

## Historic Office Building

229 W Berry St  
Fort Wayne, IN 46802



OFFICE

FOR LEASE

## Great Office Opportunity

One suite is available in this historic office building, which features modern renovations and an elevator. It is right next to Ash Skyline Plaza and across from Star Bank Headquarters, within walking distance of restaurants, banks, government buildings, and parks.

With competitive rental rates, a full-service lease, and professionally managed, now is the perfect time for your business to thrive in the heart of Fort Wayne's beautiful downtown.

## Property Highlights

- ▶ One suite available - 1,065 SF
- ▶ Two private offices, lobby/open office space, and storage area
- ▶ Near restaurants, parking garages, YMCA, banks, and courthouse
- ▶ **FOR LEASE: \$16.50/SF/YR Full Service**

### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

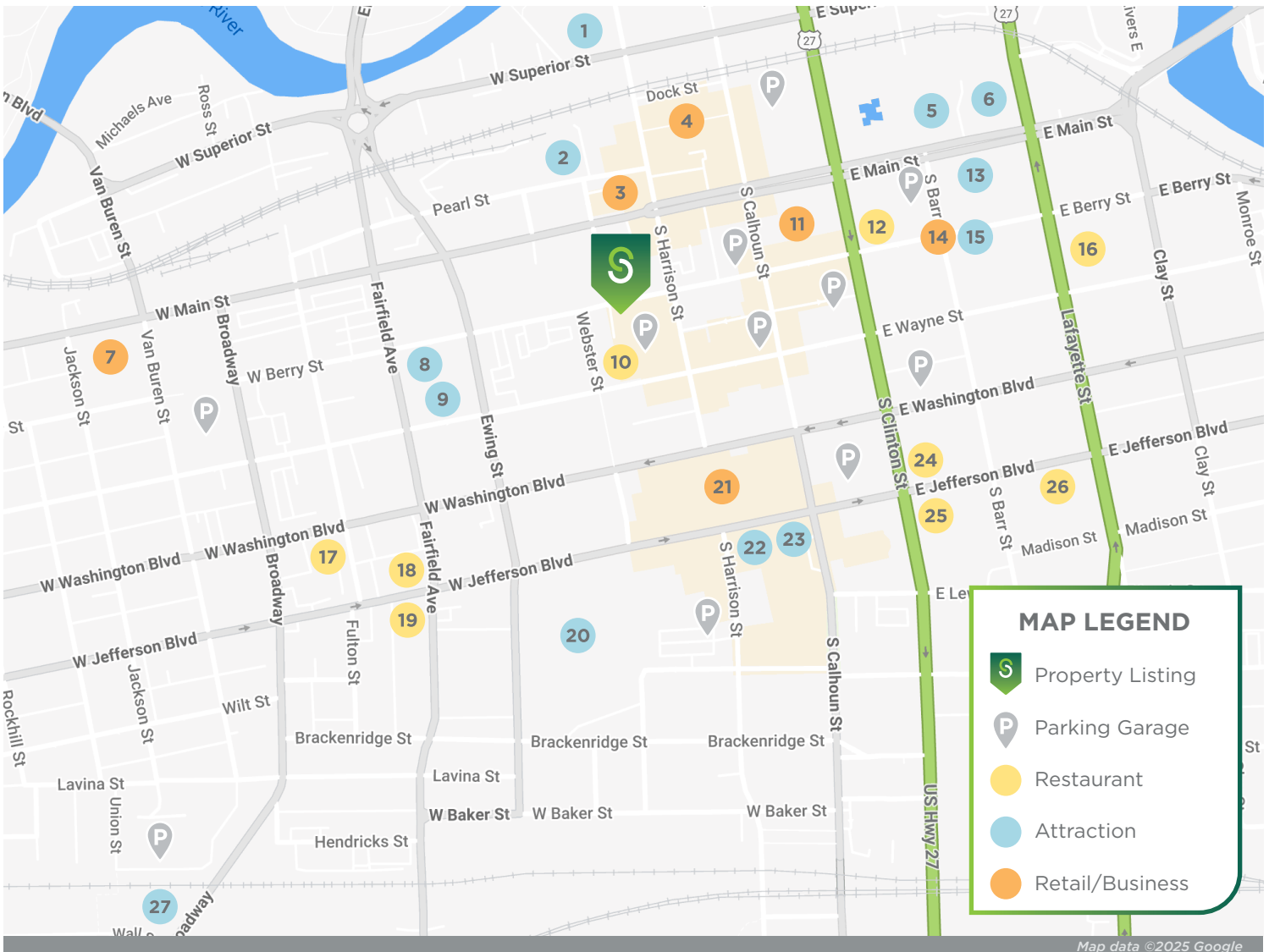
### ANGIE DAVIS

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260 424 8448  
angie.davis@sturgespg.com



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### Downtown Attractions and Businesses

- |                                      |  |  |
|--------------------------------------|--|--|
| <b>1.</b> Promenade Park             | <b>10.</b> Ruth's Chris Steakhouse         | <b>19.</b> McDonald's                    |
| <b>2.</b> Pearl Street Arts Center   | <b>11.</b> Allen County Courthouse         | <b>20.</b> Parkview Field                |
| <b>3.</b> The Bradley Boutique Hotel | <b>12.</b> Hoppy Gnome                     | <b>21.</b> Grand Wayne Convention Center |
| <b>4.</b> The Landing District       | <b>13.</b> Auer Center for Arts & Culture  | <b>22.</b> Embassy Theatre               |
| <b>5.</b> Arts United Center         | <b>14.</b> YLNI Barr Street Farmers Market | <b>23.</b> Botanical Conservatory        |
| <b>6.</b> Fort Wayne Museum of Art   | <b>15.</b> The History Center              | <b>24.</b> Wendy's                       |
| <b>7.</b> Lutheran Downtown Hospital | <b>16.</b> Penny Drip                      | <b>25.</b> Burger King                   |
| <b>8.</b> USF Performing Arts Center | <b>17.</b> Arby's                          | <b>26.</b> Subway                        |
| <b>9.</b> The Bell Mansion           | <b>18.</b> Starbucks                       | <b>27.</b> Electric Works                |

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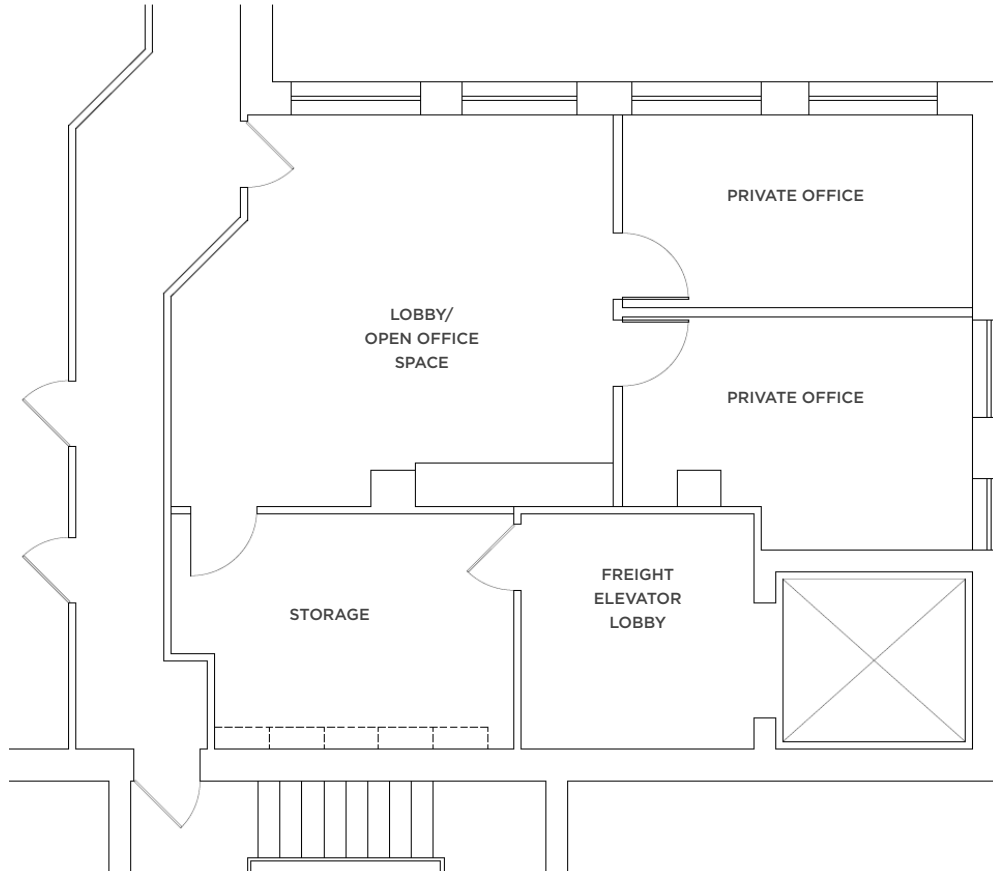




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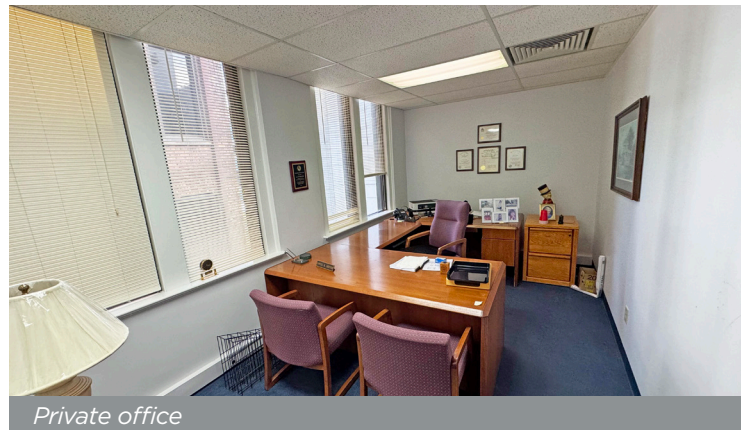
### Available - Suite 320



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



Lobby & open office space



Private office

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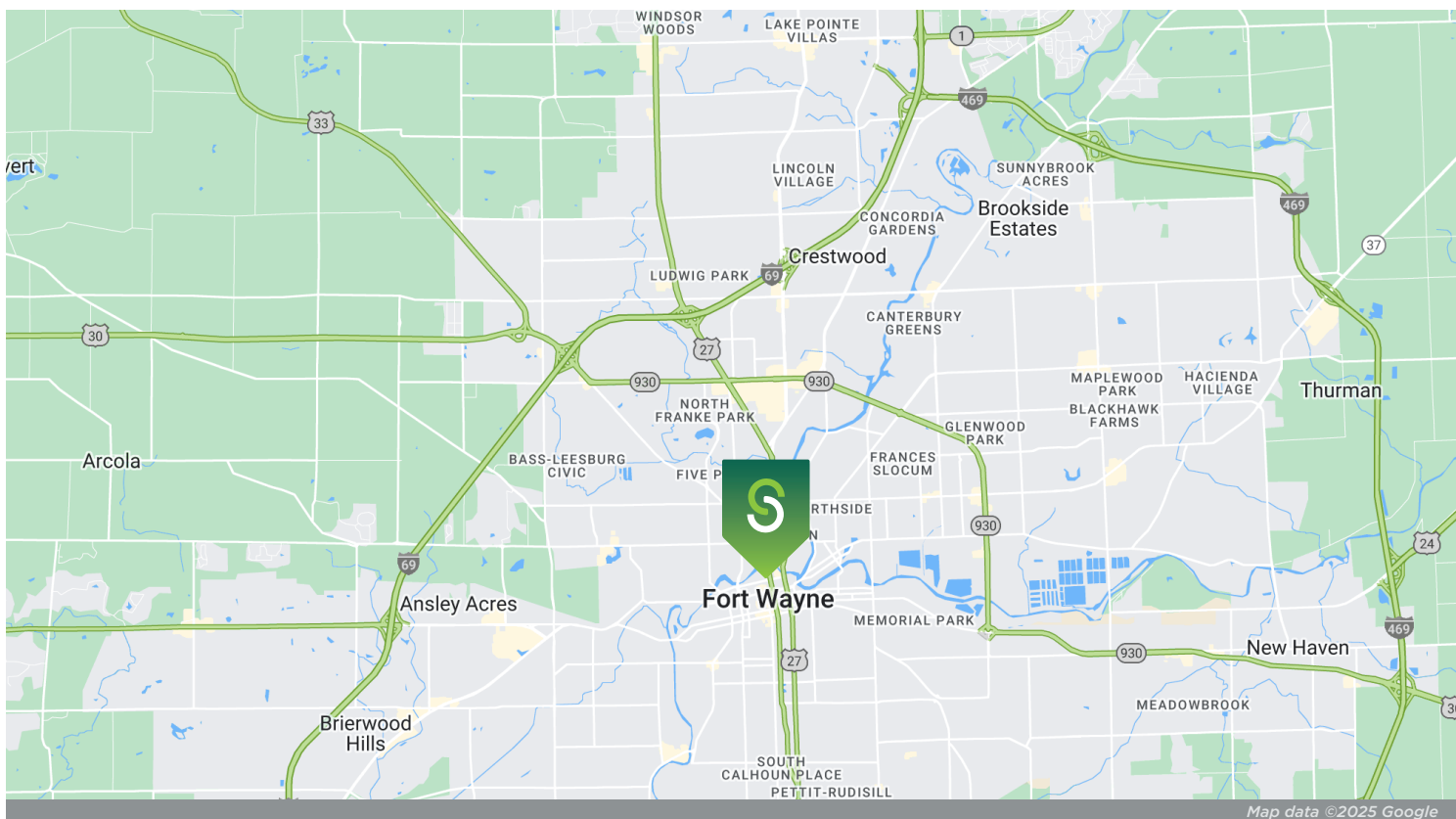
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Private office



Storage room



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### PROPERTY INFORMATION

Address	229 W Berry St
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-452-001.000-074



### LEASE INFORMATION

Lease Rate & Type	\$16.50/PSF/Yr Full Service
Terms	3-5 Years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	24,438 RSF	
Total Available	1,065 RSF	
Max Contiguous	1,065 RSF	
Units Available	SF	Monthly Rate
• Suite 320	1,065	\$1,464.38

### UTILITIES

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

### SITE DATA

Site Acreage	0.41 AC
Zoning	DC - Downtown Core
Parking	Surface

### ADDITIONAL INFORMATION

- Historic office in bustling downtown Fort Wayne
- Next to Ash Skyline Plaza and Star Bank Headquarters

### 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	Office
Year Built	1920
Remodeled	1985, 1992, 1999, and Main lobby 2000
# of Stories	5
Construction Type	Brick
Roof	Flat
Heating	Space heat gas
A/C	Evaporative cooling
Sprinkler	Yes
ADA Compliant	Yes
Elevators	Yes
Signage	Tenant Directory

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 local 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



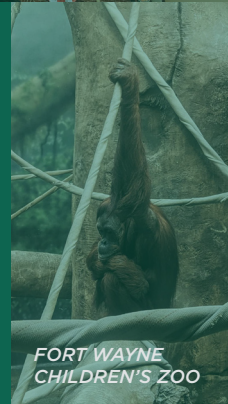
PARKVIEW FIELD

2<sup>nd</sup>

Largest City  
in Indiana

#1

Best Place  
to Move  
(Reader's Digest,  
2022)



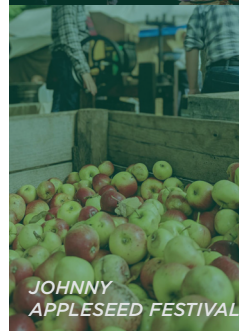
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS

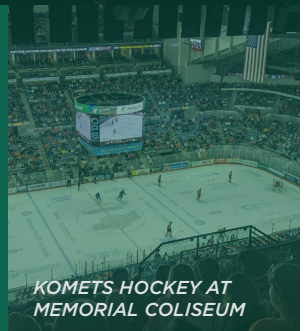


GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL

7+  
Million  
Visitors  
Annually



KOMET'S HOCKEY AT  
MEMORIAL COLISEUM



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



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://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.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

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

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://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.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.