



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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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

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
Elevators	2

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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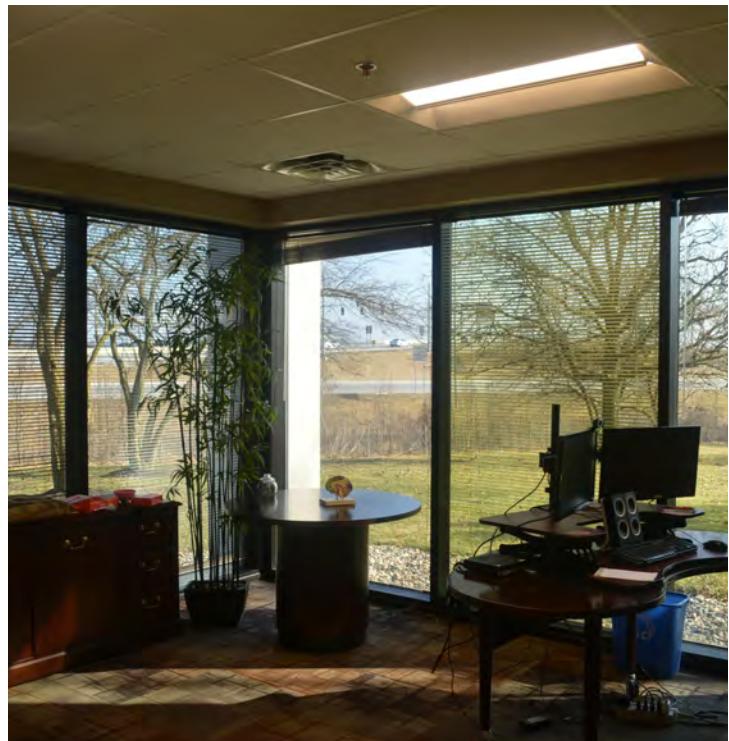
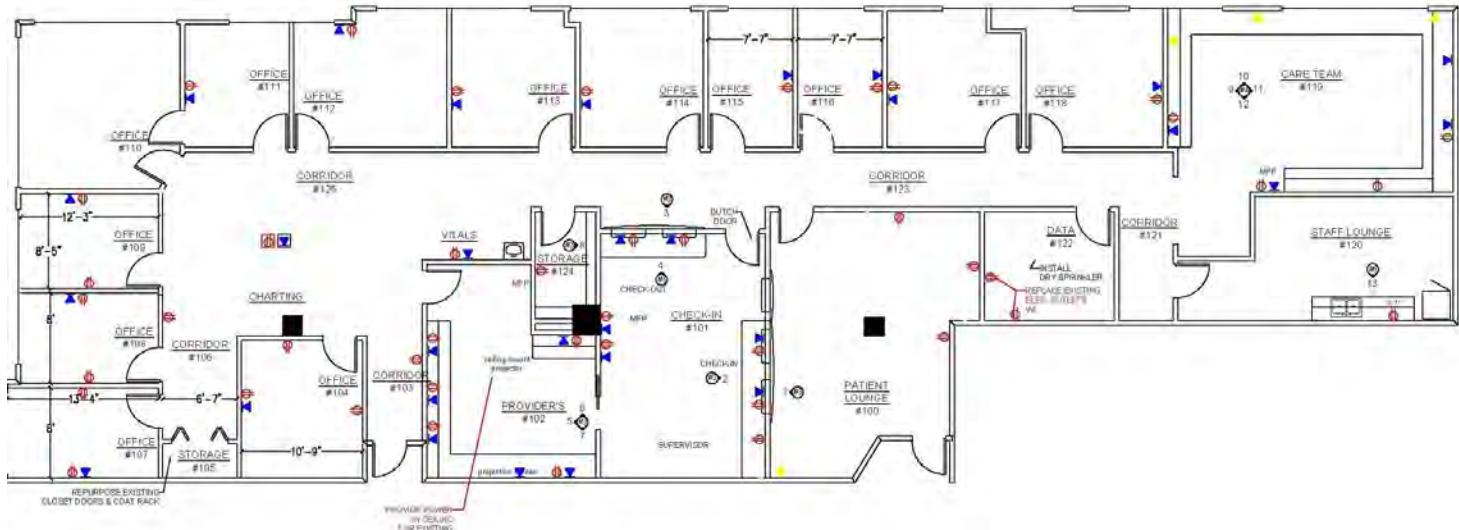
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SUITE 120

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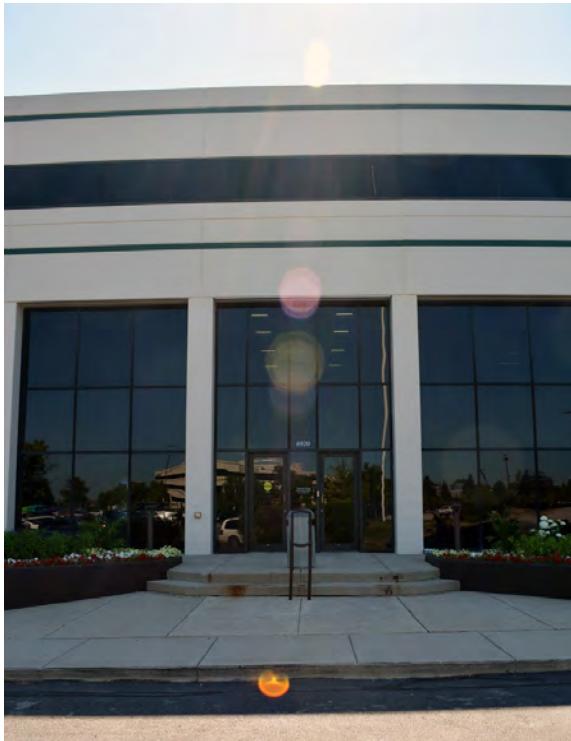
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ADDITIONAL PHOTOS

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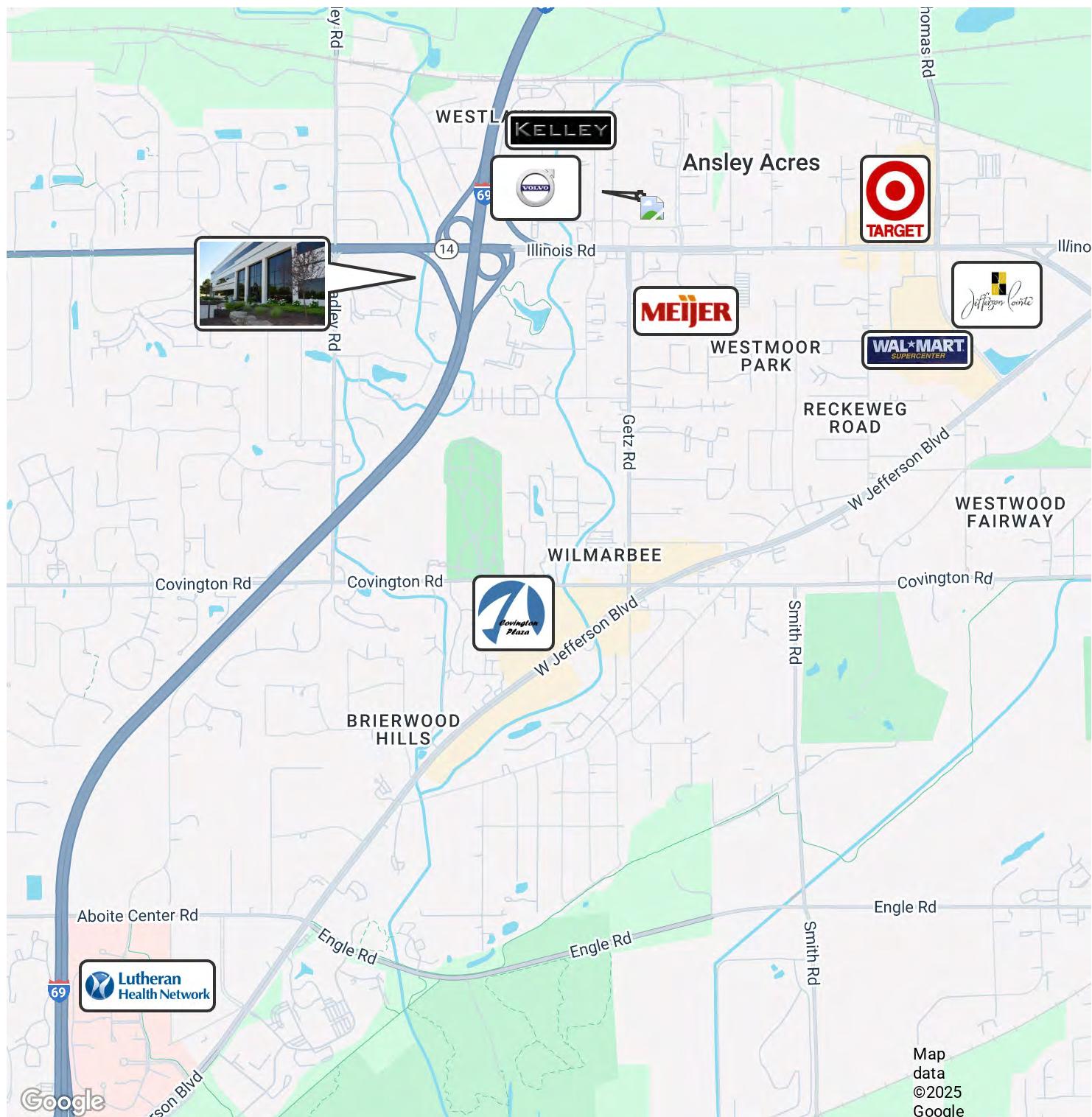
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RETAILER MAP

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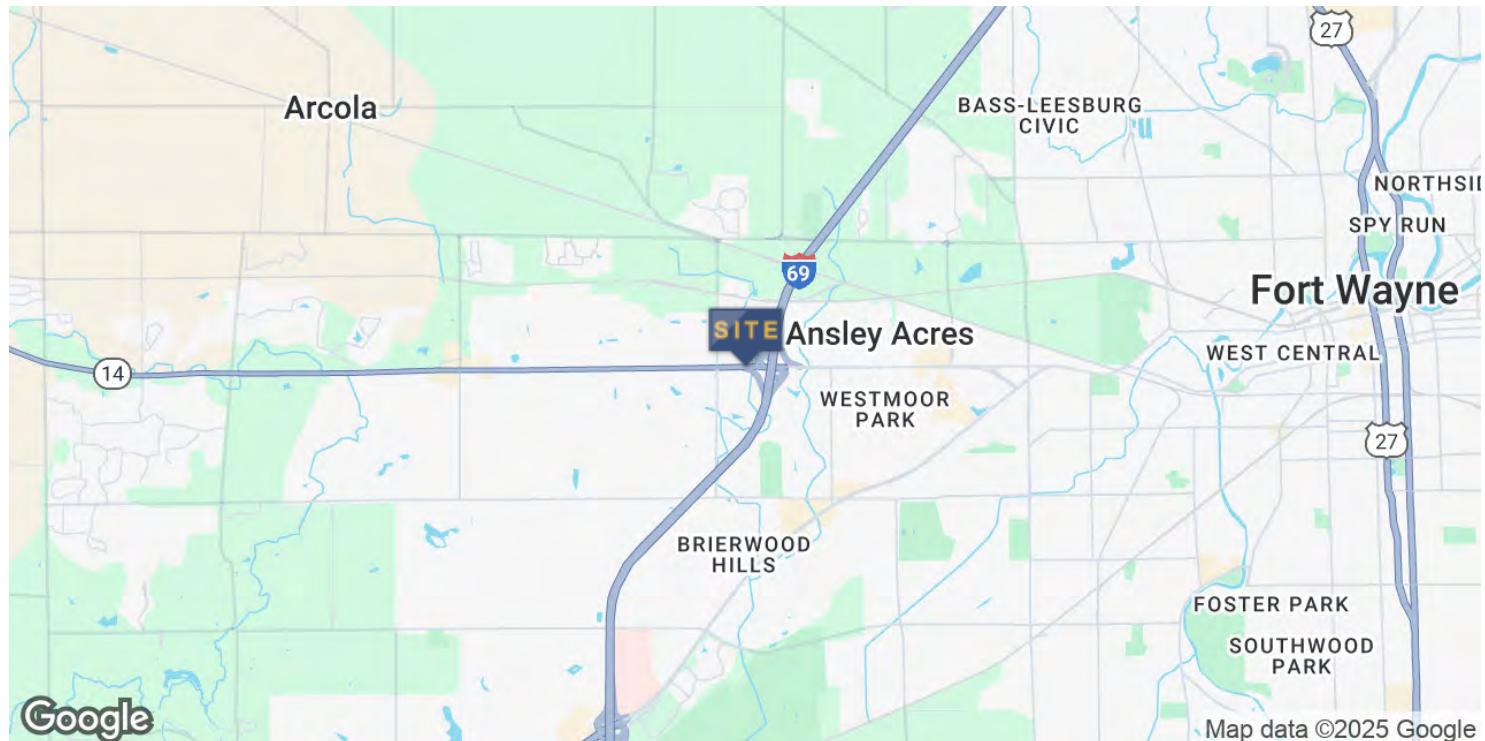
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LOCATION MAP

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