



Contemporary Office Suites

6110-6114 Constitution Drive

Fort Wayne, IN 46804



Quiet Southwest Office Campus

Beautiful park-like property with a polished, contemporary interior and large glass windows on three sides of the building. The contemporary office suites are near multiple dining and shopping options at Jefferson Pointe and Apple Glen Shopping Centers. The property boasts abundant paved on-site parking and easy access to I-69 at Exit 305.

Property Highlights

- ▶ Suites available
 - ▷ Suite 100 B - 2,112 SF
 - ▷ Suite 200 - 1,014 SF
 - ▷ Suite 300 - 455 SF
 - ▷ Suites 200 & 300 - 1,469 SF (Combined)
 - ▷ Suite 500 - 350 SF
- ▶ Well-kept landscaping and mature trees nestled in a quiet park-like setting
- ▶ 10 minutes to downtown, Lutheran Hospital, and IU Health
- ▶ Shared kitchen and restrooms in common area
- ▶ **FOR LEASE: \$17.00/SF/Yr Gross**

JOHN CAFFRAY

VP of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT

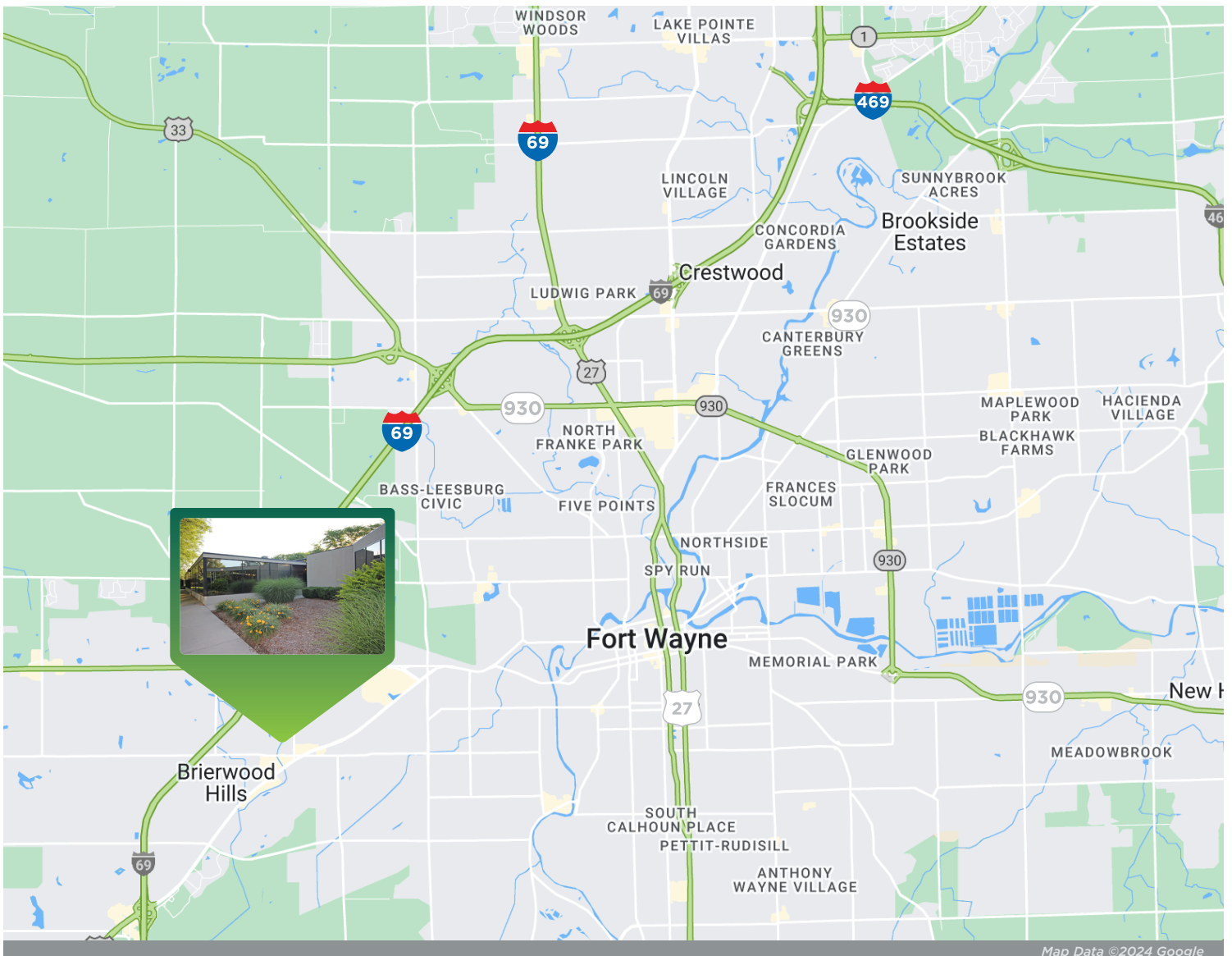
Broker
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andrew.eckert@sturgespg.com



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Unbeatable Location

Constitution Drive is in Southwest Fort Wayne, approximately one mile from I-69 at Exit 305. The location features easy access to restaurants and shopping at nearby Jefferson Pointe, Apple Glen, and Orchard Crossing shopping centers. Constitution Drive is also adjacent to Fort Wayne's latest development, a \$67 million luxury apartment complex which broke ground in December of 2023. Other neighboring businesses include ProFed Credit Union, Lassus Handy Dandy Office, and Meijer. It is less than 10 minutes away from Fort Wayne's thriving downtown and approximately 15 minutes to the north side of Fort Wayne by using I-69.

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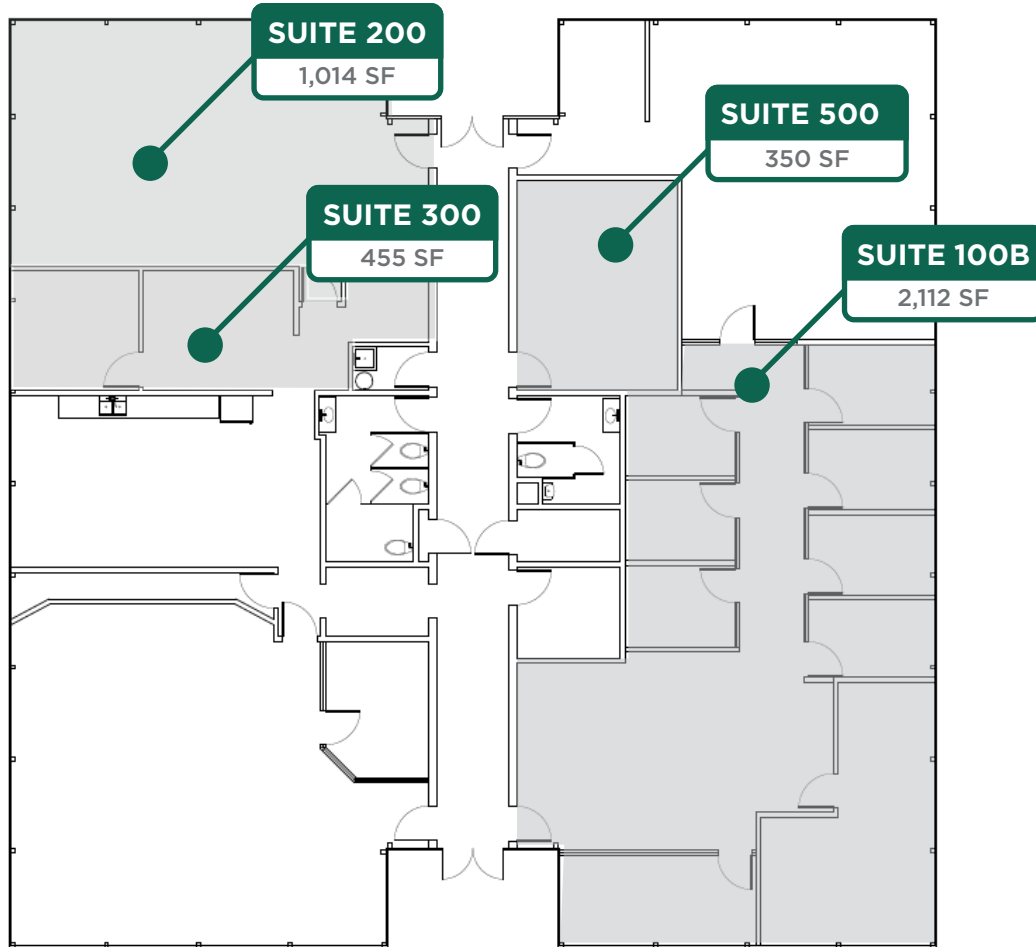
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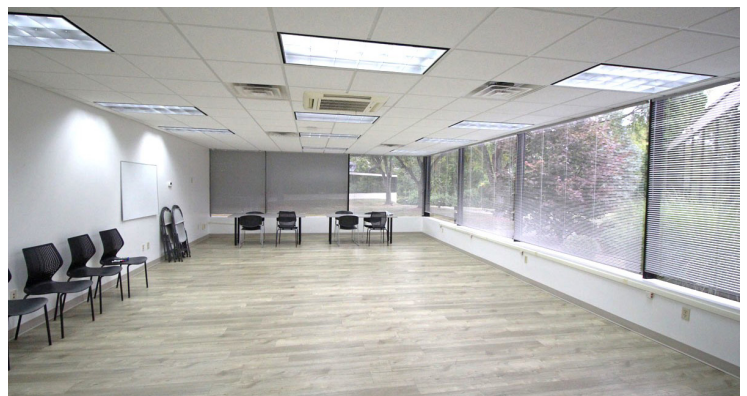
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Available Suites



Main Hallway



Suite 200 - Open Area Office

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Shared Kitchen



Suite 100B - Eight Private Offices



Suite 100B - Conference Room



Suite 100B - Lobby

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PROPERTY INFORMATION

Address	6110-6114 Constitution Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-07-177-003.000-074



LEASE INFORMATION

Lease Rate & Type	\$17.00/PSF/Yr Gross
Terms	5 Year Minimum
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	Tenant

AVAILABLE UNITS

Total Building Area	17,845 SF	
Total Available	3,931 SF	
Max Contiguous	1,469 SF	
Units Available	SF	Monthly Rate
• Suite 100 B	2,112	\$2,992.00
• Suite 200	1,014	\$1,436.50
• Suite 300	455	\$644.58
• Suite 200 & 300 (Combined)	1,469	\$2,081.08
• Suite 500	350	\$495.83

BUILDING INFORMATION

Property Type	Office
Year Built	1975, remodeled 2014
# of Stories	1
Construction Type	Concrete/Steel
Roof	Membrane
Heating	Centrail air
A/C	Gas forced air
Sprinkler	None
ADA Compliant	Yes
Elevators	None
Signage	Monument

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	2.05 AC
Zoning	C2 - Limited Commercial
Parking	Surface

ADDITIONAL INFORMATION

- Beautiful contemporary office with large glass windows
- Easy access to I-69, dining, and shopping
- Abundant paved parking

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



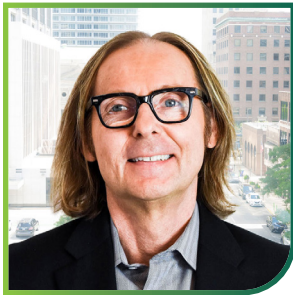
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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Maintenance Management

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MaintainFortWayne.com

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TI Source Project Management

260 483 1608

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

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