

BND

COMMERCIAL

OFFICE BUILDING FOR SALE OR LEASE 6702 POINTE INVERNESS FORT WAYNE, INDIANA



OVERVIEW: 6702 Pointe Inverness

Total Building Size: 16,672 SF

Available for Lease: 5,172 SF
Leased Space: 11,500 SF (Wells Fargo Advisors)

Two (2) tenant building

Interstate Frontage

Growing Southwest Allen County location

Sale Price: \$3,250,000

Lease Rate: \$14.50 Per Square Foot
5,172 Square Feet Available for Lease



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Alec Ramsey

Direct: (260) 421-1908
Cell: (260) 414-8415
ar@bnd.net

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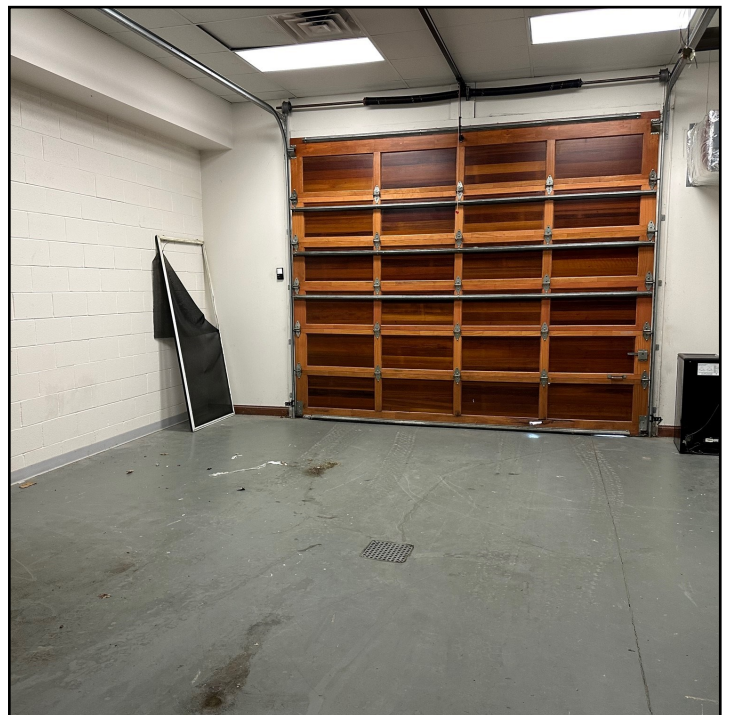
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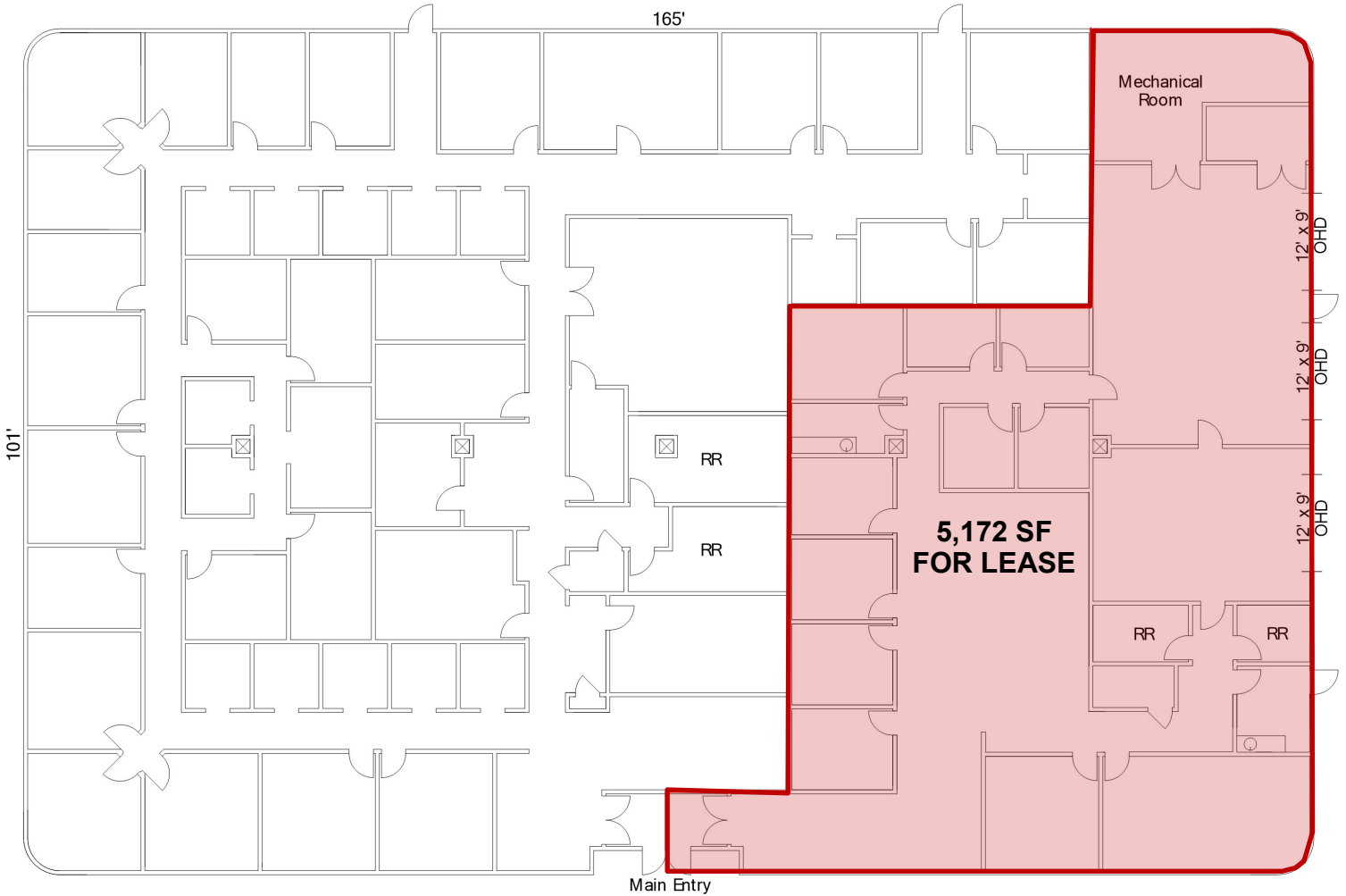
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Floor Plan



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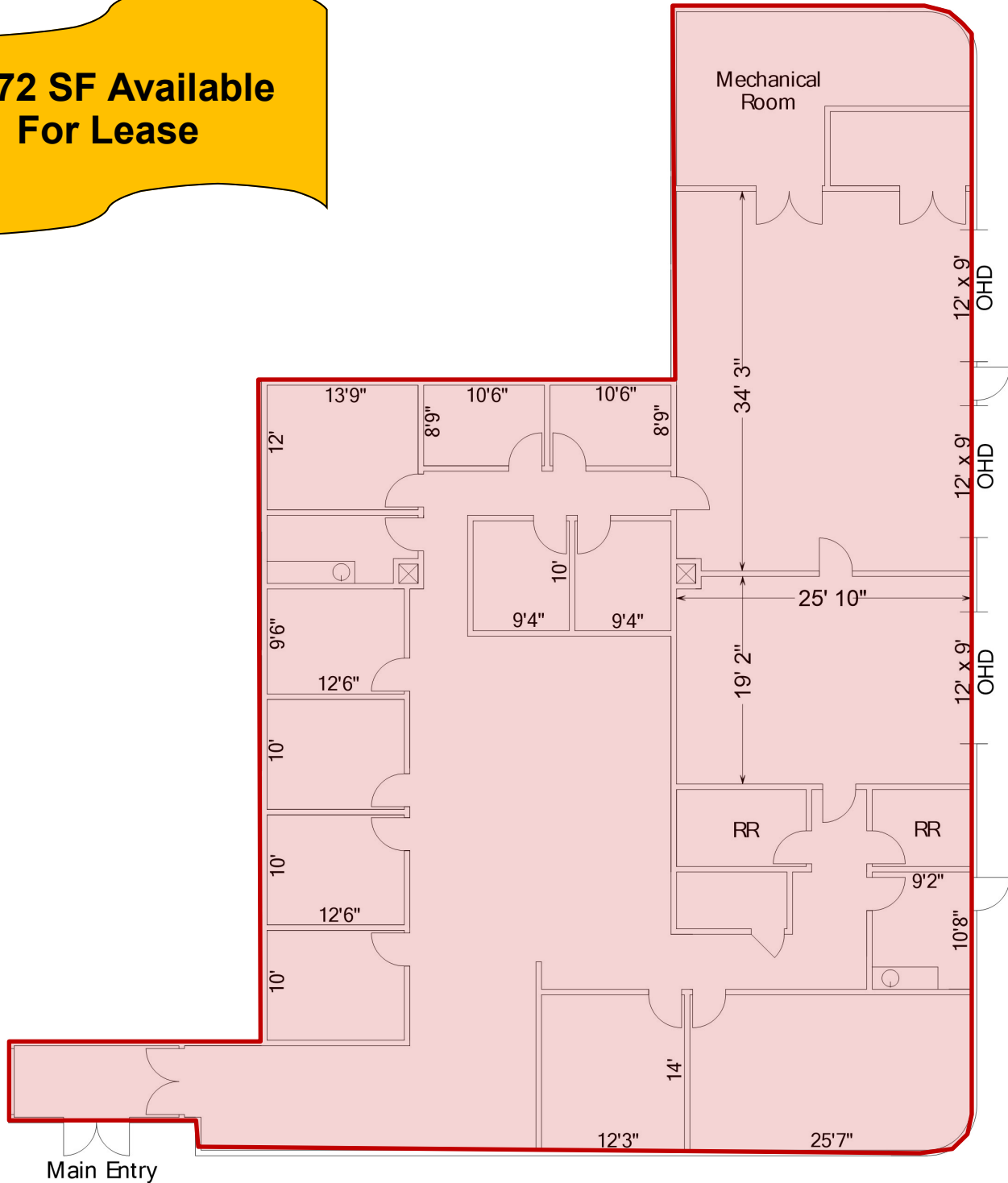
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BND**COMMERCIAL****OFFICE BUILDING
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6702 POINTE INVERNESS
FORT WAYNE, INDIANA****Property Highlights**

Address	6702 Pointe Inverness Way
City/State/Zip	Fort Wayne / IN / 46804
Lease Rate	\$14.50 Per Square Foot
Sale Price	\$3,250,000
Occupancy	69% Leased

Building Information

Total Building Size	16,672 SF
Available Space for Lease	5,172 SF
Land Area	1.29 Acres
Zoning	C2 General Commercial
Construction Type	Wood Frame ESSF Exterior
Construction Year	2010
Number of Floors	One
Roof	Flat
Heating System	Heat Pump - Water Furnace
Air Conditioning	Heat Pump - Water Furnace
Sprinkler System	TBD
Parking	Paved
Building Dimensions	± 89' x 144'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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BND**COMMERCIAL****OFFICE BUILDING
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FORT WAYNE, INDIANA****Building Expenses**

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$1.67 / SF (2022 Payable 2023 - \$27,881.24)
Building Insurance	Tenant	\$0.11 / SF (2022 Expense - \$1,904.02)
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	\$0.71 / SF (2022 Expense - \$11,858.90)
Roof / Structure	Landlord	
Lawn / Snow	Landlord	
\$2.49 / SF Total CAM		

Utilities

	Company
Gas	NIPSCO
Electric	I&M
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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