

**OFFICE****FOR LEASE**

Professional Office Suites Available

Discover a prestigious three-story Class A office building nestled in Fort Wayne's southwest side. Benefit from full-service leases complemented by professional and responsive management, while enjoying high visibility from I-69 and ample parking to accommodate your business needs.

Property Highlights

- ▶ Class A office building in prestigious southwest area of Fort Wayne
- ▶ Within 1 mile of I-69 and close to major retailers, restaurants, banks, and hospitals
- ▶ Full-service lease with professional management and on-site maintenance

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

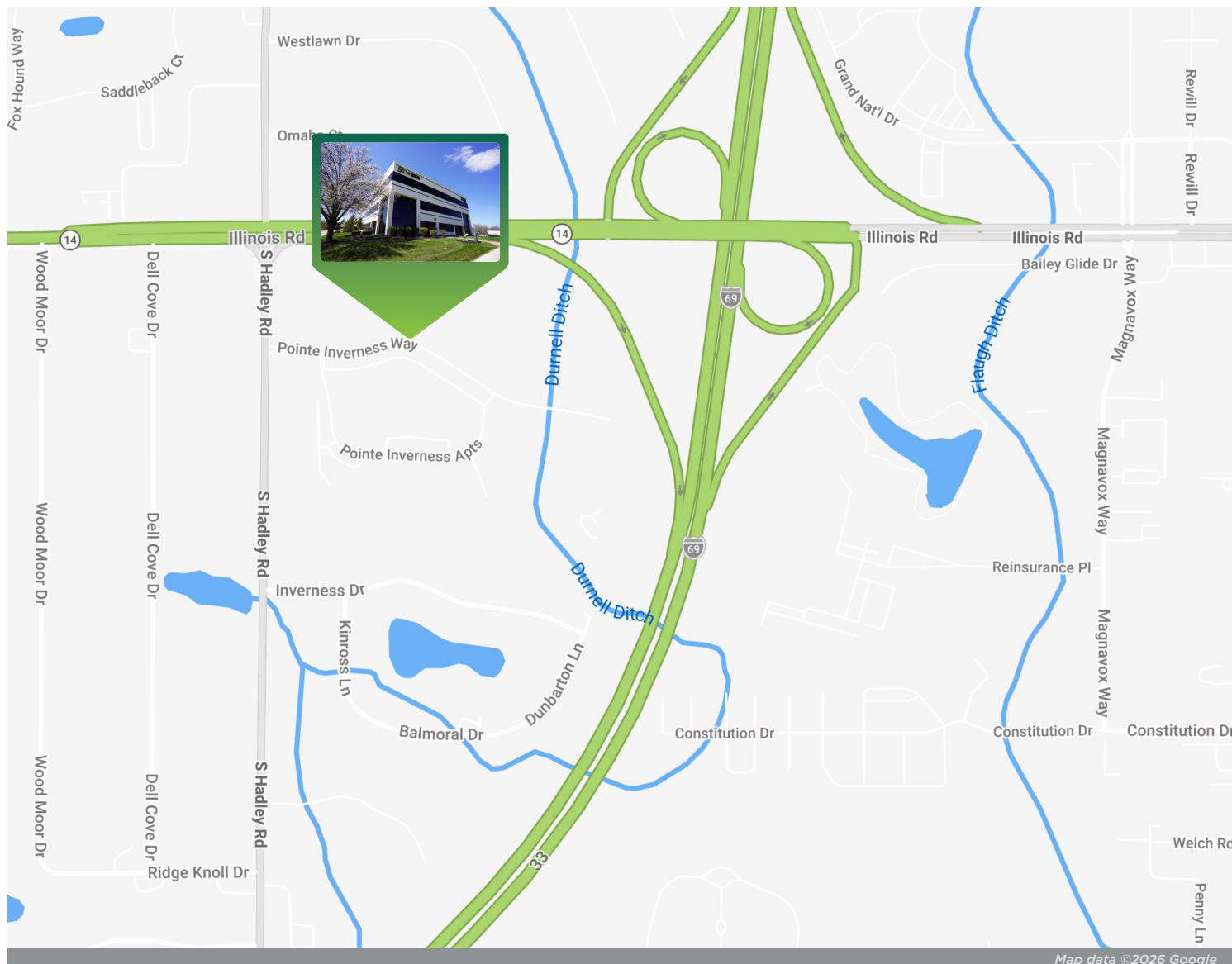
KEVIN ELLIS

Broker
260 424 8448
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Pointe Inverness II

7030 Pointe Inverness Way
Fort Wayne, IN 46804



Excellent Location

Pointe Inverness II is located in prestigious southwest Fort Wayne, less than three miles from Jefferson Pointe and Apple Glen Shopping Centers, with immediate access to I-69. The building is positioned near many major retailers, restaurants, banks, residential neighborhoods, office buildings, and hospital. It is also five miles from the heart of downtown Fort Wayne and less than nine miles away from Fort Wayne International Airport.

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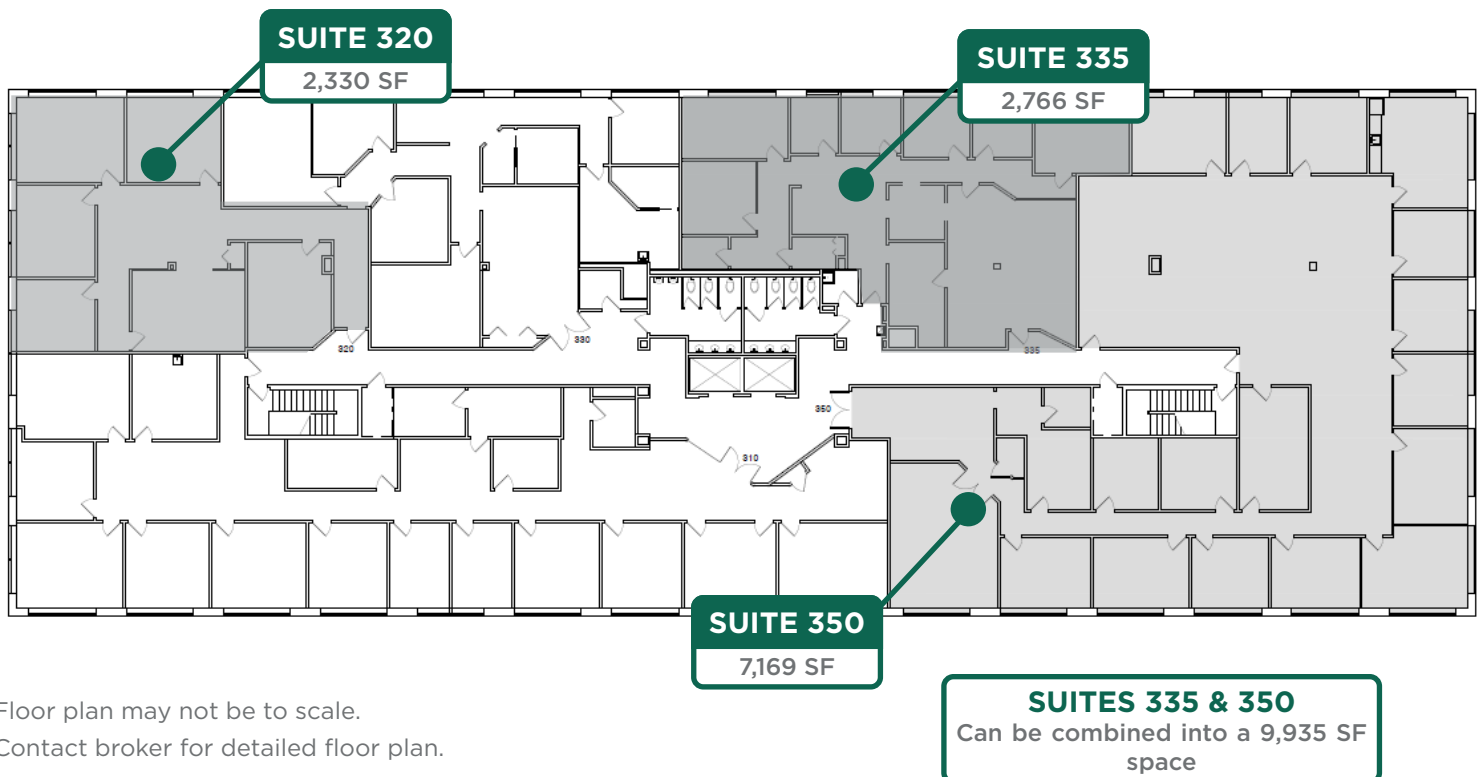
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Suites Available

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

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Suites 335 & 350



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PROPERTY INFORMATION

Address	7030 Pointe Inverness Way
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-12-201-002.000-075



LEASE INFORMATION

Lease Rate & Type	\$19.00/RSF/Yr Modified Gross
Terms	5-10 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	58,988 SF	
Total Available	12,265 RSF	
Max Contiguous	9,935 RSF	
Units Available	RSF	Monthly Rate
• Suite 320	2,330	\$3,689.16
• Suite 335	2,766	\$4,379.50
• Suite 350	7,169	\$11,350.92
• Suite 335 & 350 Comb.	9,935	\$15,730.42

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne/Aqua Indiana
High Speed Data	Comcast Copper, Frontier Copper, Frontier Fios

SITE DATA

Site Acreage	5.44 AC
Zoning	C1 - Professional Office & Personal Service
Parking	Surface

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1990
# of Stories	3
Construction Type	Metal
Roof	EPDM w/ ballast stone
Heating	Central
A/C	Central
Sprinkler	Wet
Elevators	2
Signage	Tenant directory

ADDITIONAL INFORMATION

- Within one mile of I-69 and close to major retailers, restaurants, banks and hospitals
- Full-service lease with professional management and on-site maintenance

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