



Contemporary Office Suites

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

- ▶ One suite available
- ▶ 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**

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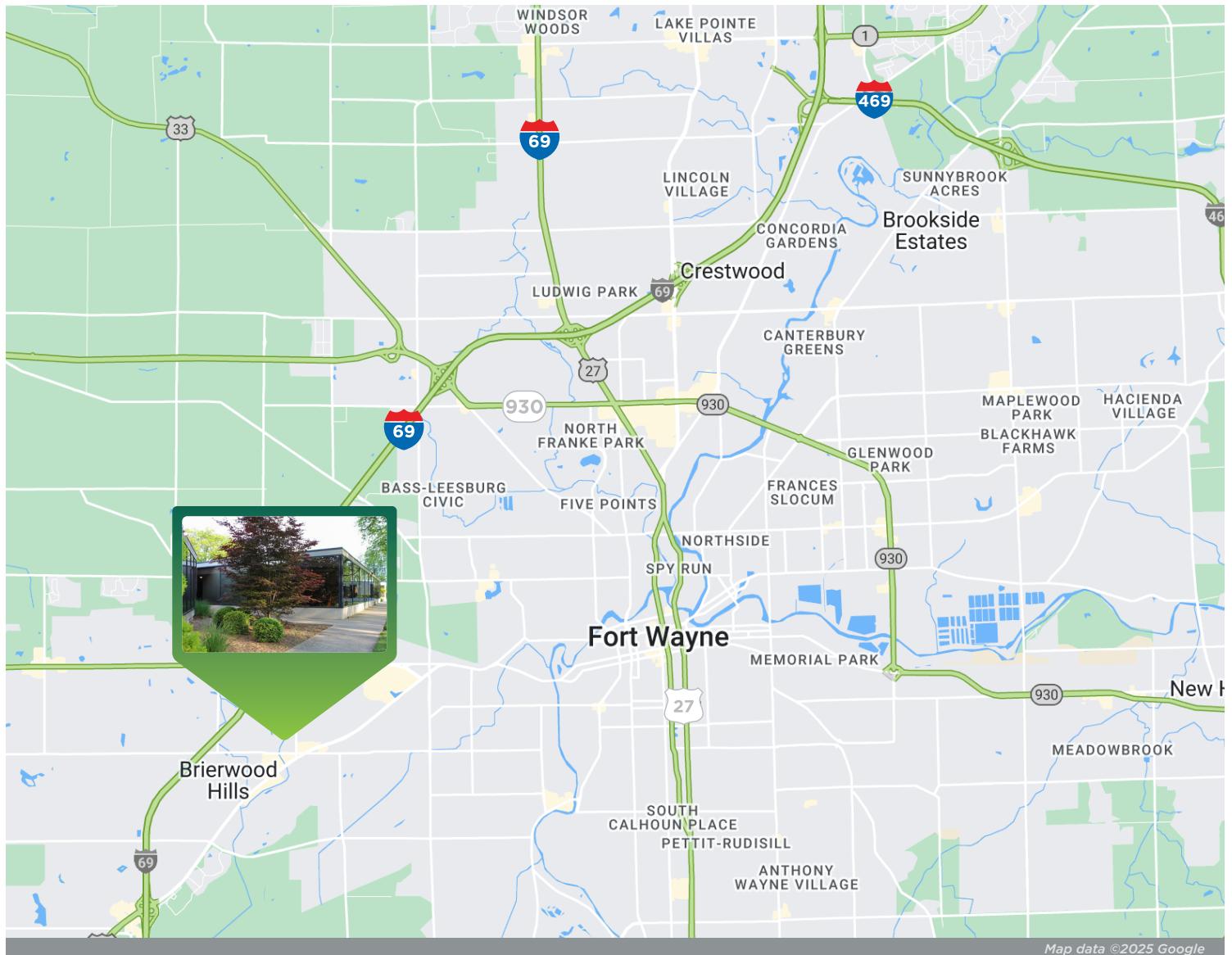
ANGIE DAVIS

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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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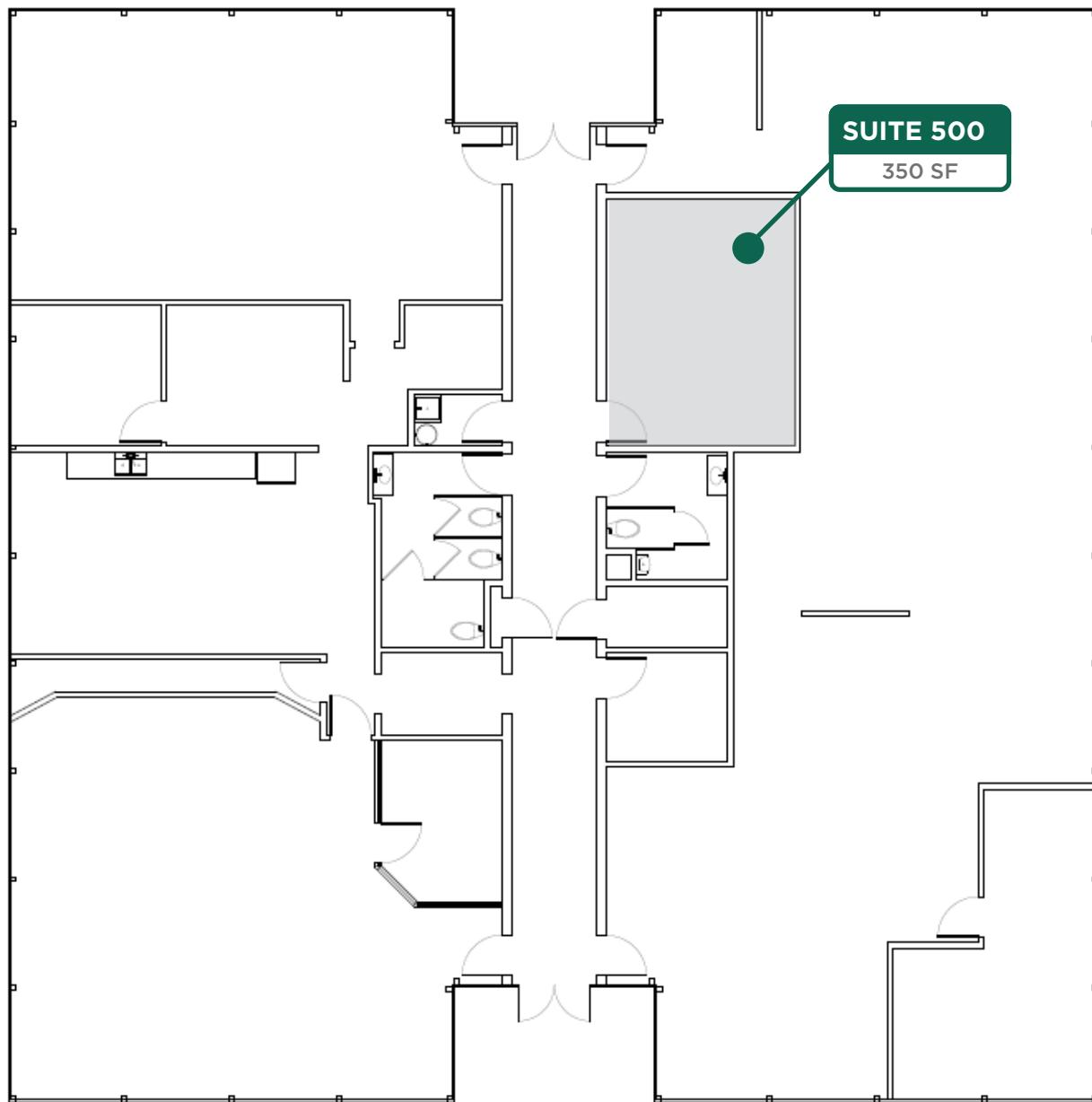
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Available Unit



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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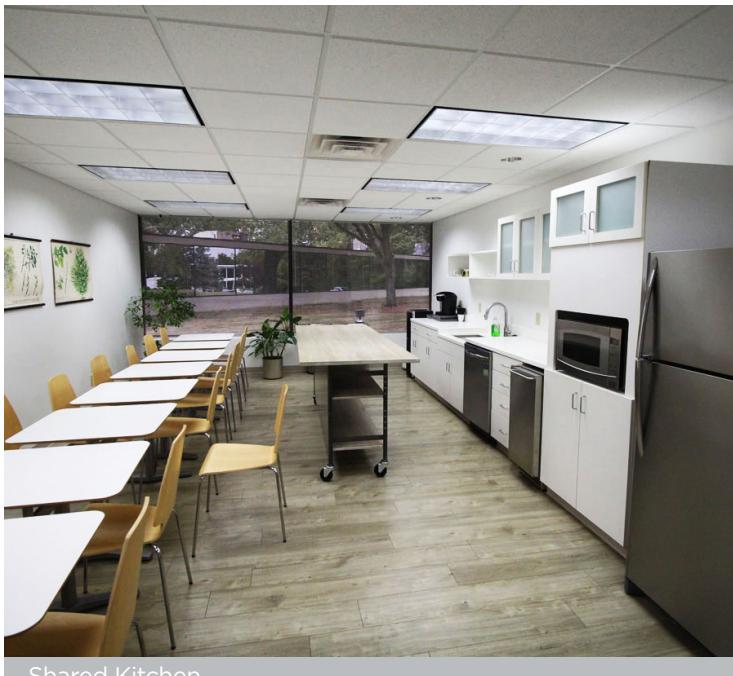
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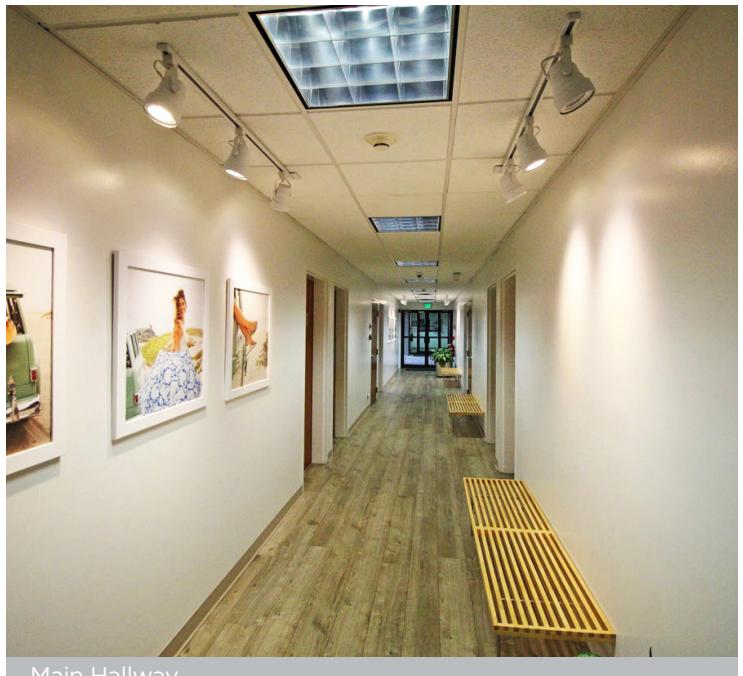
Suite 500 - Entrance



Suite 500



Shared Kitchen



Main Hallway

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PROPERTY INFORMATION

Address	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	3-5 Years	
Availability	Immediate	

AVAILABLE UNITS

Total Building Area	17,845 SF	
Total Available	350 SF	
Max Contiguous	350 SF	
Units Available	SF	Monthly Rate
• Suite 500	350	\$495.83

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

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RESPONSIBLE PARTIES

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

BUILDING INFORMATION

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

ADDITIONAL INFORMATION

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

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WHY INVEST IN FORT WAYNE?



About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

#1

Best Place
to Move

(Reader's Digest,
2022)



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



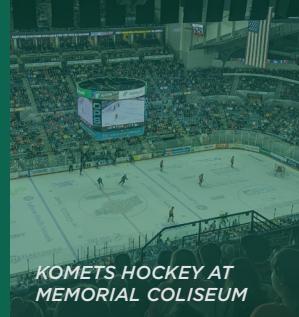
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

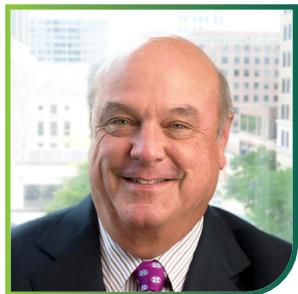
7+

Million
Visitors
Annually



KOMETS HOCKEY AT
MEMORIAL COLISEUM

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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