



FOR SUBLEASE OFFICE PROPERTY

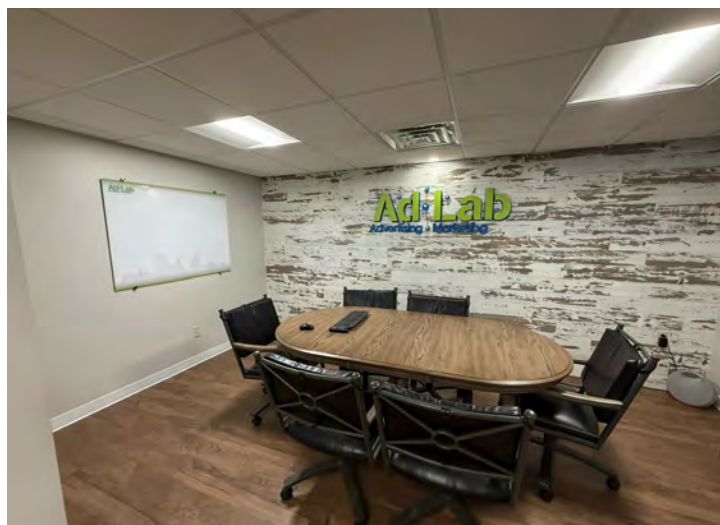


6116 Constitution Dr.
Fort Wayne, IN 46804

1,713 SF Office Space For Sublease

About The Property

- Convenient southwest location less than one mile from I-69
- Office park setting near shopping, dining, and hospitals
- Turn-key office space with high quality finishes and private entrance
- Collaborative work area, conference room, copy room and break room
- 5 private offices with large windows
- Lease Rate: \$20.00 SF/yr Full Service



the Zacher company

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

PROPERTY INFORMATION

1,713 SF OFFICE SPACE FOR SUBLEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	6116 Constitution Dr.
City, State, Zip	Fort Wayne, IN 46804
Total Building Size	17,845 SF
Site Acreage	2.03 Acres
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Suite 6116	1,713 SF
Lease Rate	\$20.00 SF/yr
Lease Type	Full Service
Sublease Expiration	10/31/2028

BUILDING DATA

Date of Construction	1975/2014
Type of Construction	Concrete/Steel
Heat	Gas Forced Air
Air Conditioning	Central
ADA Compliant	Yes

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

POPULATION DEMOGRAPHICS

1 Mile	5,297
3 Miles	36,186
5 Miles	116,037

UTILITIES

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



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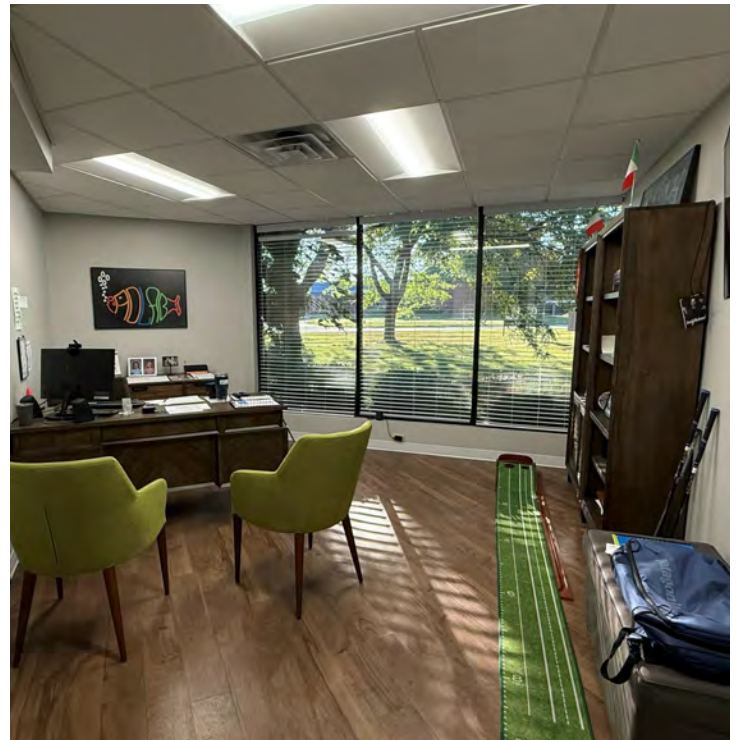
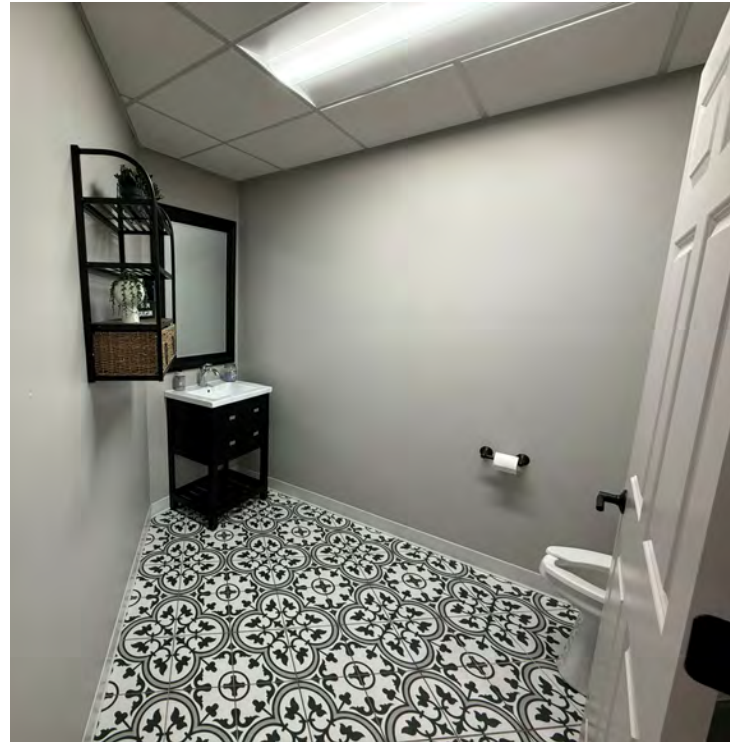
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ADDITIONAL PHOTOS

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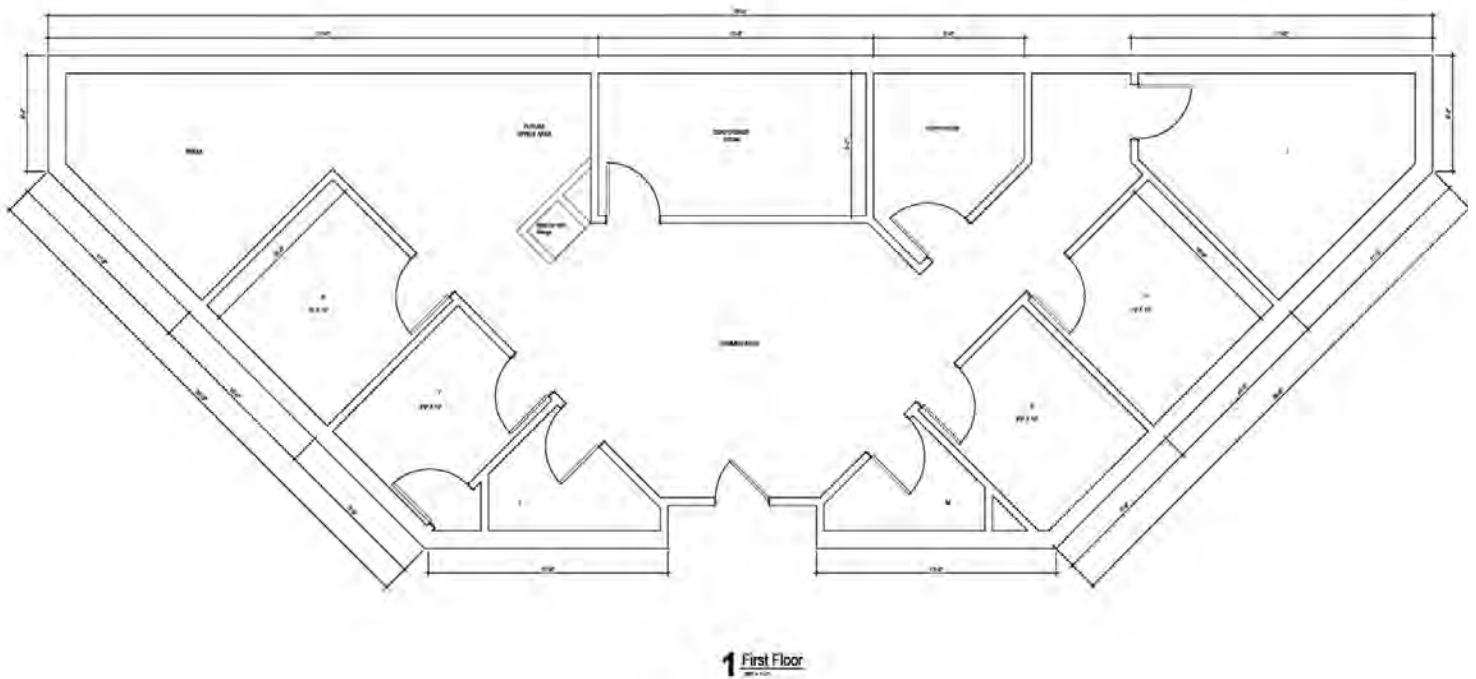
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FLOOR PLAN

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1 First Floor



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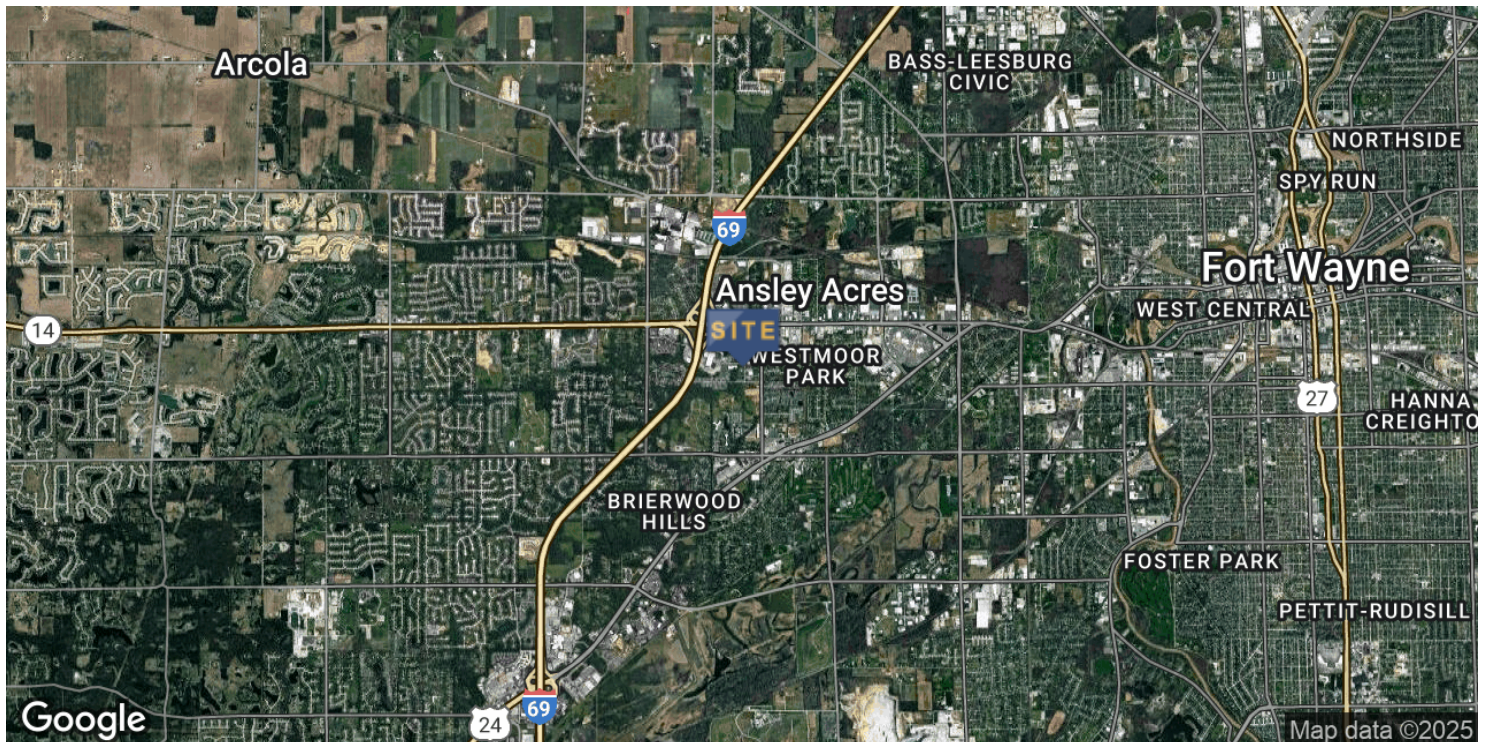
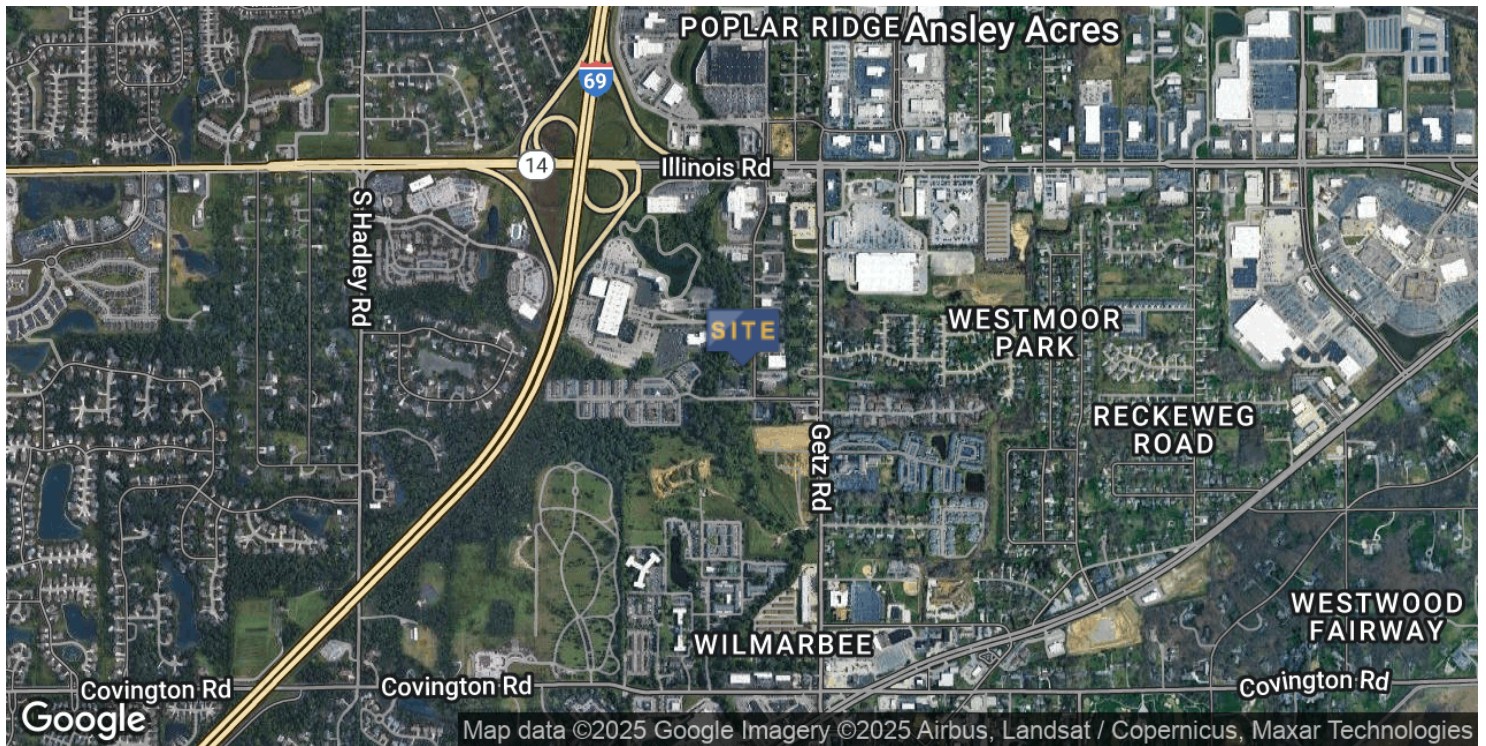
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LOCATION MAP

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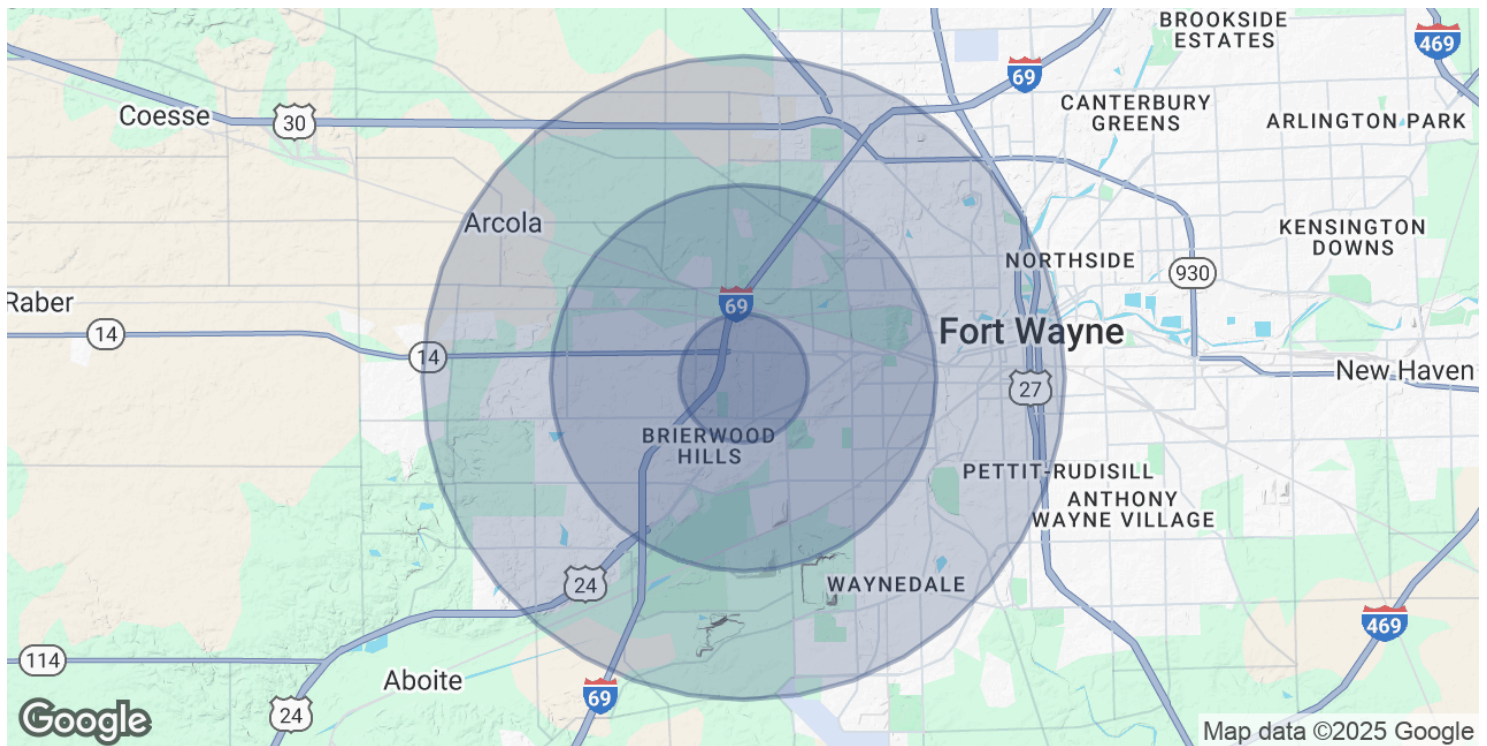
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,297	36,186	116,037
Average Age	42	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	42	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,698	15,419	48,542
# of Persons per HH	2	2.3	2.4
Average HH Income	\$79,544	\$96,342	\$84,323
Average House Value	\$256,600	\$261,659	\$214,325

Demographics data derived from AlphaMap



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