

PRIME OFFICE SPACE AVAILABLE IN DESIRABLE SOUTHWEST FORT WAYNE LOCATION



6920 Pointe Inverness Way, Fort Wayne, IN 46804

- Pointe Inverness Office Park adjacent to I-69 at exit 305
- Two suites available - 2,673 SF & 4,463 SF
- Turnkey spaces available immediately
- Beautifully appointed offices & collaboration spaces
- Lease rate: \$19.00/SF Full Service



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PROPERTY INFORMATION

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
Site Acreage	6.82 Acres

PRICE/AVAILABILITY

Suite Available	RSF	Monthly Rent
Suite 140	4,463 SF	\$7,066.42
Suite 200	2,673 SF	\$4,232.25
Lease Rate		\$19.00 SF/yr
Lease Type		Full Service
Availability		Immediately

BUILDING DATA

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

FINANCIAL RESPONSIBILITIES

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

UTILITIES

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

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

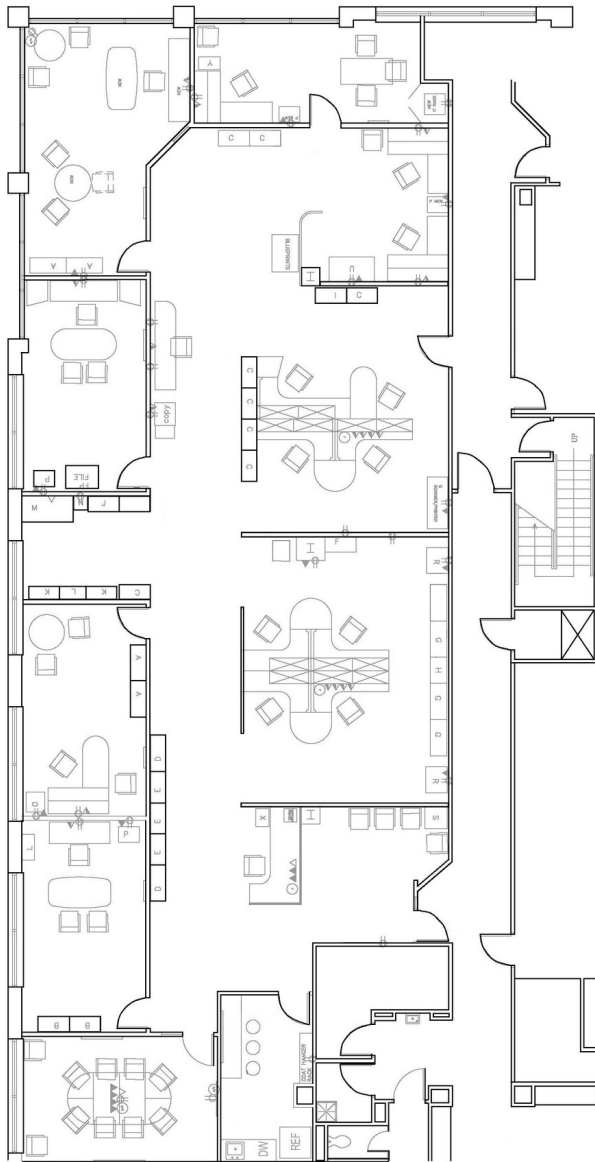


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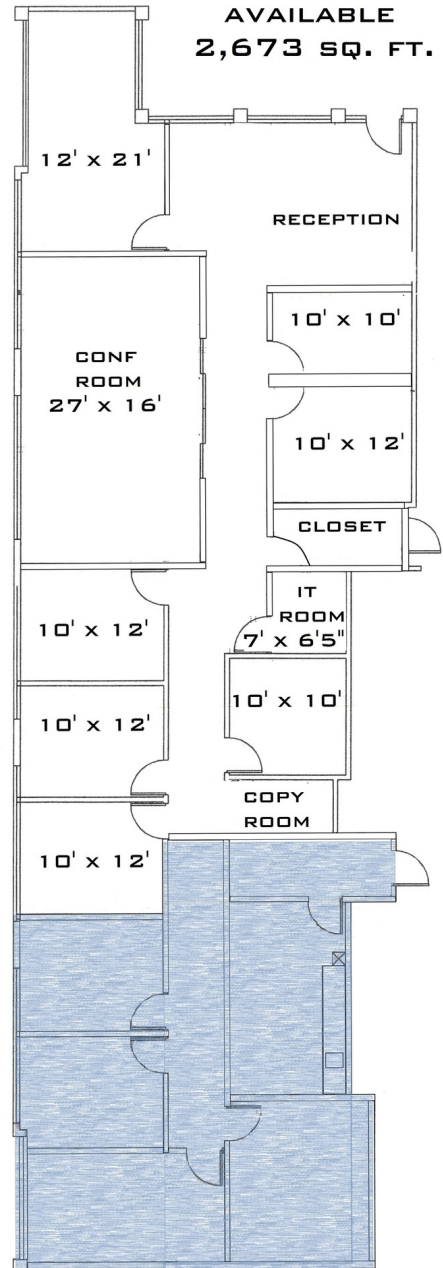
FLOOR PLANS

SUITE 140
AVAILABLE
4,463 SQ. FT.



SUITE 200

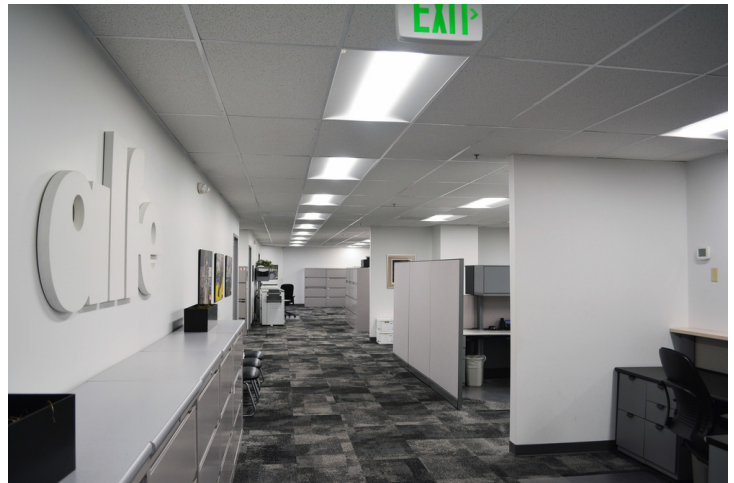
AVAILABLE
2,673 SQ. FT.



EXTERIOR/ENTRANCE PHOTOS



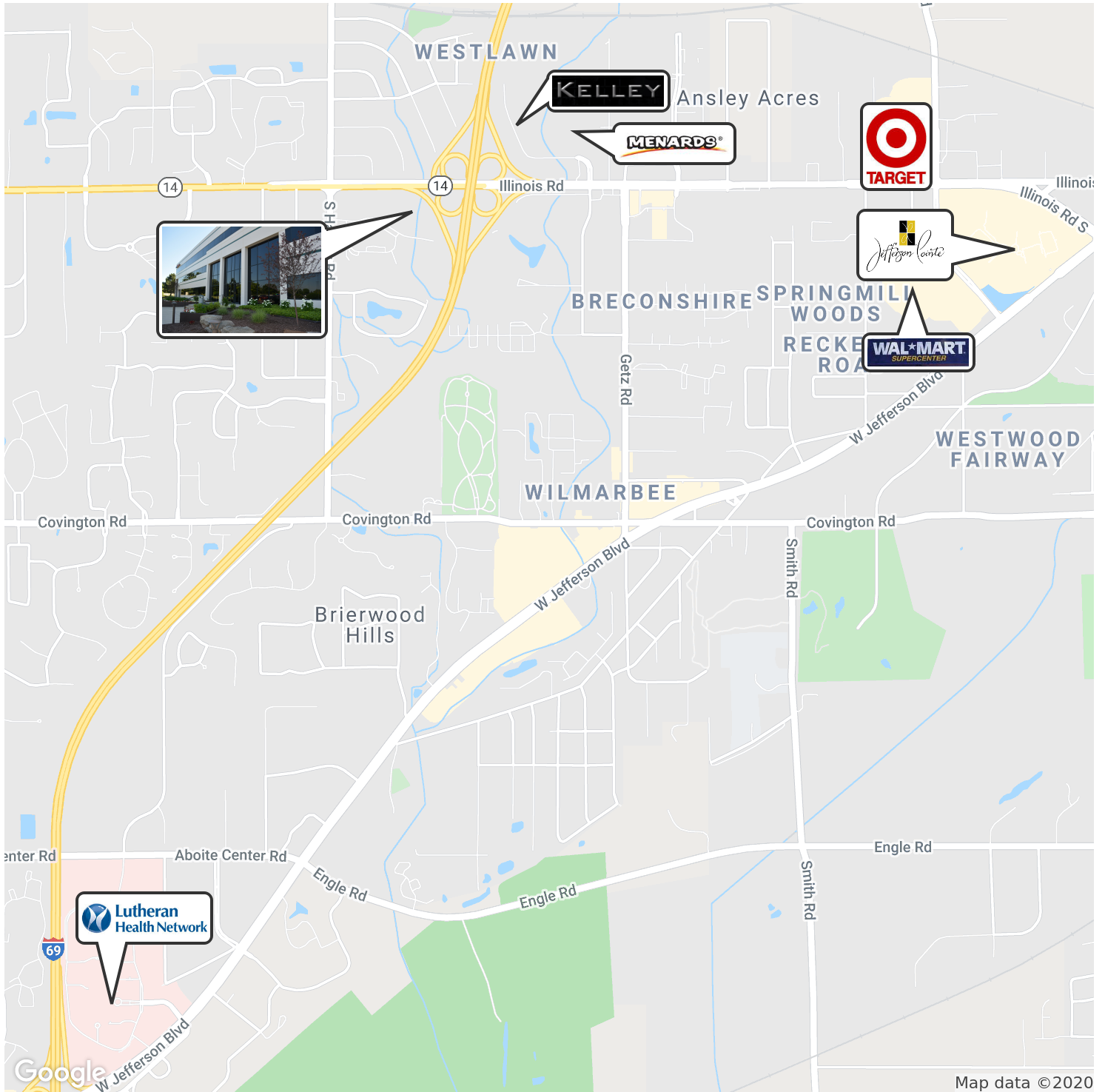
SUITE 140 PHOTOS



SUITE 200 PHOTOS



NEIGHBORHOOD MAP



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LOCATION MAPS



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