



**FOR LEASE OFFICE PROPERTY**



6920 Pointe Inverness Way  
Fort Wayne, IN 46804

# One Suite Available In Desirable SW Fort Wayne Location

## About The Property

- Pointe Inverness Office Park adjacent to I-69 at exit 305
- 4,567 SF on 1st floor
- Turnkey space available immediately
- Beautifully appointed offices & collaboration spaces
- Lease Rate: \$19.00/SF Full Service



**the  
Zacher  
company**

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# PROPERTY INFORMATION

## ONE SUITE AVAILABLE IN DESIRABLE SW FORT WAYNE LOCATION

### BUILDING LOCATION/ZONING/SIZE

Street Address	6920 Pointe Inverness Way
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
City Limits	Inside
Zoning	C1/Professional Office & Personal Services
Total Building Size	59,172 SF
Private offices	14
Site Acreage	6.82 Acres

### BUILDING DATA

Date of Construction	1989
Building Type	Office
Number of Stories	3
Elevators	2
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### UTILITIES

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

### PRICE/AVAILABILITY

Available Space	
Suite 120	4,567 SF
Lease Rate	\$19.00 SF/yr
Lease Type	Full Service
Availability	Immediately

### FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Exterior Maintenance	Landlord
Roof & Structure	Landlord
Janitorial	Landlord

### PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/Ample
Major Road Nearest Site	SR 14/Illinois Rd.
Distance to Interstate	Less than 1 mile to I-69



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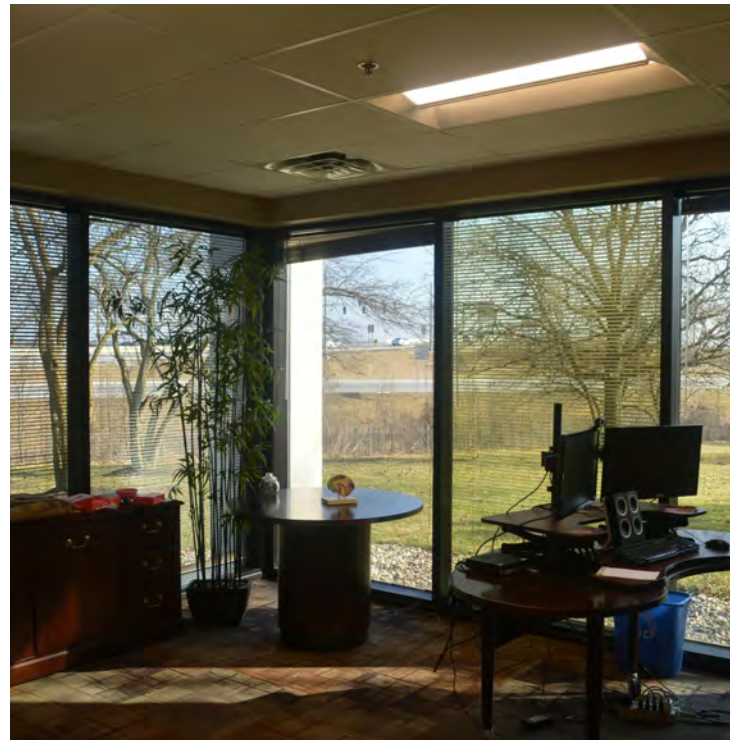
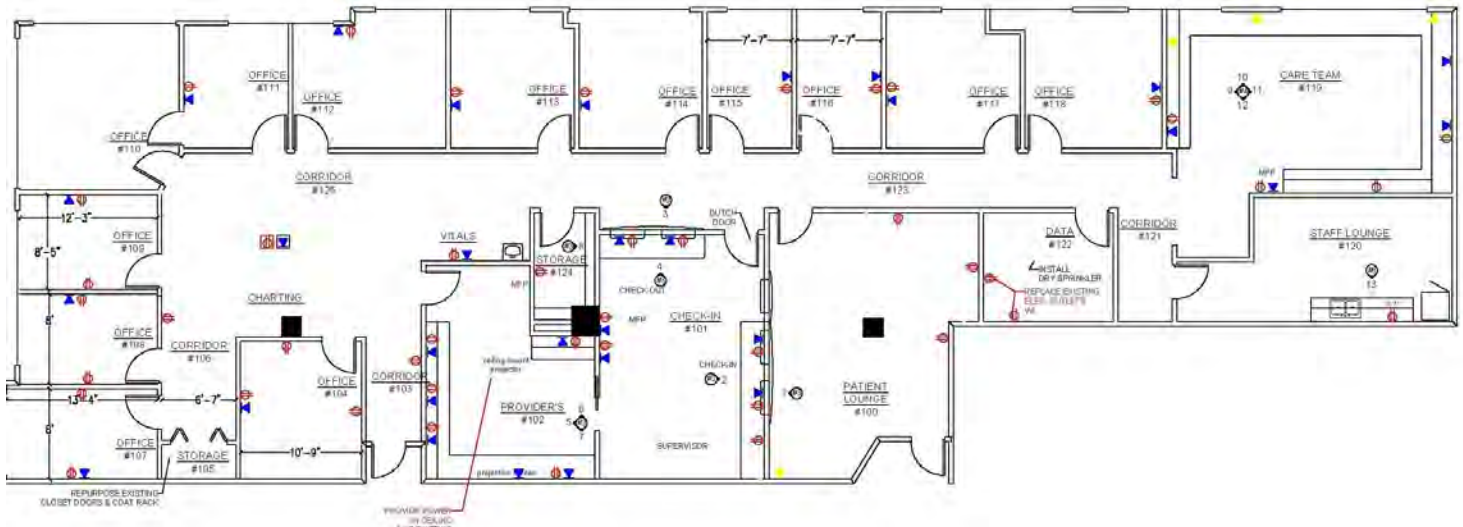


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# SUITE 120

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# ADDITIONAL PHOTOS

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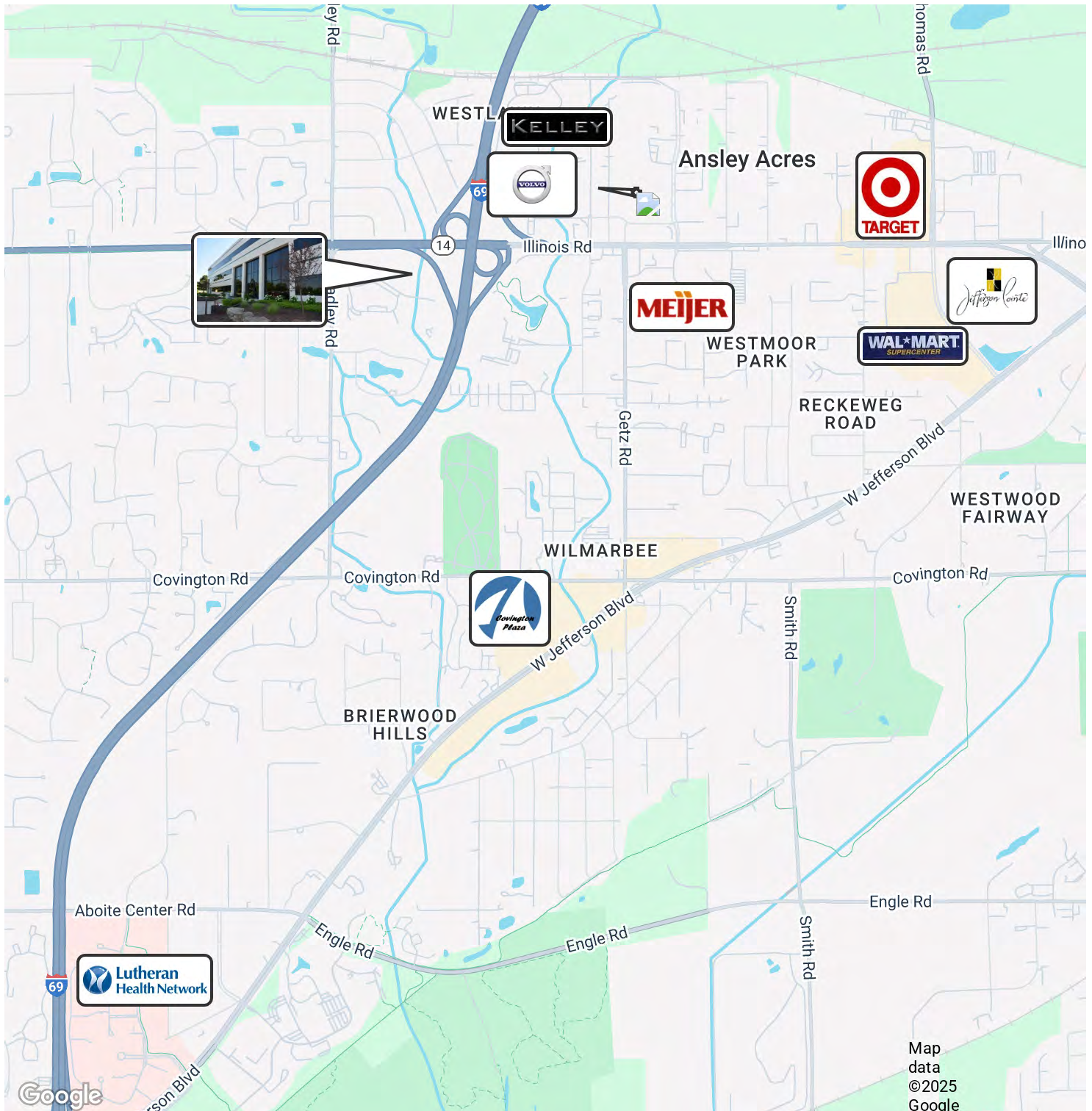


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# RETAILER MAP

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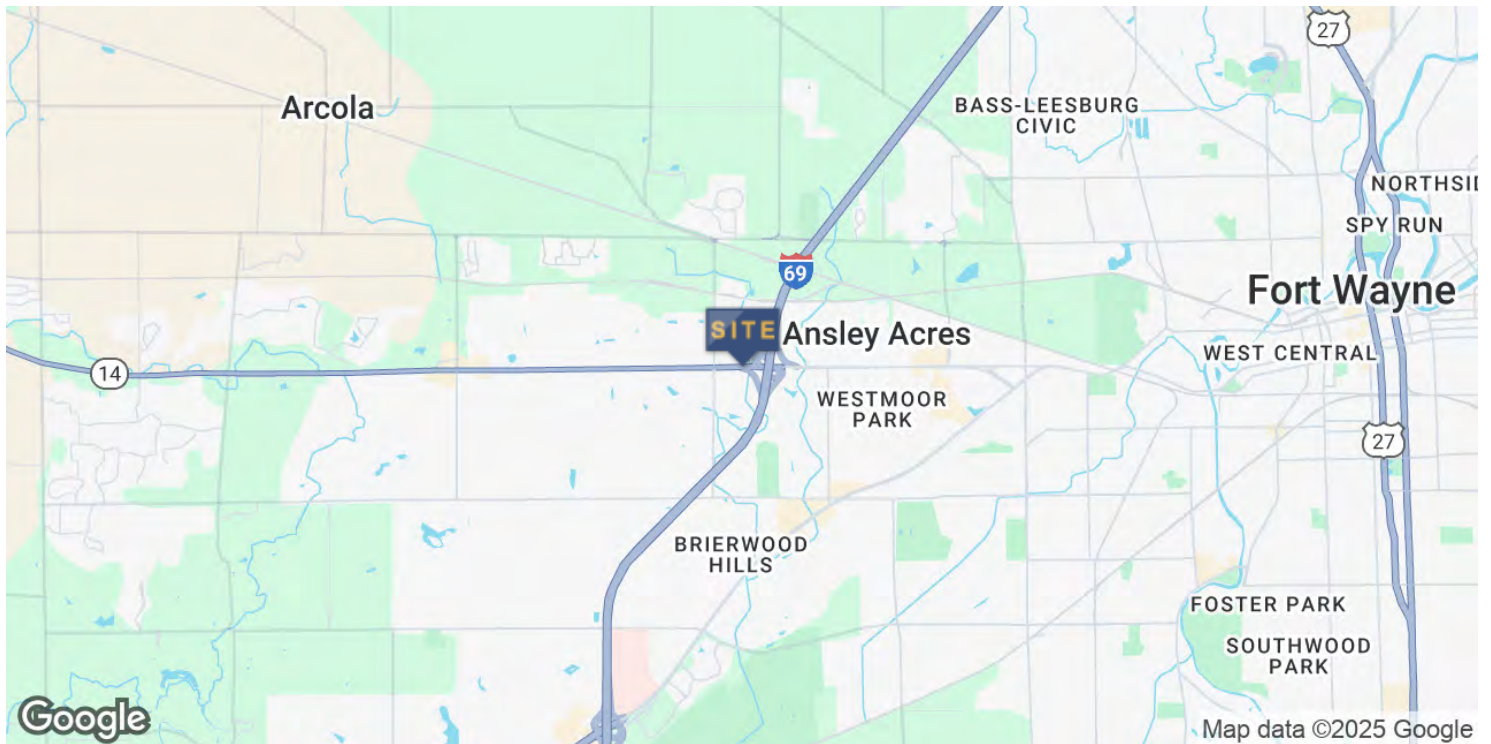


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# LOCATION MAP

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