

Office Space



6418 Lima Road
Fort Wayne, Indiana 46825

Property Features

- Fully furnished office space with seven offices, break room, conference room, storage, two restrooms, reception, and large open area
- Well maintained and nicely landscaped with monument signage
- Convenient location on Fort Wayne's northwest side with excellent access and visibility
- Strong office, retail and residential market

BUILDING SIZE	10,512 SF
AVAILABLE	5,256 SF
LAND	1.29 ACRES
ZONING	C-2
LEASE RATE	\$13.00 PSF MODIFIED GROSS

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

GARY BUSCHMAN, MICP

Broker

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	6418 Lima Road	Parcel Number	02-07-15-402-005.000-073
Address	6418 Lima Road	Total Building SF	10,512 SF
City, State, Zip	Fort Wayne, IN 46825	Acreage	1.29 AC
County	Allen	Year Built	1986
Township	Washington	Zoning	C-2
Parking	Surface	Parking Spaces	65
Property Features			
Construction Type	Wood frame, brick exterior	Number of Floors	1
Roof	Pitched standing seam metal	Foundation	Concrete
Lighting	Standard	Sprinklers	No
Electrical	Standard	Restrooms	2
Heating	Gas forced air	Central Air	Central
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approx. 1.5 Miles
Water	City of Fort Wayne	Nearest Highway	SR 3
Sewer	City of Fort Wayne	Distance	Located on it
		Traffic Count	42,043 VPD on Lima Rd.
Lease Information			
Available SF	5,256 SF	Lease Length	3—5 Years
Lease Rate	\$13.00 PSF	Lease Type	Modified Gross
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes		Landlord	
CAM Fee		Landlord	
Insurance		Landlord	
Maint./Repairs		Landlord	
Roof /Structure		Landlord	
Utilities		Landlord	
Janitorial		Tenant	

*Tenant responsible for their own internet.

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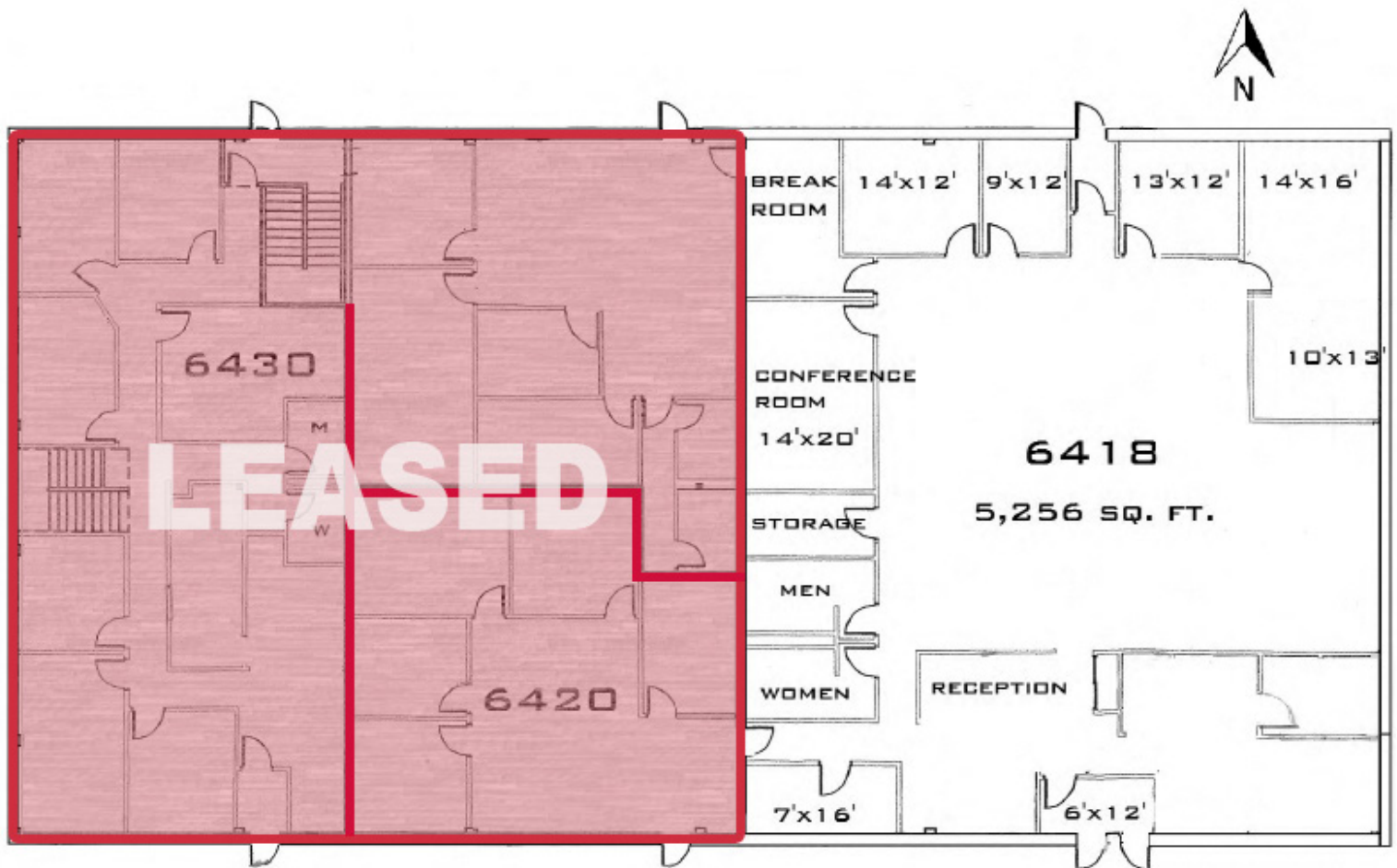
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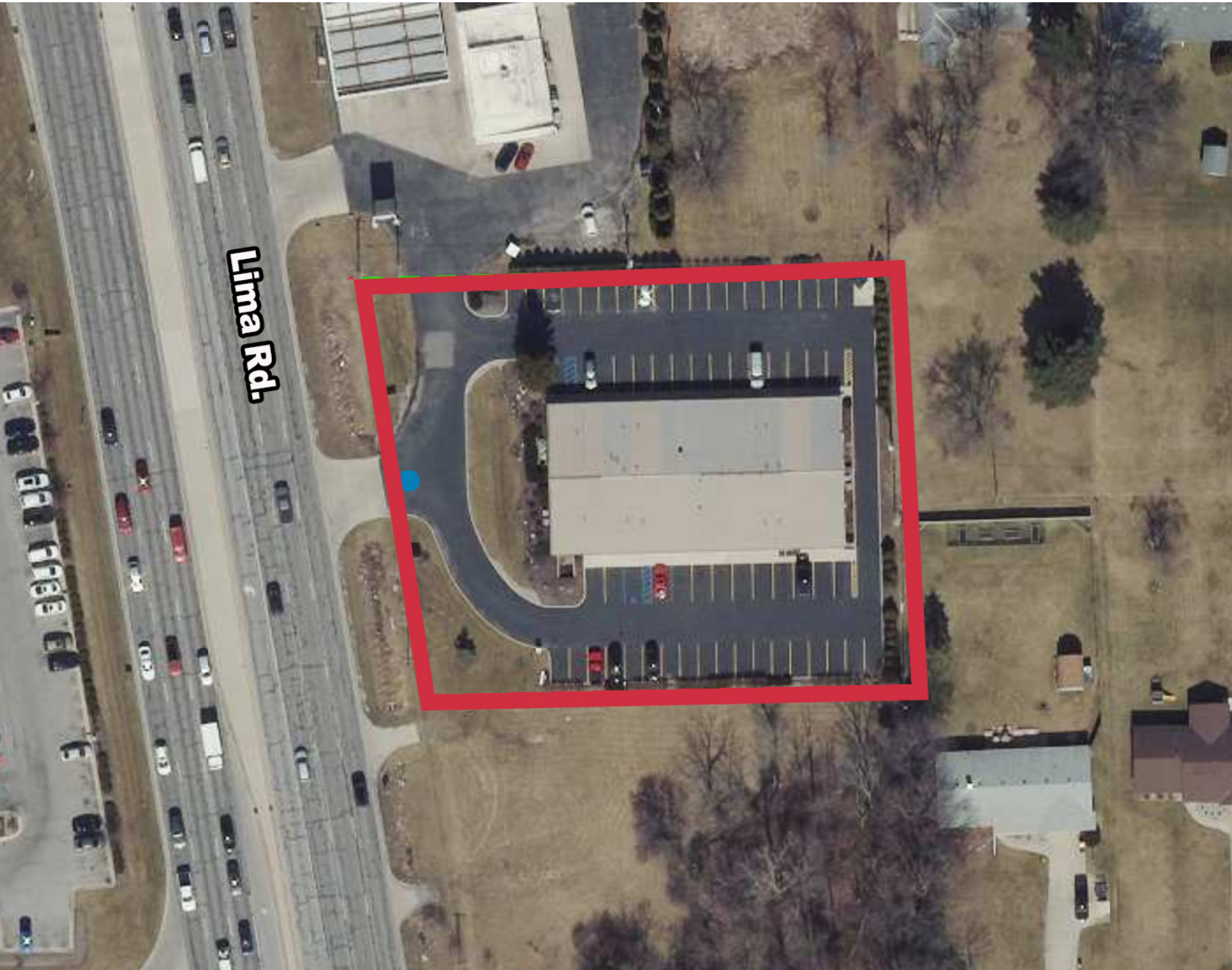
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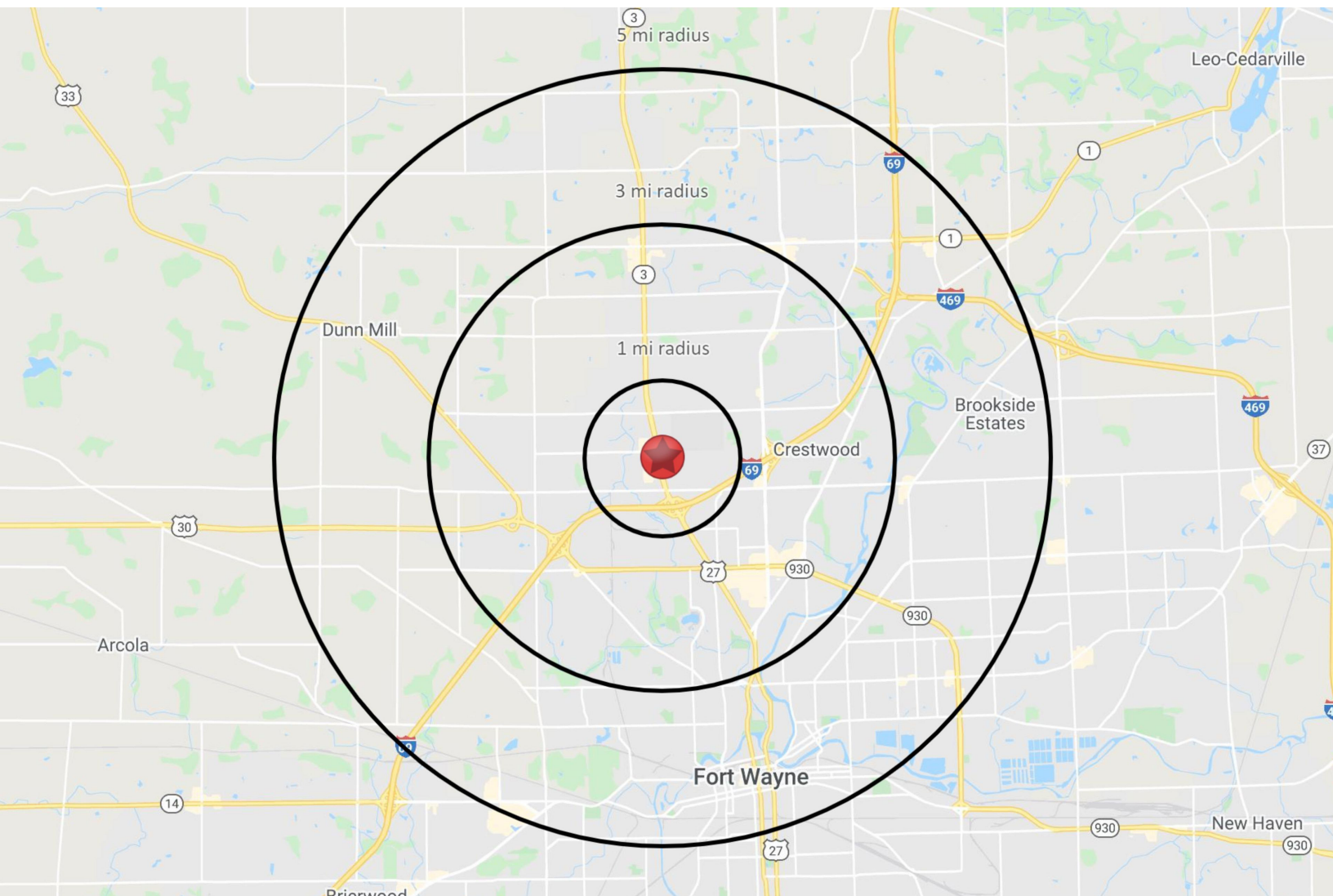
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,590	46,627	133,102
NUMBER OF HOUSEHOLDS	1,068	20,139	55,356
AVERAGE HOUSEHOLD INCOME	\$53,401	\$64,468	\$69,052
MEDIAN HOME VALUE	\$87,848	\$121,201	\$133,575

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