

BND

COMMERCIAL

**OFFICE BUILDING
FOR SALE OR LEASE
UP TO 16,672 SF
6702 POINTE INVERNESS
FORT WAYNE, INDIANA**



OVERVIEW: 6702 Pointe Inverness

Total Building Size: 16,672 SF

Available for Lease: 5,172 SF, 11,500 SF or 16,672 SF

Interstate Frontage / Signage

Growing Southwest Allen County location

Available Immediately

Sale Price: \$3,250,000

Lease Rate: \$14.50 / SF / Modified Net
5,172 Square Feet
11,500 Square Feet



O. Karl Behrens, CCIM, SIOR
Cell: (260) 410-3627
kb@bnd.net

Alec Ramsey
Cell: (260) 414-8415
ar@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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11,500 SF Space



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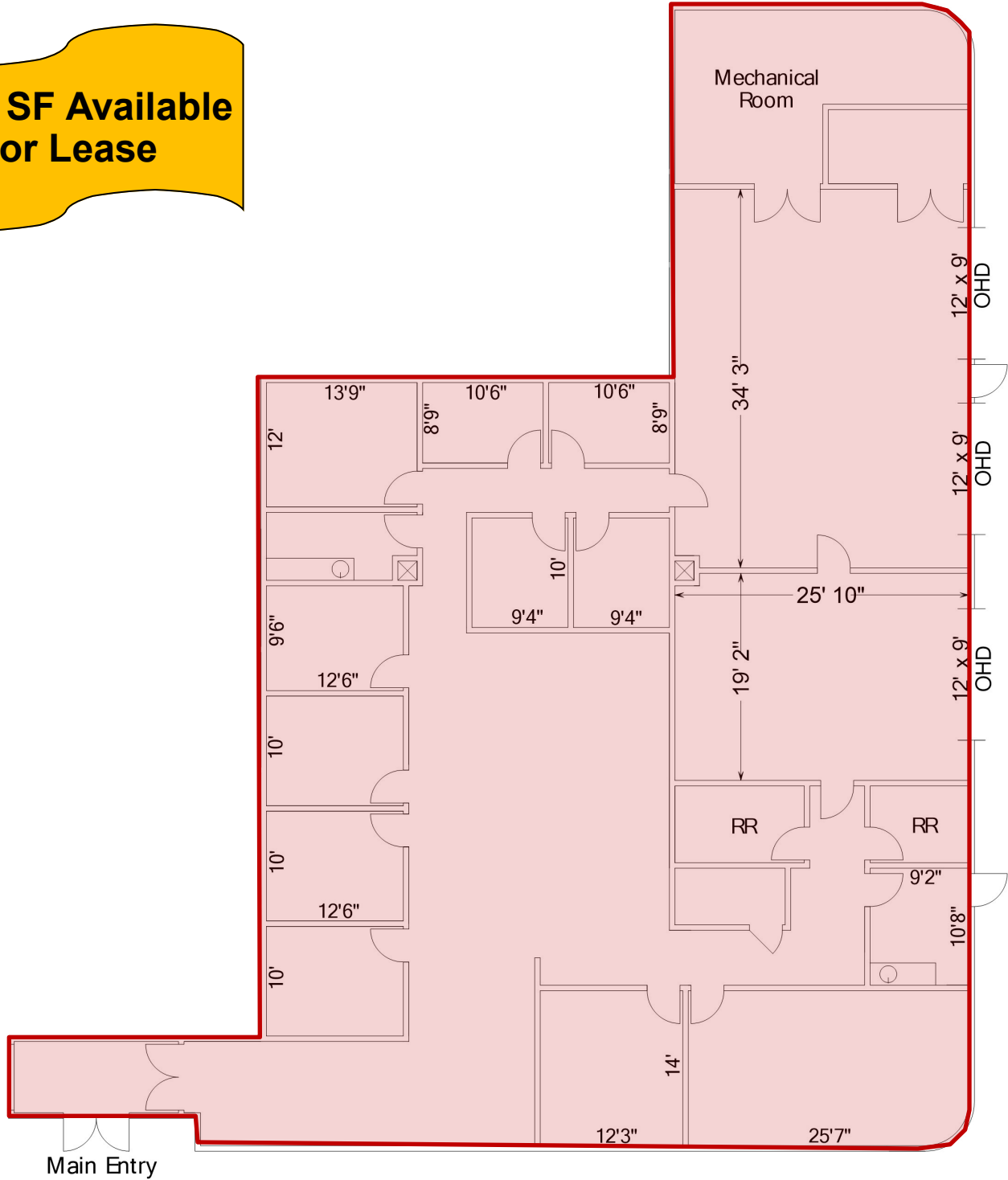
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**5,172 SF Available
For Lease**

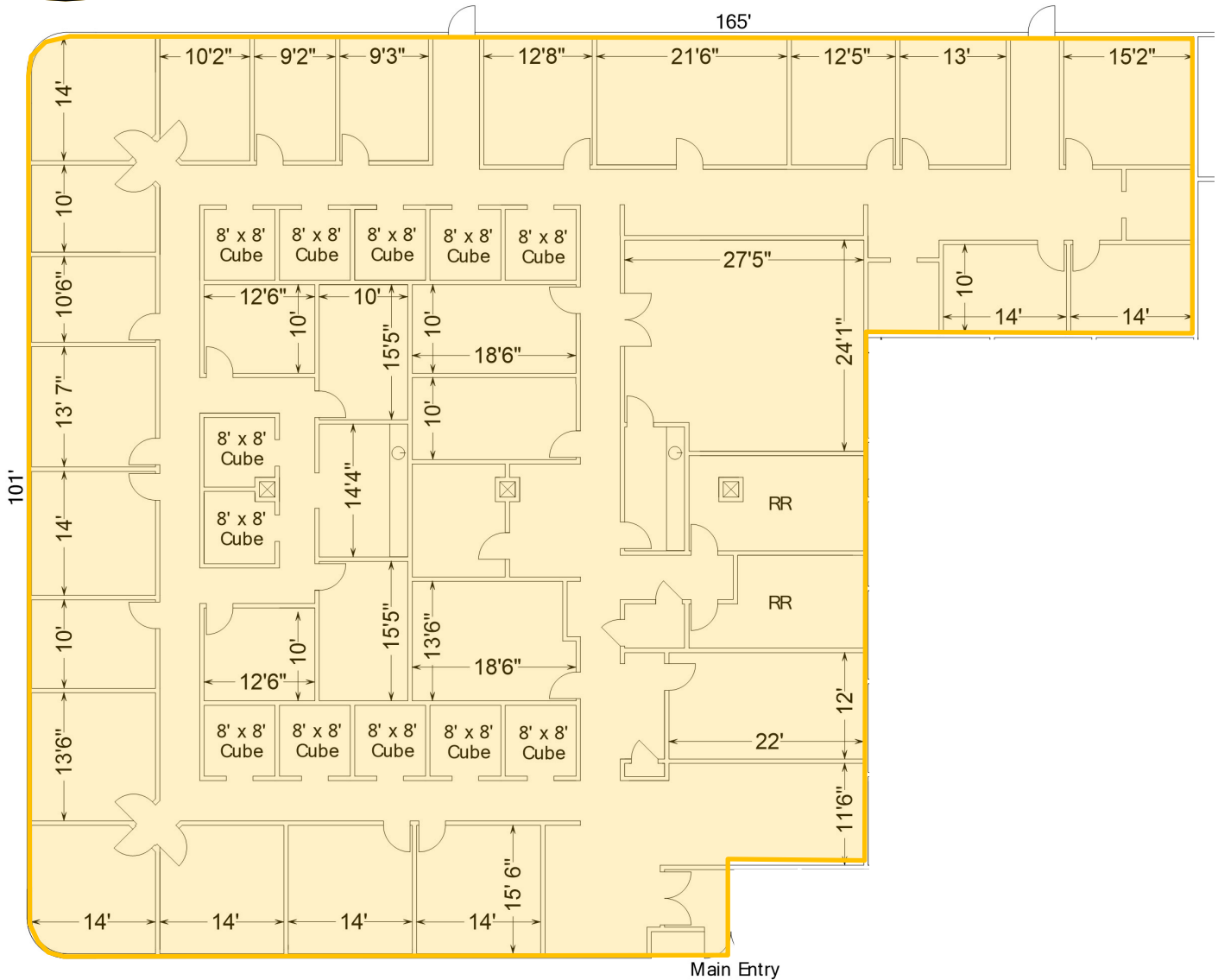


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**11,500 SF Available
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Property Highlights

| | |
|-----------------------|---|
| Address | 6702 Pointe Inverness Way |
| City/State/Zip | Fort Wayne / IN / 46804 |
| Lease Rate | \$14.50 Per Square Foot Modified Net |
| Sale Price | \$3,250,000 |
| Occupancy | Available Immediately |

Building Information

| | |
|----------------------------------|---|
| Total Building Size | 16,672 SF |
| Available Space for Lease | 5,172 SF, 11,500 SF, or 16,672 SF |
| Land Area | 1.29 Acres |
| Zoning | C2 General Commercial |
| Construction Type | Wood Frame ESSF Exterior |
| Construction Year | 2000 (Extensively Remodeled in 2010) |
| Number of Floors | One |
| Roof | Flat |
| Heating System | Heat Pump - Water Furnace |
| Air Conditioning | Heat Pump - Water Furnace |
| Sprinkler System | No |
| Parking | Paved - 55 Spaces Plus Access to 8 Spaces on the Adjacent Property |
| Building Dimensions | ± 89' x 144' |

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

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Building Expenses

| | Responsible Party (Landlord / Tenant) | Estimated Expense |
|-----------------------------|--|--|
| Utilities | Tenant | |
| Property Tax | Tenant | \$1.61 / SF (2025 Payable 2026 - \$28,963.32) |
| Building Insurance | Tenant | \$0.20 / SF (2025 Estimate - \$3,334.40) |
| Janitorial | Tenant | |
| Interior Maintenance | Tenant | |
| Common Area | Tenant | \$0.90 / SF (2025 Estimate - \$15,000) |
| Roof / Structure | Landlord | |
| Lawn / Snow | Landlord | |
| \$2.71/ SF Total CAM | | |

Utilities

| | Company | Estimated Expense |
|----------|--------------------|-------------------|
| Gas | NIPSCO | TBD |
| Electric | I&M | TBD |
| Water | City of Fort Wayne | TBD |
| Sewer | City of Fort Wayne | TBD |

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