



## Contemporary Office Suites

6110-6114 Constitution Drive

Fort Wayne, IN 46804



### Quiet Southwest Office Campus

Beautiful park-like property with a polished, contemporary interior and large glass windows on three sides of the building. The contemporary office suites are near multiple dining and shopping options at Jefferson Pointe and Apple Glen Shopping Centers. The property boasts abundant paved on-site parking and easy access to I-69 at Exit 305.

### Property Highlights

- ▶ Suites available
  - ▷ Suite 100 B - 2,112 SF
  - ▷ Suite 200 - 1,014 SF
  - ▷ Suite 300 - 455 SF
- ▶ Lease suites individually or combine suites 200 & 300 for a total of 1,469 SF
- ▶ Well-kept landscaping and mature trees nestled in a quiet park-like setting
- ▶ 10 minutes to downtown, Lutheran Hospital, and IU Health
- ▶ Tenants share kitchen and restrooms in common area
- ▶ **FOR LEASE: \$17.00/SF/Yr Gross**

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#### ANDREW ECKERT

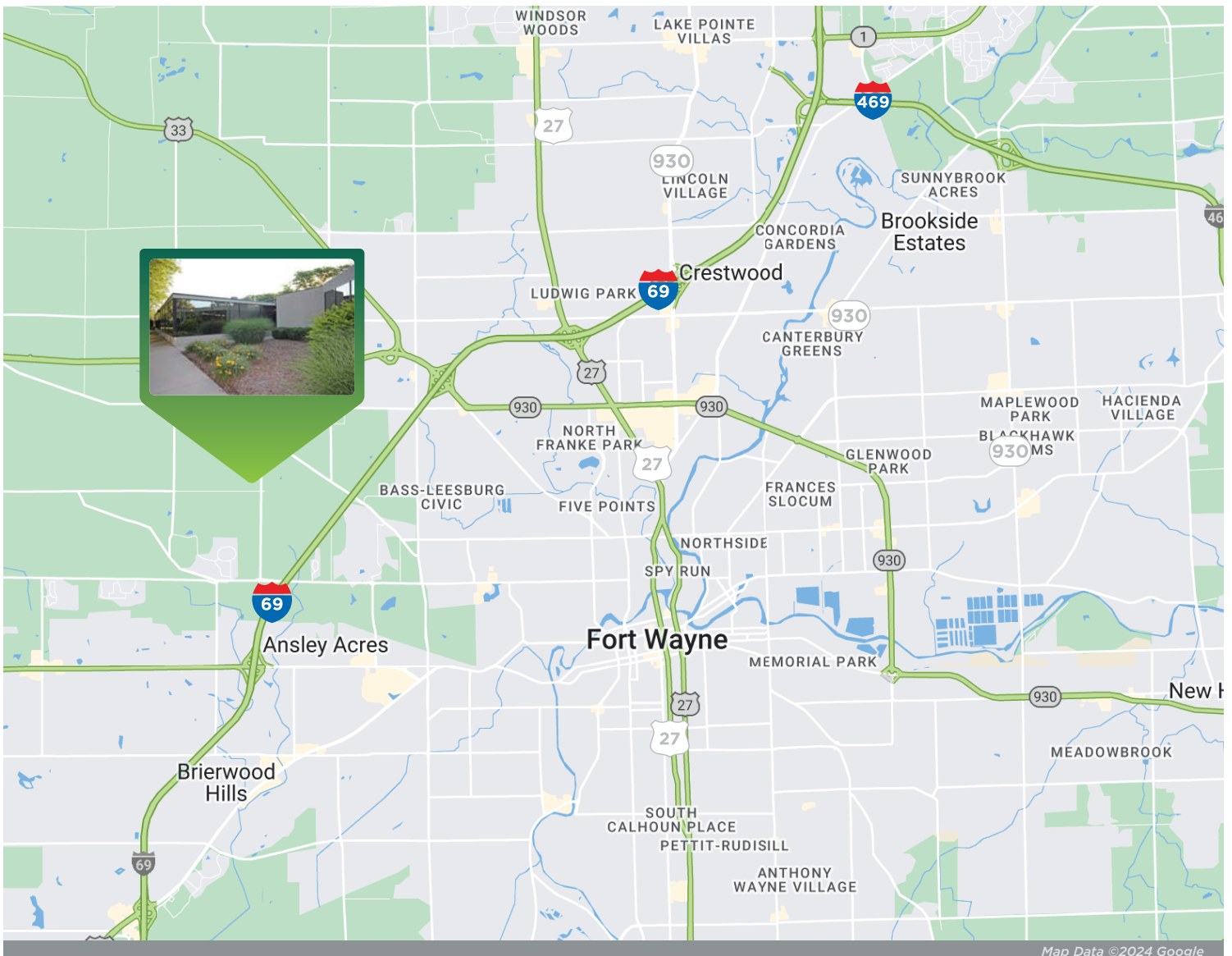
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## Unbeatable Location

Constitution Drive is in Southwest Fort Wayne, approximately one mile from I-69 at Exit 305. The location features easy access to restaurants and shopping at nearby Jefferson Pointe, Apple Glen, and Orchard Crossing shopping centers. Constitution Drive is also adjacent to Fort Wayne's latest development, a \$67 million luxury apartment complex which broke ground in December of 2023. Other neighboring businesses include ProFed Credit Union, Lassus Handy Dandy Office, and Meijer. It is less than 10 minutes away from Fort Wayne's thriving downtown and approximately 15 minutes to the north side of Fort Wayne by using I-69.

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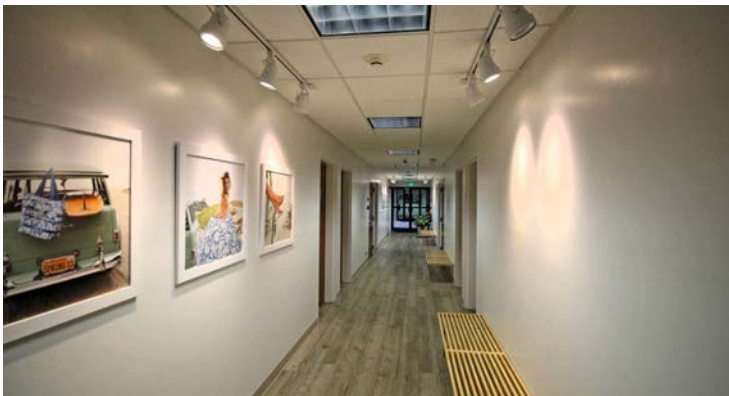
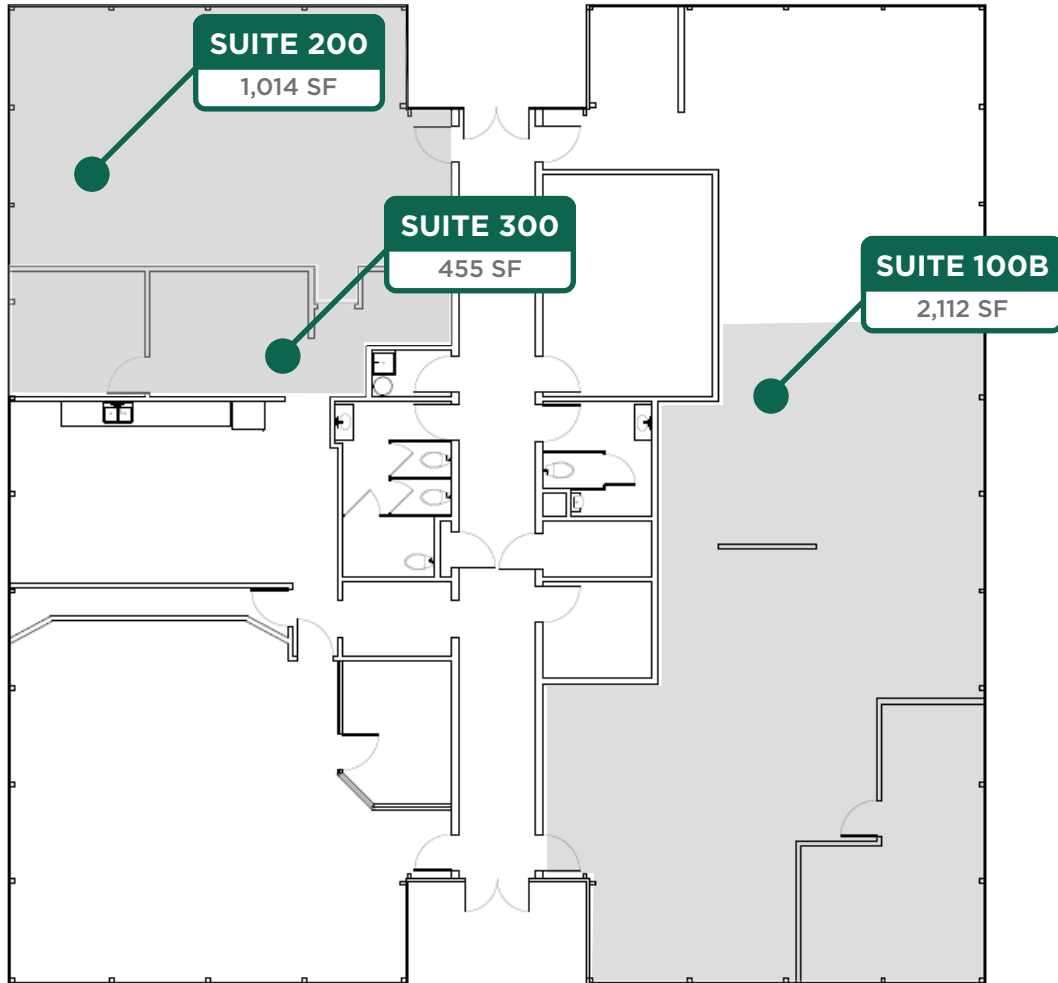


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### Available Suites



Main Hallway



Suite 200 - Open Area Office

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Shared Kitchen



Suite 100B - Eight Private Offices



Suite 100B - Conference Room



Suite 100B - Lobby

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## Contemporary Office Suites

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### PROPERTY INFORMATION

Address	6110-6114 Constitution Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-07-177-003.000-074



### LEASE INFORMATION

Lease Rate & Type	\$17.00/PSF/Yr Gross
Terms	5 Year Minimum
Availability	Immediate

### RESPONSIBLE PARTIES

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

### AVAILABLE UNITS

Total Building Area	17,845 SF	
Total Available	4,851 SF	
Max Contiguous	1,469 SF	
Units Available	SF	Monthly Rate
• Suite # 100 B	2,112	\$2,992.00
• Suite # 200	1,014	\$455.58
• Suite # 300	455	\$455.58

### BUILDING INFORMATION

Property Type	Office
Year Built	1975, remodeled 2014
# of Stories	1
Construction Type	Concrete/Steel
Roof	Membrane
Heating	Centrail air
A/C	Gas forced air
Sprinkler	None
ADA Compliant	Yes
Elevators	None
Signage	Monument

### UTILITIES

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

### SITE DATA

Site Acreage	2.05 AC
Zoning	C2 - Limited Commercial
Parking	Surface

### ADDITIONAL INFORMATION

- Beautiful contemporary office with large glass windows
- Easy access to I-69, dining, and shopping
- Abundant paved parking

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## WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

***We look forward to having you in Fort Wayne!***



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



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Project Coordinator

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**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

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