available

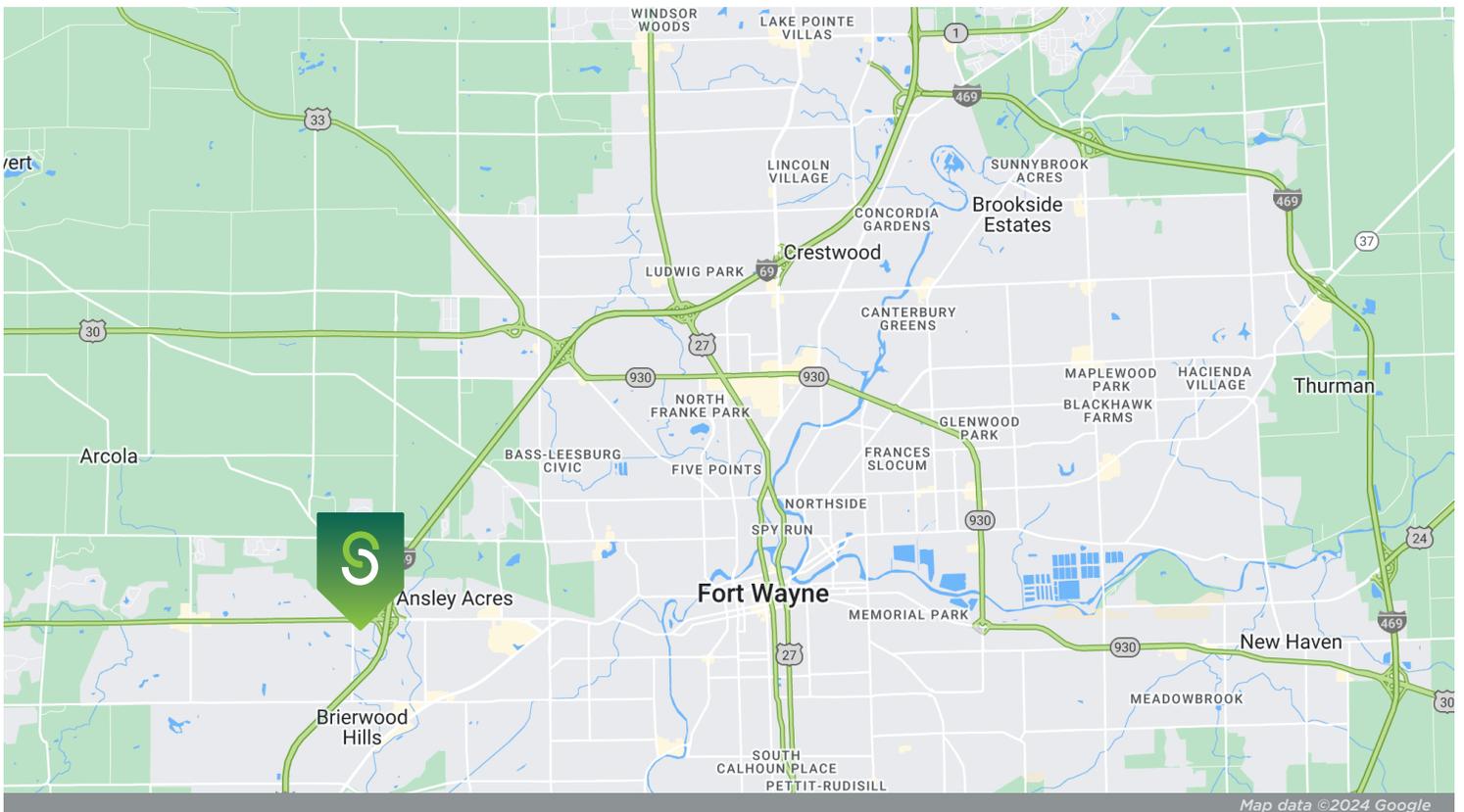


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PROPERTY INFORMATION

Address	6714 Pointe Inverness Way
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-12-227-001.000-075



LEASE INFORMATION

Lease Rate & Type	\$20.00/SF/Yr Full Service
Terms	5-10 Years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Landlord

AVAILABLE UNITS

Total Building Area	48,129 SF	
Total Available	4,289 RSF	
Max Contiguous	4,289 RSF	
Units Available	RSF	Monthly Rate
• Suite 110	4,289	\$7,148.33

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	2000
# of Stories	2
Construction Type	Concrete
Roof	Flat/Ballasted EPDM
Heating	Central
A/C	Central
Sprinkler	Yes
Elevators	2
Signage	Pylon available

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier Fios/Comcast Copper/ Frontier Copper

SITE DATA

Site Acreage	8.89 AC
Zoning	C2 - limited commercial
Parking	Surface

ADDITIONAL INFORMATION

- Class A designer quality building visible from I-69
- Easy access off Illinois Rd and Hadley Rd
- Full-service lease with on-site maintenance

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