

Rothman Road Medical Office

6404 Rothman Rd
Fort Wayne, IN 46835



MEDICAL OFFICE

FOR SALE OR LEASE

Class A Medical Office Building

Great opportunity to own or lease in Northeast Fort Wayne! 6404 Rothman is a Class A medical office building serving a large population of neighboring communities from Northeast Indiana and Northwest Ohio. This 7,212 SF space includes four offices, two clinical rooms, four exam rooms, nursing station, lab space, break room, and seven restrooms. Only 0.6 miles west of Interstate 469, visible from both Rothman and Maplecrest Roads, and has over 23,800+ vehicles per day.

Property Highlights

- Freestanding medical office with additional bonus space for storage and offices
- Monument signage
- Easy access to major interstates, I-469 & I-69
- **FOR SALE: \$1,500,000**
- **FOR LEASE: \$16/SF/YR NNN**

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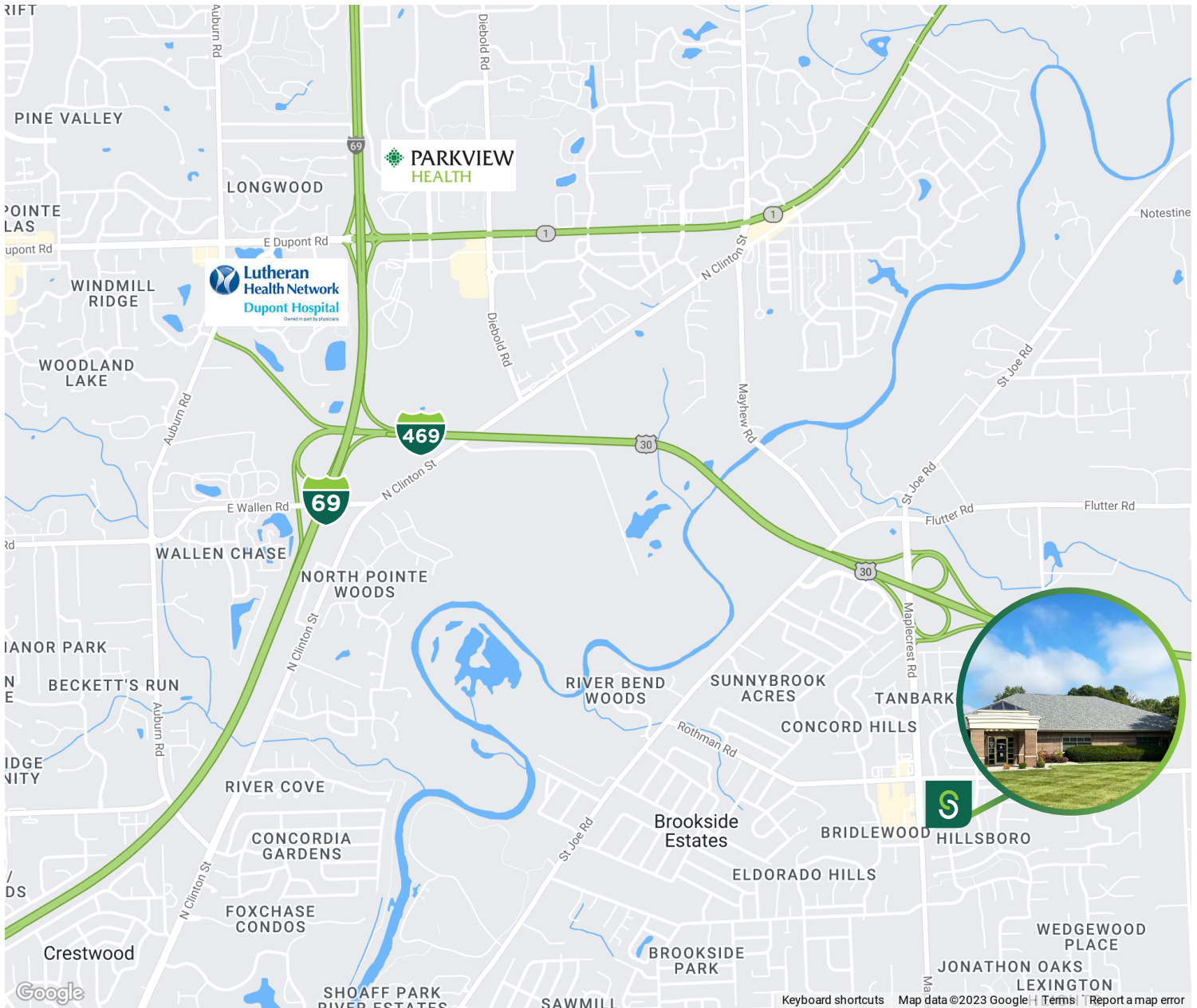
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Excellent Location on Fort Wayne's Northeast Side

The property is near the intersection of Maplecree Road and Rothman Road, just south of the Maplecree/I-469 interchange on the northeast side of Fort Wayne. Only 0.6 miles to Interstate 469 and 2.9 miles to Interstate 69. The area is surrounded by residential, retail, medical office, and general office users. Neighbors include the National Veterinary Associates and Family Dentistry. Other nearby retailers include Iron Society Strength and Fitness, Edward's Sewing Center, Lassus Handy Dandy, Subway, and Pizza King.

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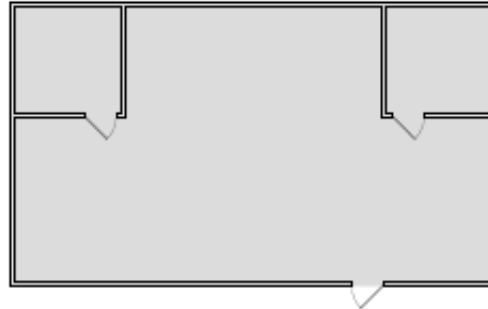
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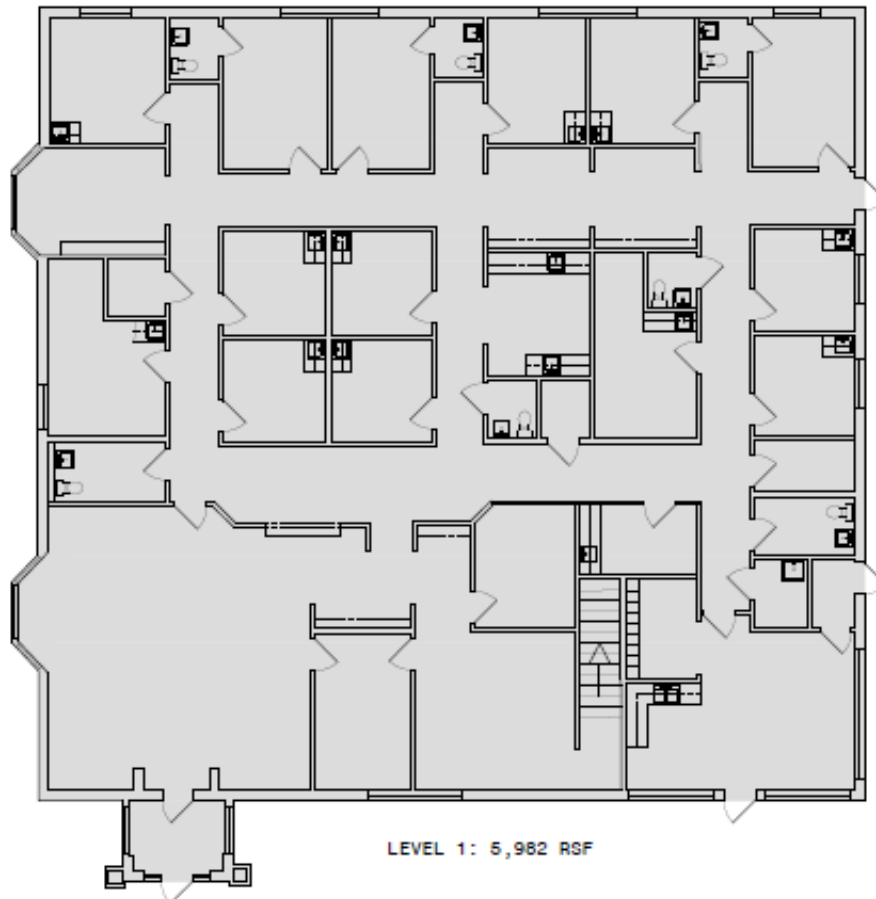
Units Available - Contact Broker for Detailed Floor Plan

Level 1 -
Medical Office Space
5,982 SF

Level 2 -
Offices and Storage Space
1,250 SF



LEVEL 2: 1,250 RSF



LEVEL 1: 5,982 RSF

Floor Plan: Not To Scale

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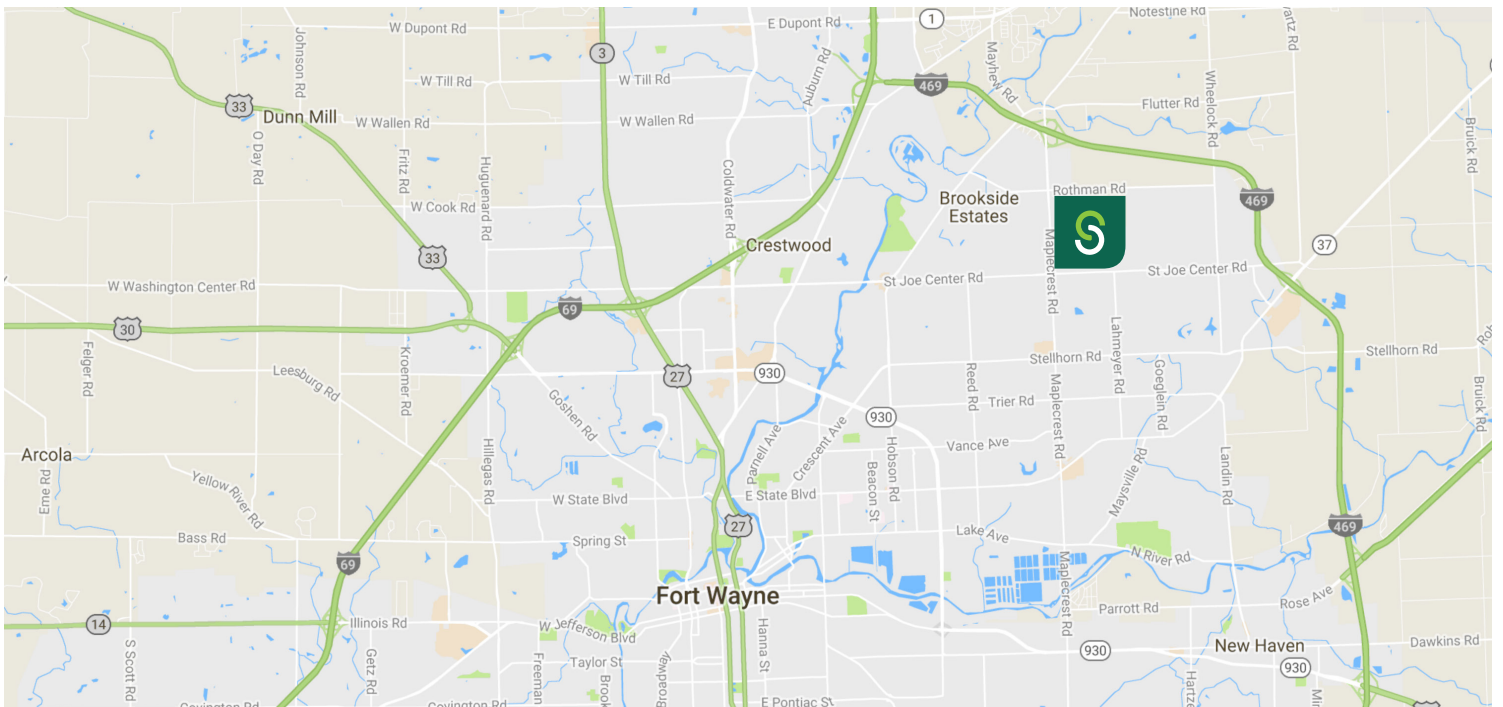
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OFFICE SPACE/COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name	Rothman Road Medical Office
Address	6404 Rothman Rd.
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel No.	02-08-15-101-001.001-072
2022 Tax/Payable 2023	\$13,034.90



SALE INFORMATION

Price	\$1,500,000
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate	\$16.00/SF/Yr
Lease Type	NNN
Terms	3 Year Minimum
Availability	October 2023

AVAILABLE SUITES

Total Building Area	7,212 SF	
Total Available	7,212 SF	
Max. Contiguous Available	7,212 SF	
Suites Available	SF	Monthly Rate
- Entire Building	7,212 SF	\$9,616.00

SITE DATA

Site Acreage	1 AC
Zoning	C1
Parking Description	Surface/Asphalt
Traffic Count	Rothman Rd: 7,889 VPD Maplecrest Rd: 23,883 VPD

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
Internet Service	Comcast/Frontier

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$2.21/SF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Office
Year Built	1996, Remodeled 2018
No. of Stories	2 Levels
Construction Type	Wood Frame
Roof	Asphalt Shingle
Heating	Natural Gas Forced Air
A/C	Air Conditioning
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Monument

ADDITIONAL INFORMATION

- Perfect opportunity to own or lease
- Class A Office space
- Near the intersection of Maplecrest and Rothman Roads
- Ample surface parking

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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 local 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 the rich Fort Wayne 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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
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