STURGES PROPERTY GROUP

Integrity Office Space

6617 Brotherhood Way
Fort Wayne, IN 46825



Modern Class A Office Space

The Integrity Office Building is a modern, well-maintained office property located near Coldwater and Lima Roads, offering easy access to major thoroughfares. The building features 4,164 RSF of office space with a layout that includes glass-enclosed private offices, a spacious glass-walled conference room, open cubicle areas, a generous kitchenette, and a large breakroom. The property is professionally landscaped and features sidewalks, an asphalt parking lot, and a monument sign. This office suite provides a professional environment suitable for a variety of business uses.

Property Highlights

- 4,164 RSF - Ready for occupancy
- Well-maintained office space
- Private entrance with ample front door parking
- Private offices and open cubicle space
- Zoned C2 - Limited Commercial
- **FOR LEASE: $18.50/SF/Yr Gross**

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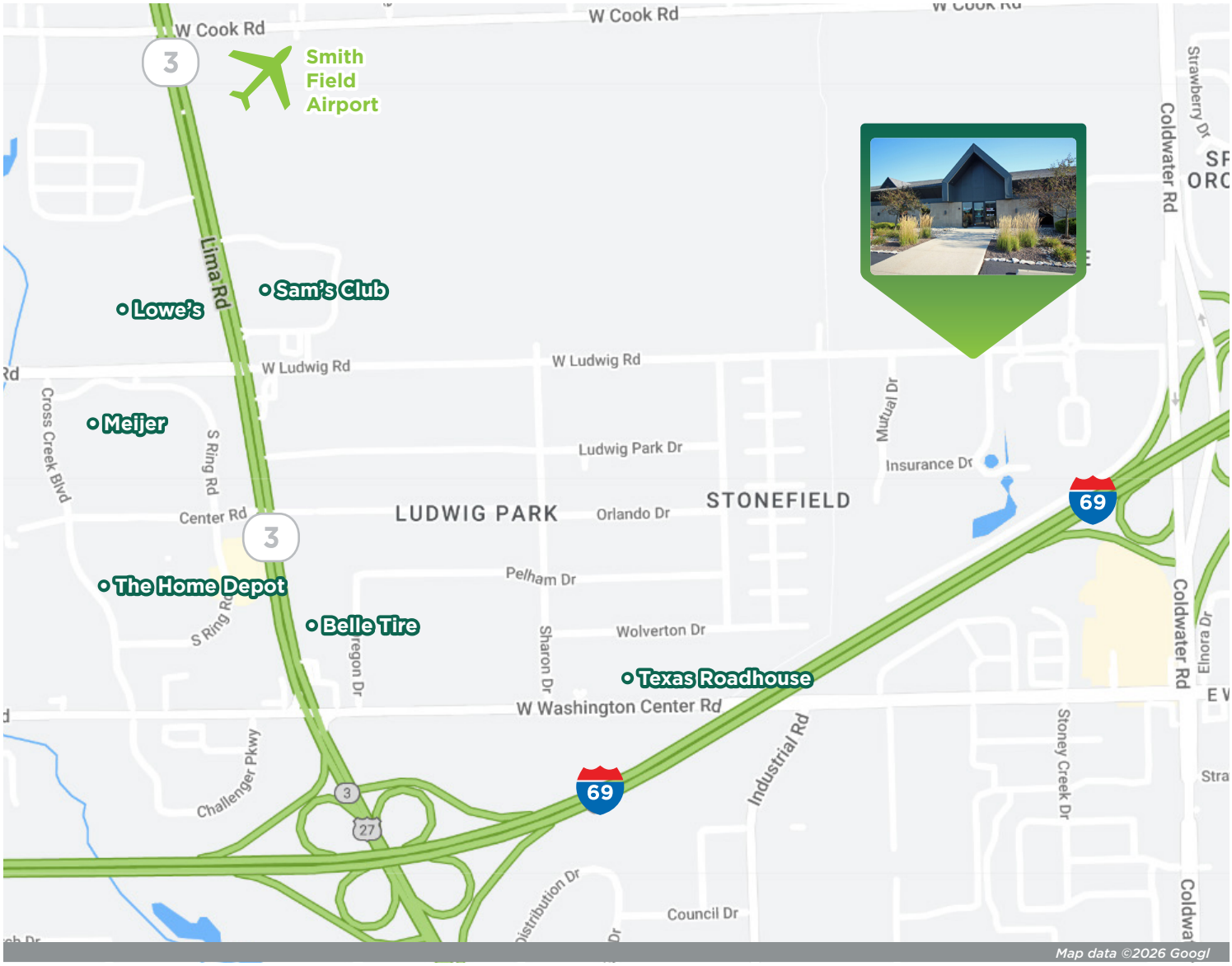

Excellent Location

The Integrity Office Building is conveniently located within the Brotherhood Place Office Park at Ludwig Road and Brotherhood Way, approximately one-half mile from I-69 and Coldwater Road. The surrounding area offers a mix of office, residential, retail and aviation uses, with Smith Field Airport and numerous national retailers and restaurants nearby, including Sam's Club, Lowe's, Meijer, Texas Roadhouse, The Home Depot, and Belle Tire. The location provides excellent and convenient access to a wide range of amenties.

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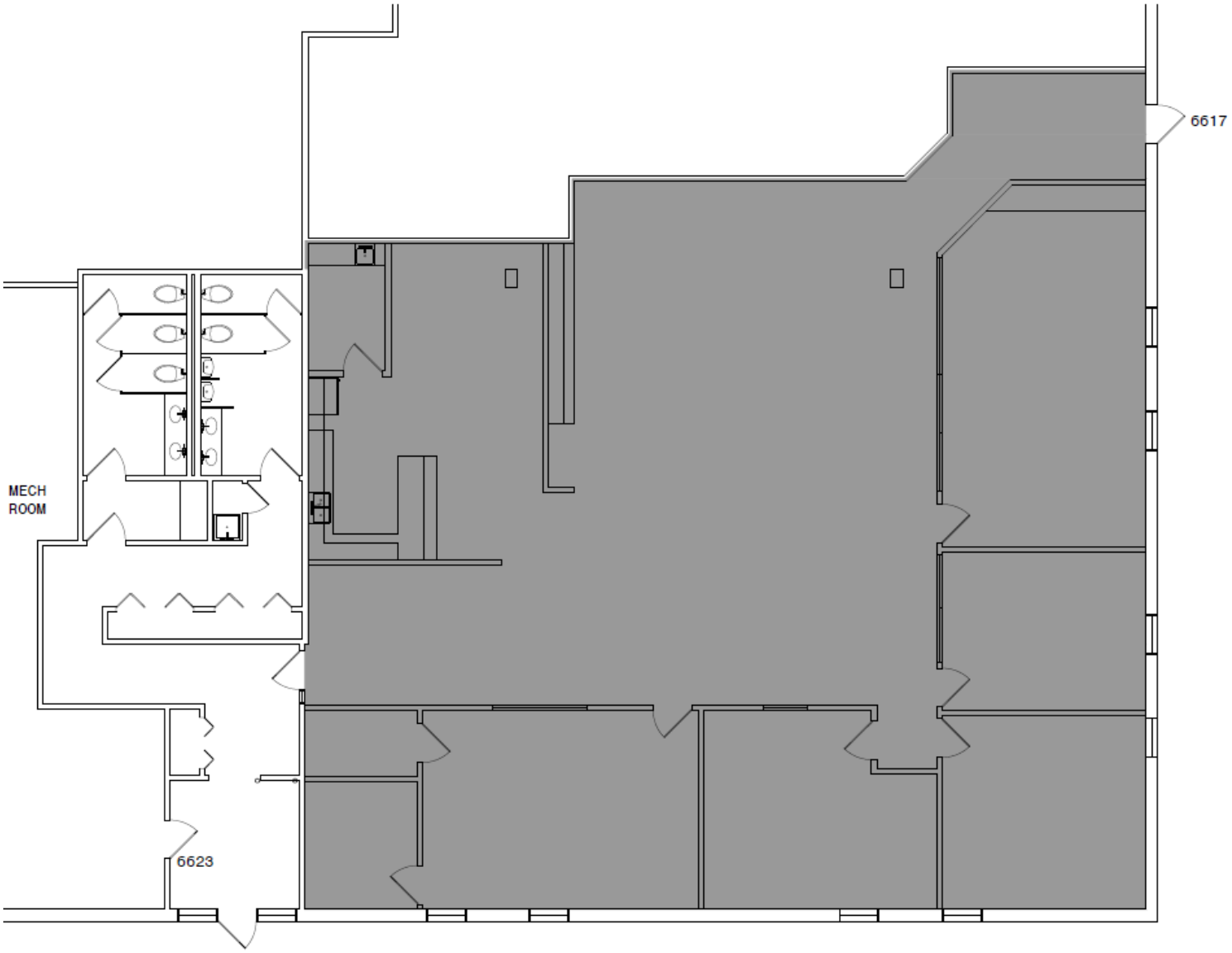
Available Suite



Floor plan may not be to scale. Contact broker for detailed floor plan.

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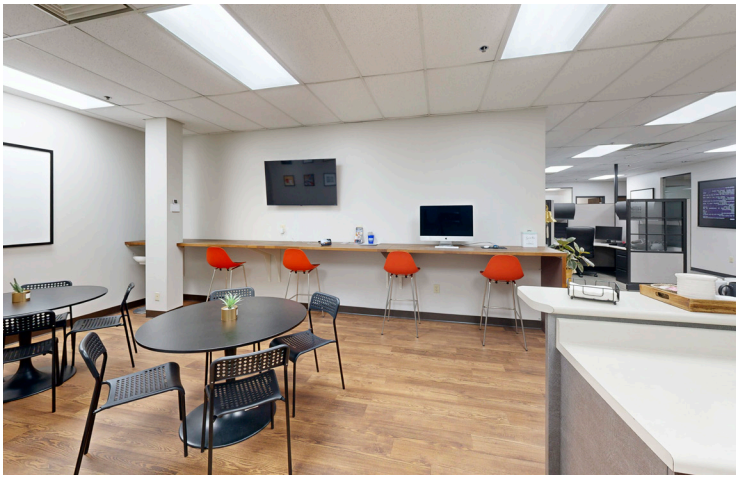
Additional Photos













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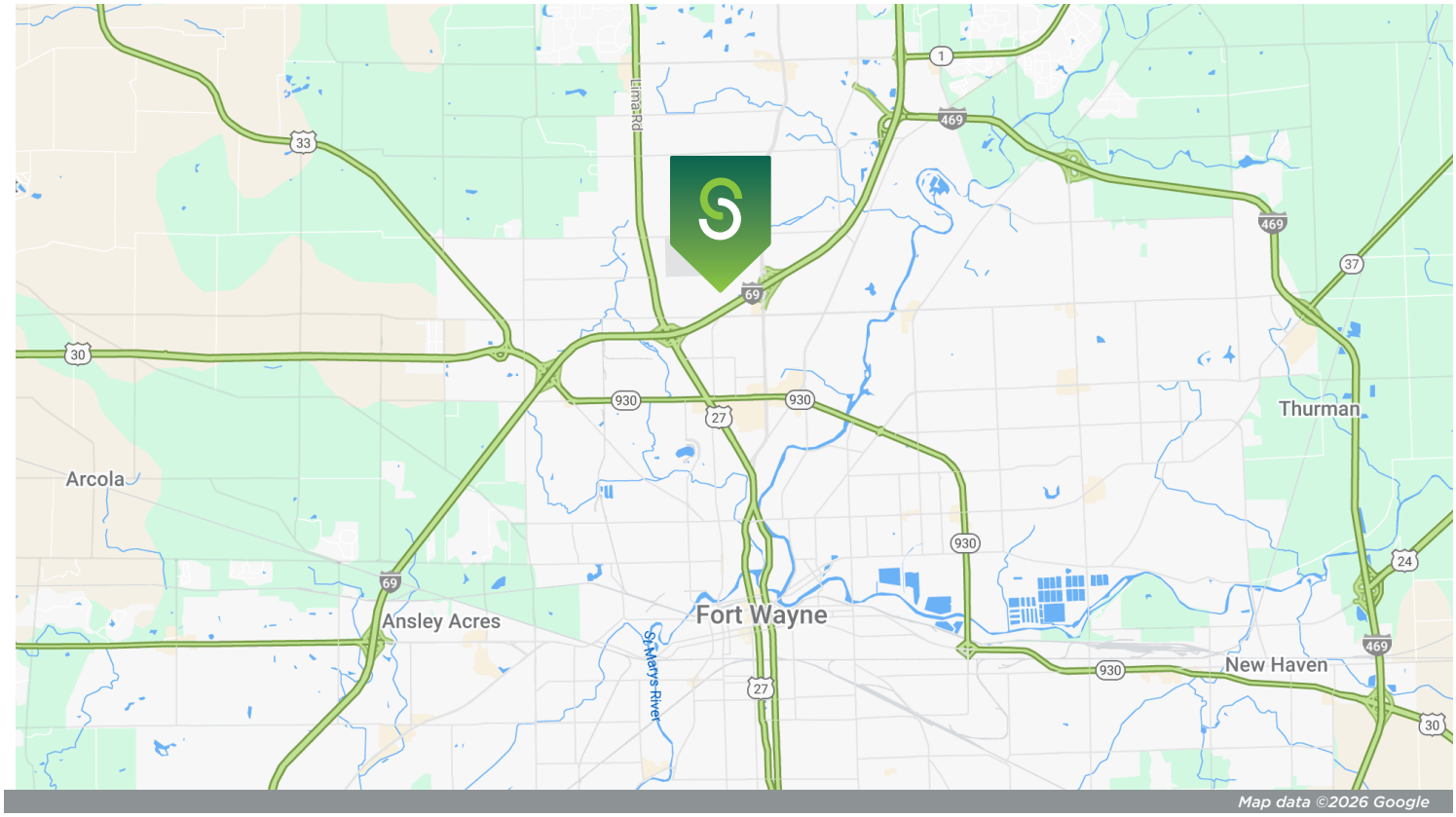

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PROPERTY INFORMATION

Address	6617 Brotherhood Way
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-14-402-004.000-073

LEASE INFORMATION

Lease Rate & Type	$18.50/SF/YR Gross
Terms	3 Yr Minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	16,000 SF
Total Available	4,164 RSF
Max Contiguous	4,164 RSF

Units Available	RSF	Monthly Rate
• Suite 6617	4,164	$6,419.50

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

SITE DATA

Zoning	C2 - Limited Commercial
Parking	Paved
Parking Count	79
Nearest Interstate	I-69
Traffic Counts	5,600 VPD - E Ludwig Rd 29,400 VPD - Coldwater Rd

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1984
# of Stories	One
Construction Type	Wood Frame
Roof	Shingle
Heating	Package
A/C	Package
Sprinkler	Yes
Elevators	No
Signage	Monument
ADA Compliant	Yes

ADDITIONAL INFORMATION

- Class A office space in Brotherhood Way Office Park
- Gross Lease

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