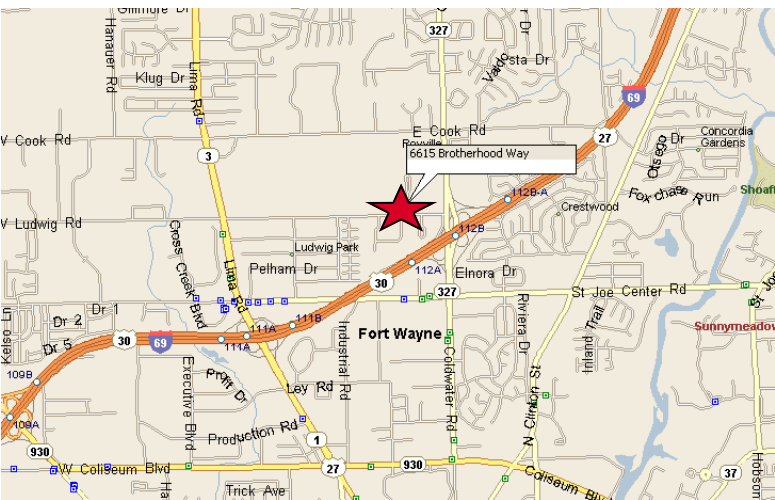




Available for Lease  
**Integrity Building**  
6615 Brotherhood Way, Fort Wayne, Indiana 46825

- Property Information**
- 3,078—5,382 SF
  - Brick, Wood Frame Construction
  - 2.06 Acres
  - Zoned CM-1
  - 73 Parking Spaces
  - North Side of Fort Wayne
  - Perimeter Offices, Large Open Area
  - ADT Fire & Alarm System Available
  - High Visibility
  - Minutes from I-69
  - Accessible from Coldwater or Lima Roads



**Contact Information**

**John Caffray**  
Vice President of Brokerage

111 East Ludwig Road  
Suite 101  
Fort Wayne IN 46825

tel 260 423 4311  
cell 260 438 3525  
jcaffray@naihd.com

www.naihd.com

**NAI Harding Dahm**

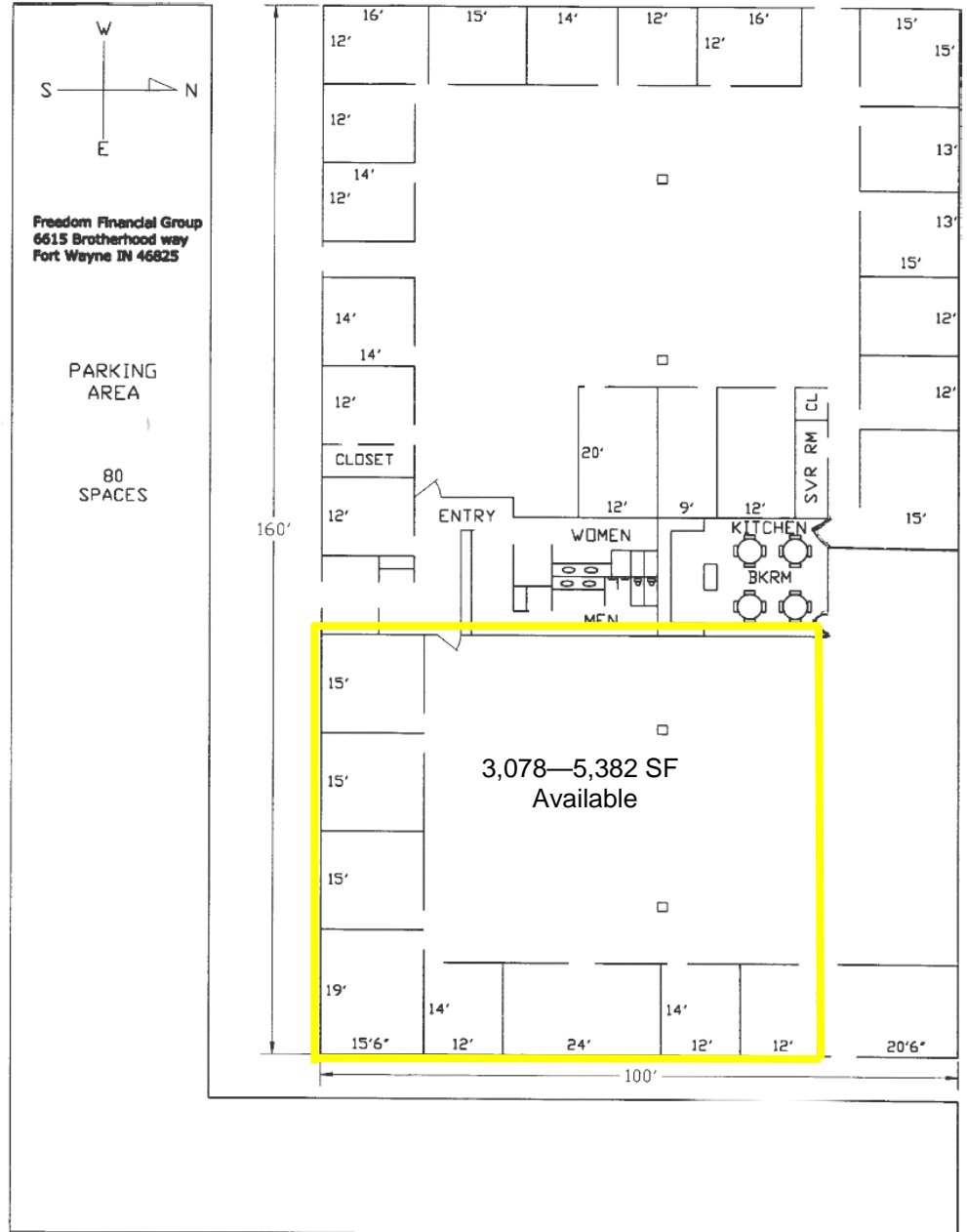
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

111 East Ludwig Road  
Suite 101  
Fort Wayne IN 46825



**For Lease**  
**Integrity Building**  
**6615 Brotherhood Way**  
**Fort Wayne, IN 46825**



## OFFICE SPACE AVAILABLE



<b>BUILDING SIZE &amp; LOCATION</b>		<b>STRUCTURAL DATA</b>	
Total Building Area	16,000 SF	Type of Construction	Brick, Wood Frame
Available Area	3,078 - 5,382 SF	Roof	Asphalt Shingle
Building Name	Integrity Building	Dimensions	100' x 160'
Street Address	6615 Brotherhood Way	<b>MECHANICAL DATA</b>	
City/State	Fort Wayne, IN	Sprinklers	Yes
Zip Code	46825	Type of Heating System	Gas Forced Air
City Limits	Yes	Type of Air Conditioning	Central
County	Allen	<b>OPERATING COSTS</b>	
Township	Washington	Electricity Source	AEP
<b>BUILDING AVAILABILITY</b>		Electric Cost (Annual Est.)	Will Advise
Date Available	Immediately	Natural Gas Source	NIPSCO
Lease Rate & Terms	<del>\$12.00 SF Gross</del> <b>\$10.50 SF Gross</b>	Natural Gas Cost (Annual Est.)	Will Advise
<b>SITE DATA</b>		Fire & Extended Coverage Insurance	Will Advise
Site Acreage	2.06	Common Area Maintenance	Will Advise
Dimensions	260.5' x 346'	<b>ADDITIONAL INFORMATION</b>	
Zoning	CM-1	<ul style="list-style-type: none"> <li>* Perimeter Offices, Large Open Area</li> <li>* ADT Fire &amp; Alarm System Available</li> <li>* Signage with High Visibility</li> <li>* Minutes from I-69</li> <li>* Accessible from Coldwater or Lima Roads</li> <li>* Located in a professional office park on the north-west side of Fort Wayne</li> <li>* Common Area Restrooms</li> <li>* 7 Private Offices and Conference Room</li> <li>* Large Open area for Cubicles</li> </ul>	
Additional Land Available	No		
<b>GENERAL DATA</b>			
Number of Stories	1		
Condition	Good		
Year Built	1984		
Former Use	Office		
Property Type	Office		

TRANSPORTATION		PROPERTY TAXES	
Nearest Highway/Interstate	I-69	Key Number	02-07-14-402-004.000-073
Distance to Highway/Interstate	.3 Miles	Assessments:	Assessed
Distance to Commercial Airport	11.5 Miles		Value
Parking Lot	Paved	Land	\$161,800.00
Number of Parking Spaces	73	Improvements	\$597,700.00
<b>DEMOGRAPHICS</b>		Total	\$759,500.00
1 Mile	7,637	Annual Taxes	\$ 22,785.00
3 Mile	50,730	Tax Year	2011 payable 2012
5 Mile	142,207	Taxes per Square Foot	\$ 1.42
<b>FOR MORE INFORMATION, CONTACT</b>			
<b>John Caffray, Broker</b> Vice President of Brokerage  NAI Harding Dahm 111 East Ludwig Road Suite 101  tel 260 423 4311 cell 260 438 3525 jcaffray@naihd.com  www.naihd.com			
All information furnished regarding property for sale, lease or financing is from sources believed to be reliable. We cannot guarantee the accuracy thereof, and same is submitted subject to errors, omission, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.			