

113 West Berry Street

Fort Wayne, IN 46802

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Property Information

Located in the heart of downtown Fort Wayne, this beautiful street-level office space is within walking distance to restaurants, entertainment, financial, legal and governmental offices. Available for lease or the entire building may be purchased.

Property Highlights

Parcel Number	02-12-02-453-003.000-074
Address	113 West Berry Street
City / State / Zip	Fort Wayne / IN / 46802
Lease / Sale	Lease & Sale
Building Size	38,757 SF
Available Space for Lease	38,757 SF
Zoning	DC - Downtown Core
Parking	Nearby Garages and Parking Lots - See Parking Page for Details
Distance to Interstate	7 Miles to I-69
Distance to Airport	4.3 Miles to Fort Wayne International Airport

Building Information

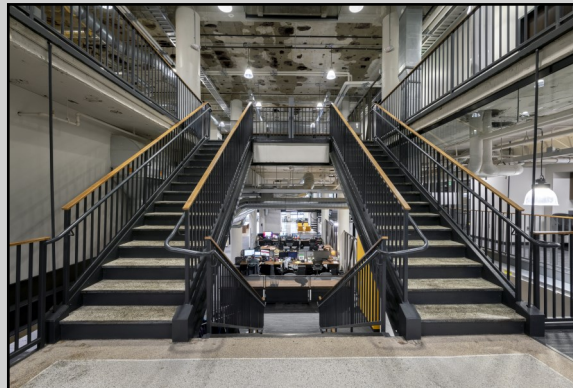
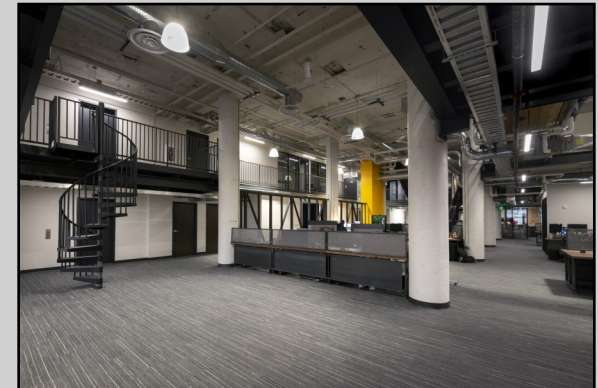
Construction Type	Concrete, Steel & Brick
Number of Floors	Three - plus mezzanine and basement
Square Feet / Floor	13,077 SF - First Floor / Mezzanine (8,560 SF + 4,517 SF) 8,560 SF - Second Floor 8,560 SF - Third Floor <u>8,560 SF</u> - Lower Level 38,757 SF - Total Gross Size
Lighting	LED
Heating System	Boilers - Two installed 2009
Air Conditioning	Central
Sprinkler System	Yes
Restrooms	4 Sets



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

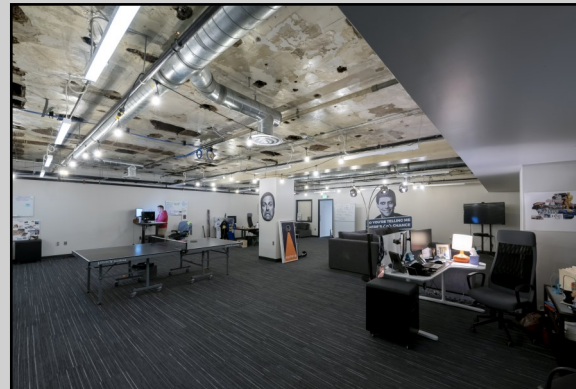
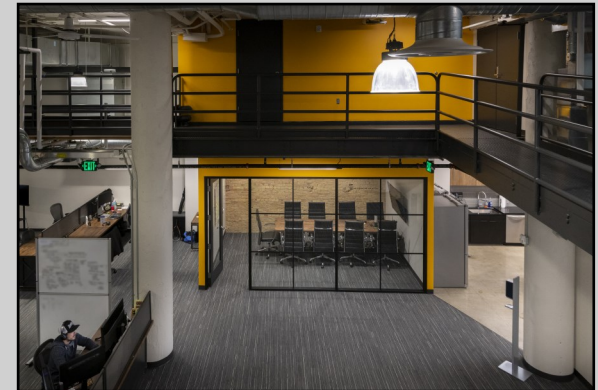
Interior Photos

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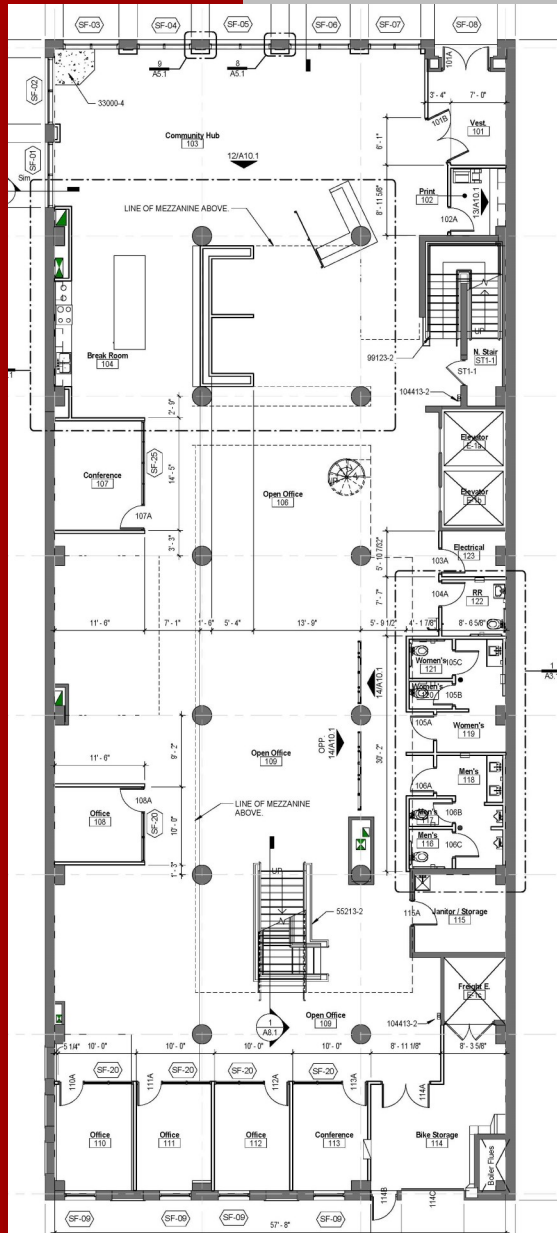
Interior Photos

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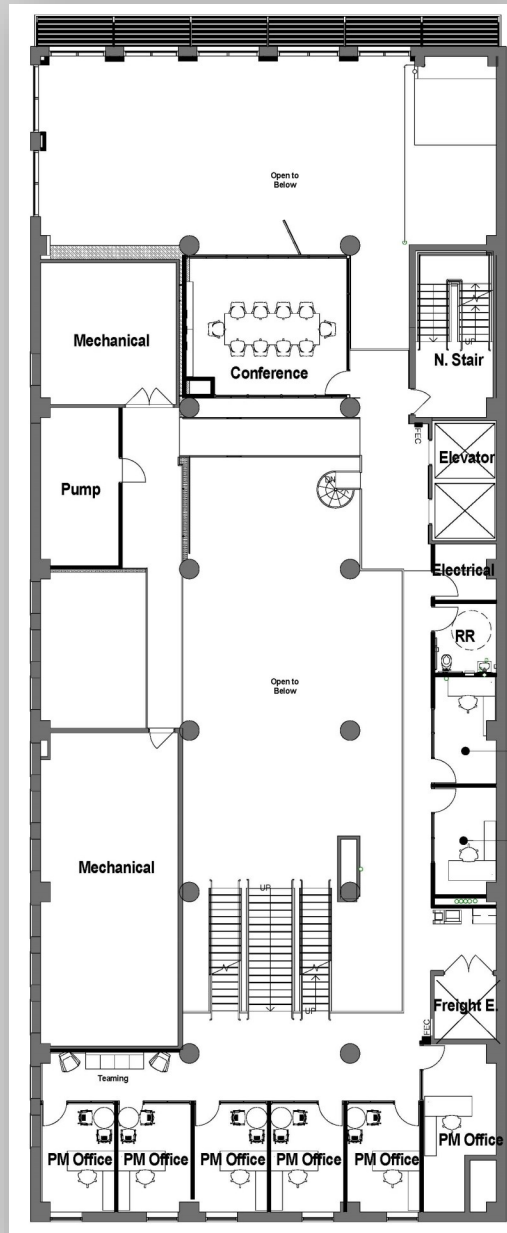


Space Plan

113 W Berry Street
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First Level
8,560 SF

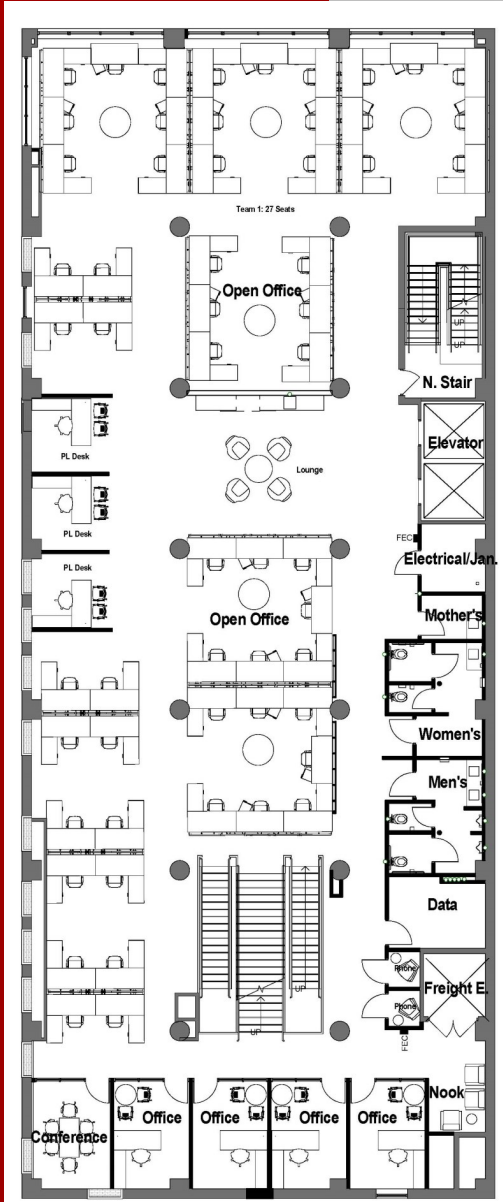


Mezzanine Level
4,517 SF

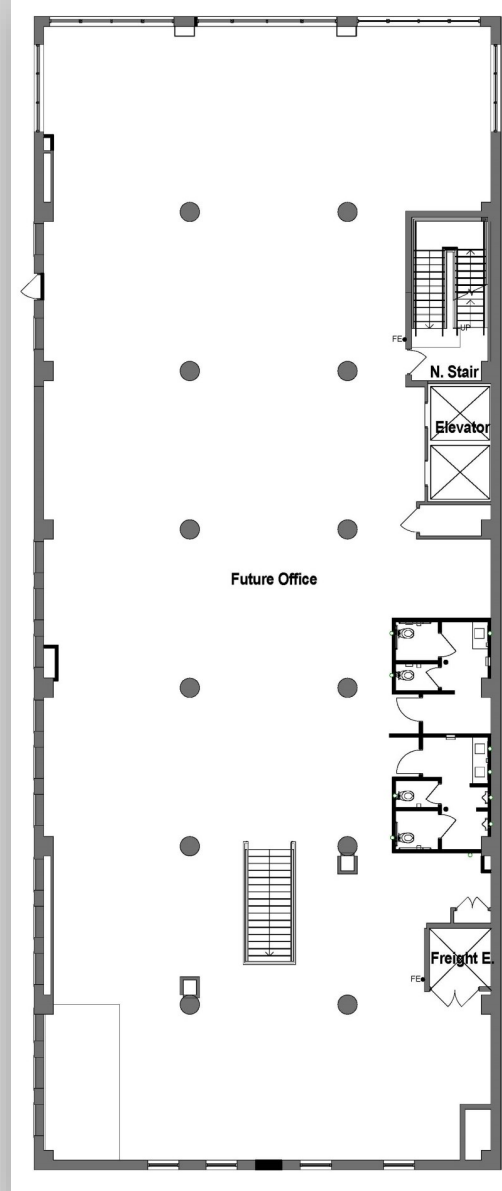


Space Plan

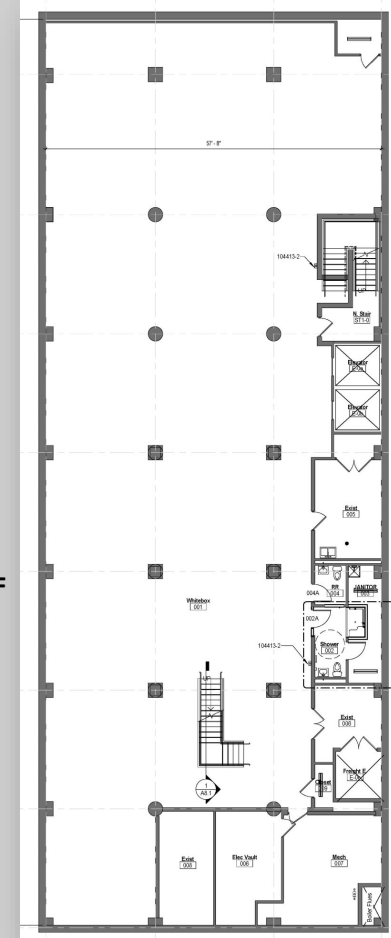
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Second Level
8,560 SF



Third Level
8,560 SF



Lower Level
8,560 SF



Financials

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Lease Rate:
\$16.00 / SF
Triple Net

Sale Price:
\$4,950,000

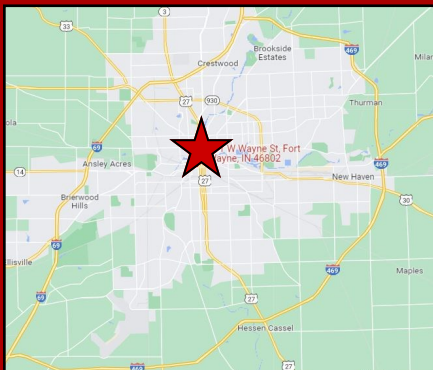
Lease Information	
Lease Rate	\$16.00 / SF
Term of Lease	5 to 10 Year
Type of Lease	Triple Net
Sale Information	
Sale Price	\$4,950,000
Terms	Cash at Closing
Annual Taxes	\$41,823
Tax Year / Pay Year	2023 / 2024
Operating Expenses - 2023 Actual	
Water / Sewer - City of Fort Wayne	\$7,927
Gas - NIPSCO	\$8,609
Electric - AEP	\$31,800
Trash / Snow	\$3,338
Janitorial / Cleaning	±\$20,000*
Re Taxes	\$41,823
Building Insurance	±\$10,000*
Total	\$111,497
* Estimate	

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Location

**113 W Berry Street
Fort Wayne, IN 46802**



2023 DEMOGRAPHICS

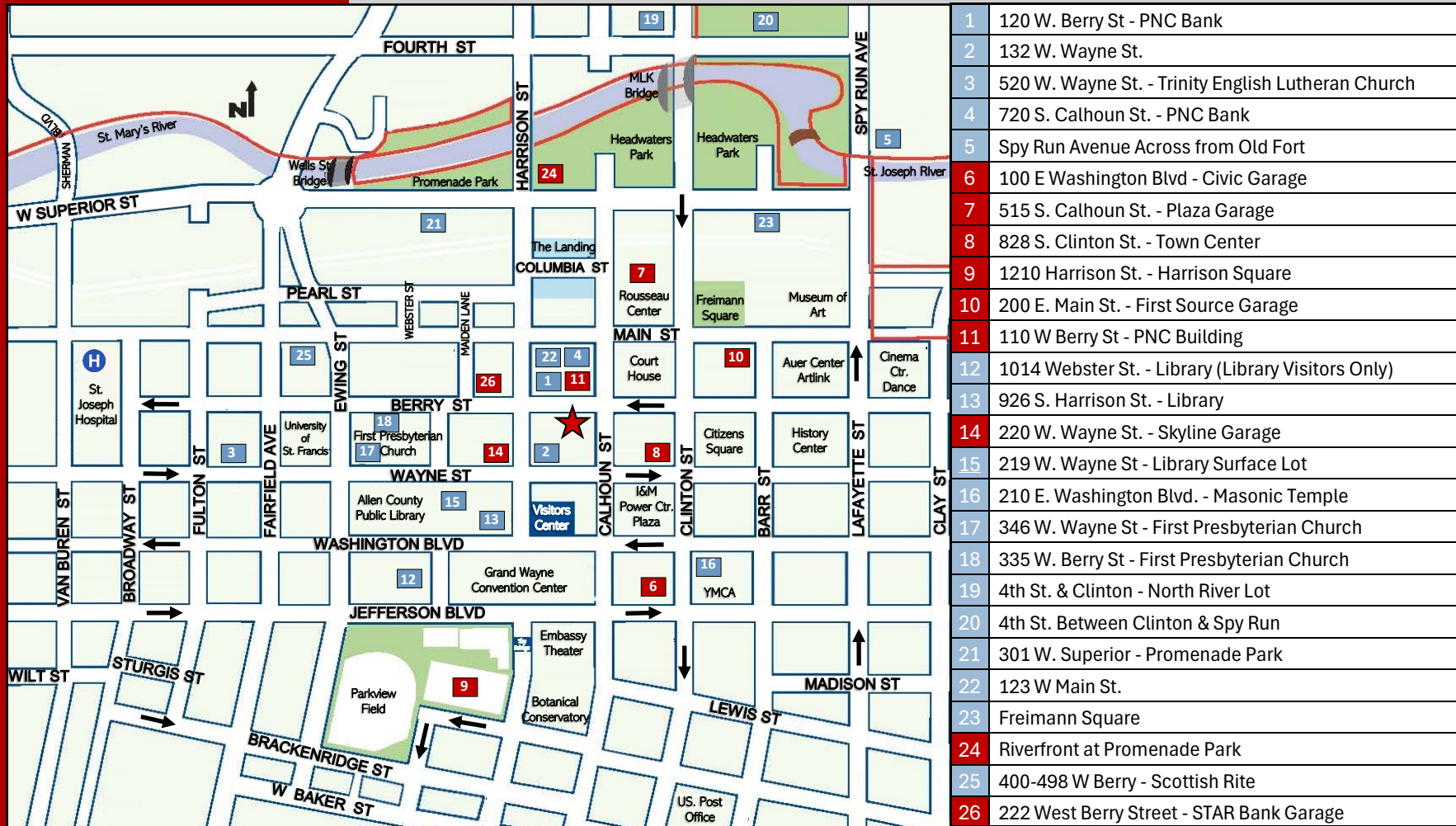
	City of Fort Wayne	Allen County	MSA
Population	267,670	394,805	808,499
Avg. H/H Income	\$77,076	\$87,214	\$87,628



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Downtown Parking

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- Garage Parking
- Parking Lot



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Property Aerial

