

Iron and Steel

6714 Pointe Inverness Way
Fort Wayne, IN 46804



OFFICE

FOR LEASE

Class A Office Space For Lease

Discover a prestigious two-story Class A office building nestled in Fort Wayne's southwest side. Benefit from full-service leases complemented by professional and responsive management, while enjoying high visibility from I-69 and ample parking to accommodate your business' needs.

Property Highlights

- ▶ Full-service leases with professional and responsive management
- ▶ Abundant parking
- ▶ Visible from I-69
- ▶ Less than ten minutes from Fort Wayne's thriving downtown
- ▶ Near major retailers, restaurants, banks, and residential neighborhoods on Illinois Road

BARRY STURGES

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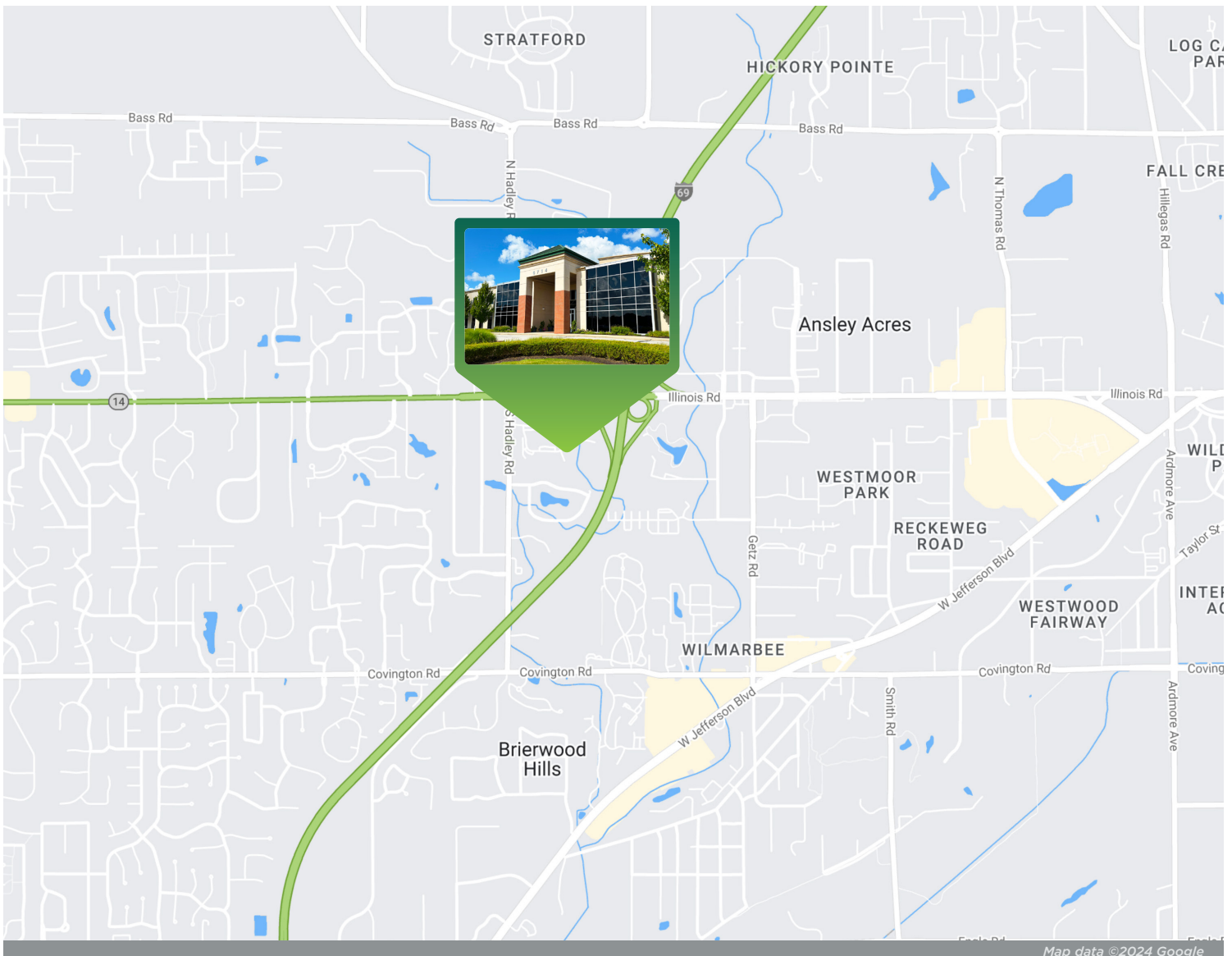
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Excellent Location

Iron and Steel is located in prestigious southwest Fort Wayne, less than one mile from I-69 at Exit 305, and less than three miles from Jefferson Pointe, Apple Glen, and Orchard Shopping Centers. The building is positioned near major retailers, restaurants, banks, residential neighborhoods, and office buildings on Illinois Road. It is also adjacent to Lutheran Hospital and IU Health. It is less than ten minutes from Fort Wayne's thriving downtown.

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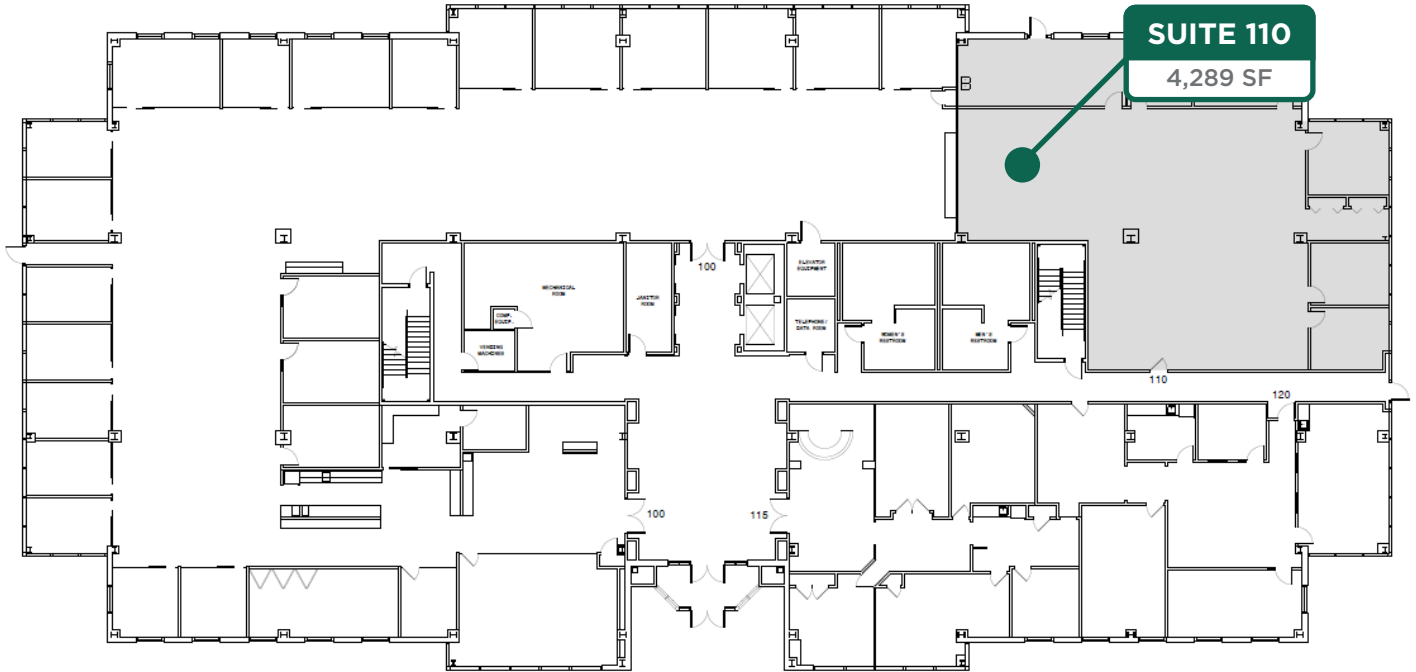
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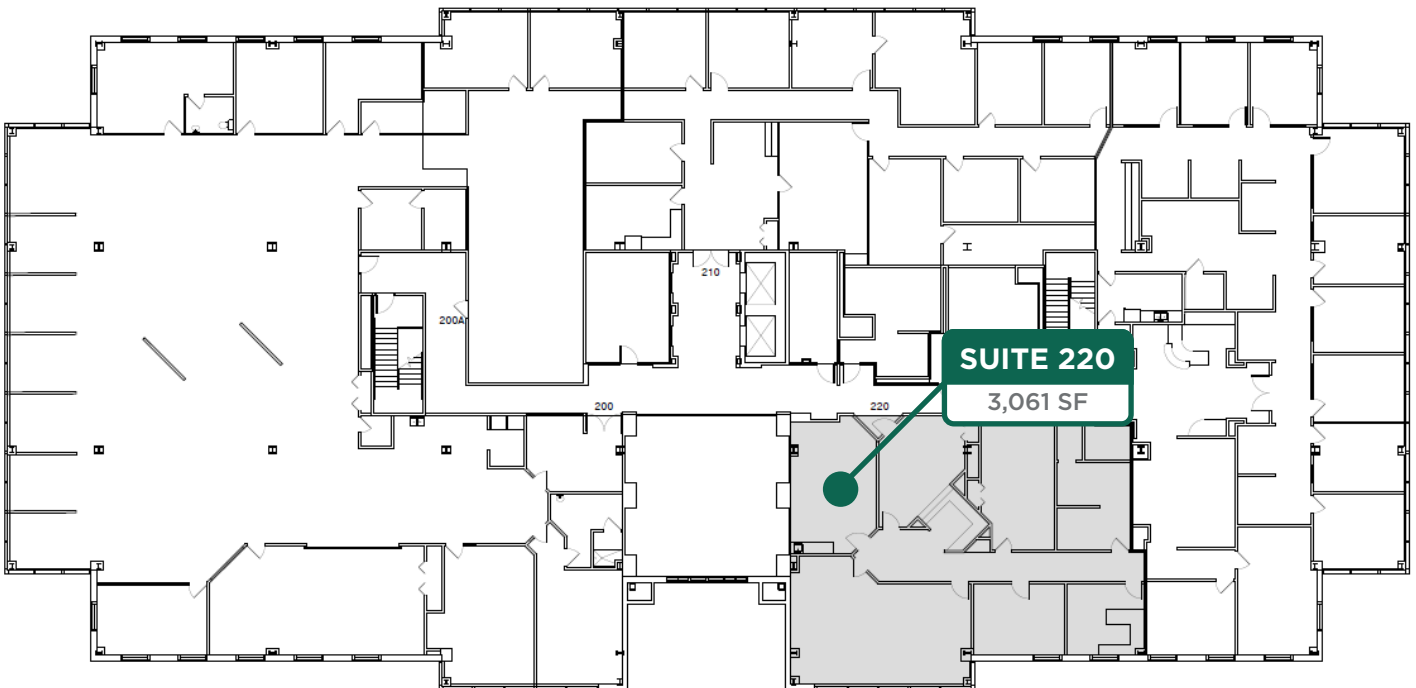


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Suites Available



Floor plans may not be to scale.
Contact broker for detailed floor plans.



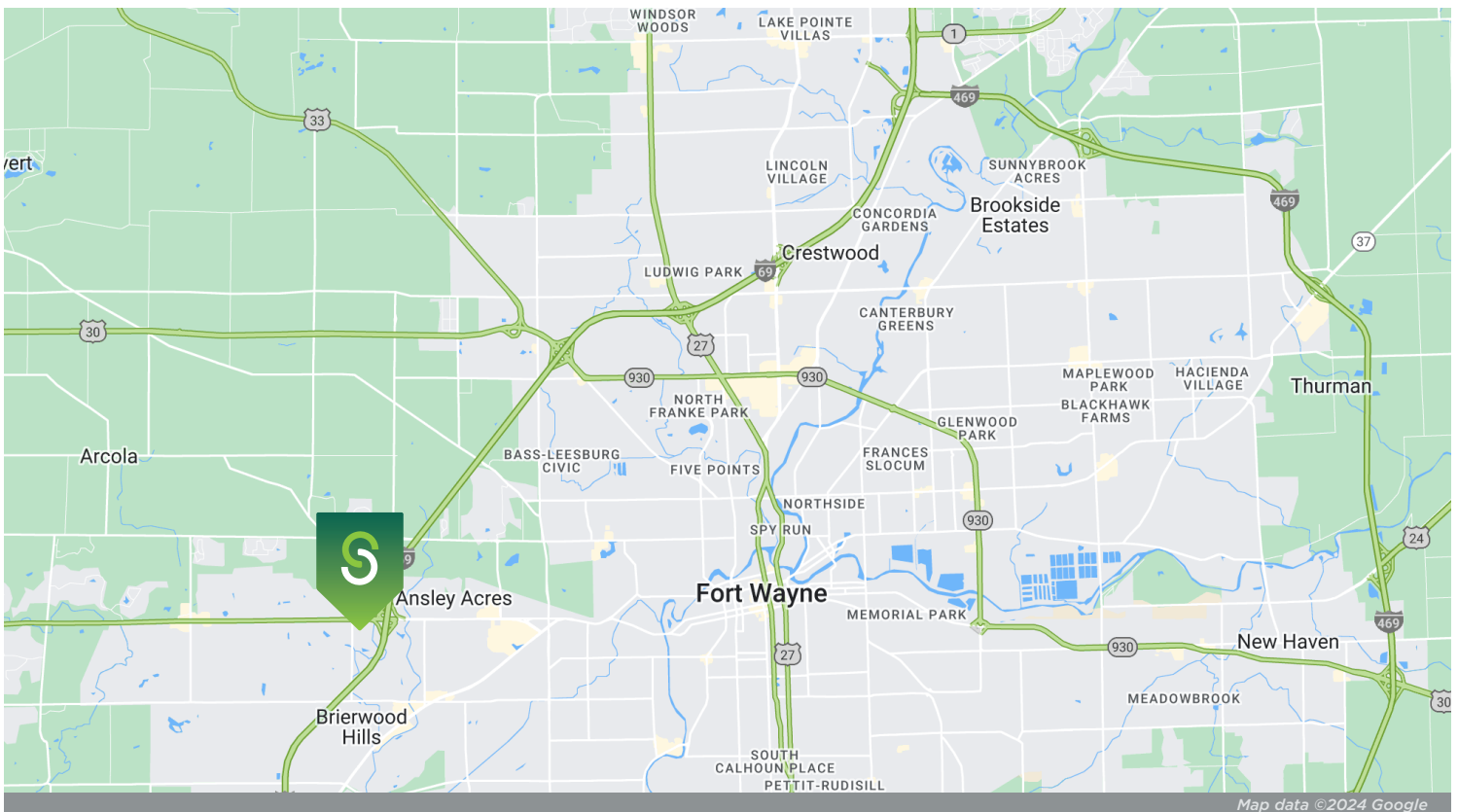
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PROPERTY INFORMATION

Address	6714 Pointe Inverness Way
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-12-227-001.000-075



LEASE INFORMATION

Lease Rate & Type	\$19.00/SF/Yr Full Service
Terms	5-10 Years
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	Landlord

AVAILABLE UNITS

Total Building Area	48,129 SF	
Total Available	7,350 RSF	
Max Contiguous	4,289 RSF	
Units Available	RSF	Monthly Rate
• Suite 110	4,289	\$6,790.92
• Suite 220	3,061	\$4,846.58

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	2000
# of Stories	2
Construction Type	Concrete
Roof	Flat/Ballasted EPDM
Heating	Central
A/C	Central
Sprinkler	Yes
Elevators	2
Signage	Pylon available

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Frontier Fios/Comcast Copper/ Frontier Copper

SITE DATA

Site Acreage	8.89 AC
Zoning	C2 - limited commercial
Parking	Surface

ADDITIONAL INFORMATION

- Class A designer quality building visible from I-69
- Easy access off Illinois Rd and Hadley Rd
- Full-service lease with on-site maintenance

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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 area 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 Fort Wayne's rich 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.

We look forward to having you in Fort Wayne!



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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The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



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

260 425 2096

NexusFW.com

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



TI Source Project Management

260 483 1608

TI-Source.com

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

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.