



Amherst Office Building

2855 Northpark Avenue
Huntington, Indiana 46750



Medical or General Office Suites Available

- Three Suites 1,200 SF, 1,500 SF, and 1,850 SF
- Close to US 24 in quiet office park
- Ample parking
- In-house maintenance
- 24/7 access
- Less than 20 minutes from Fort Wayne
- › Near neighborhoods, restaurants, and retail shops
- Each suite includes conference room, kitchenette, and private bathroom

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ANDREW ECKERT

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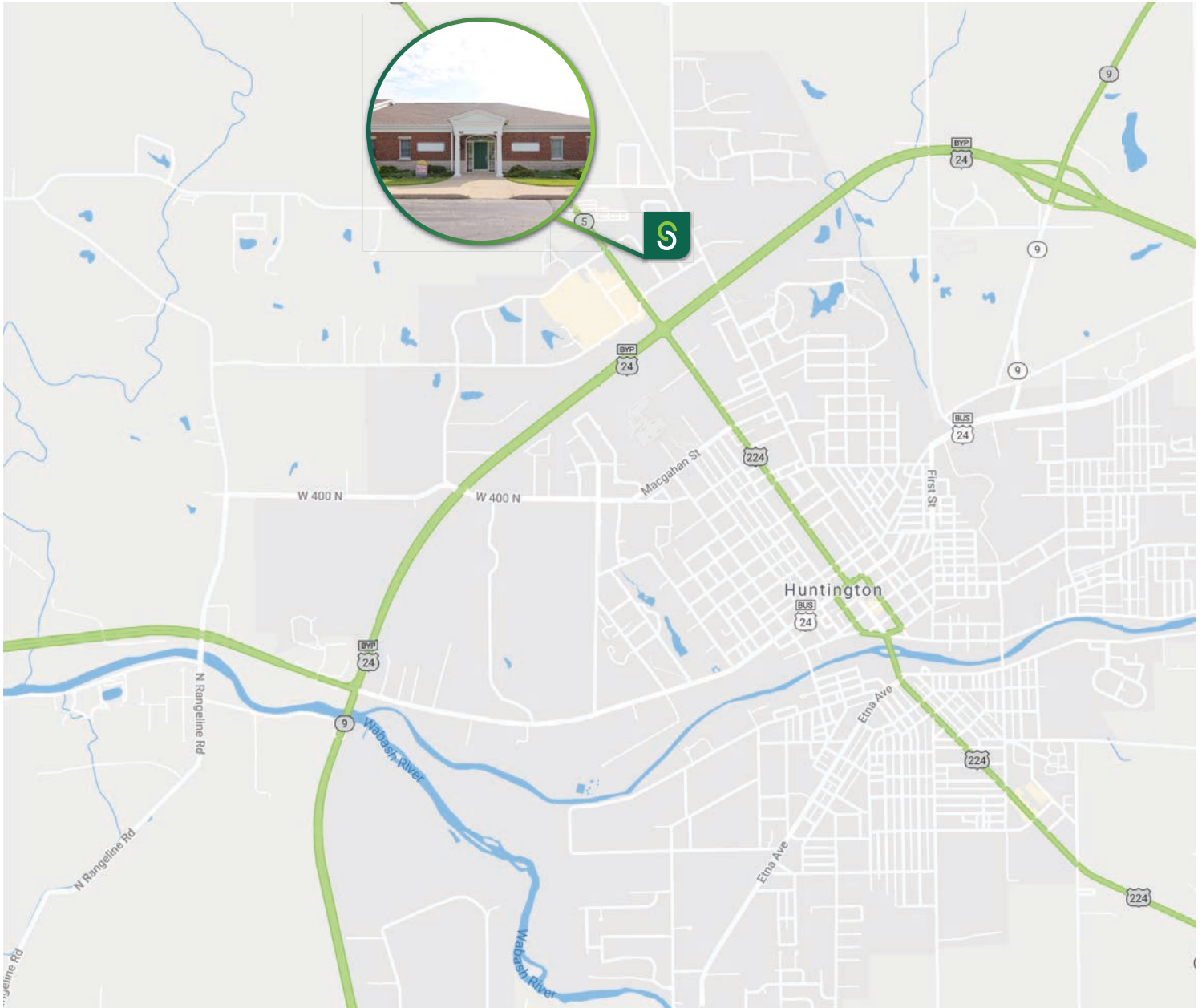
ANGIE DAVIS

Brokerage Administrator
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Located in Huntington, Indiana

The Amherst Office Building is located in scenic Huntington, Indiana, less than 25 miles southwest of bustling Fort Wayne. It is situated in an office-park setting, easily accessible off US Hwy 24. Nearby are other small offices, restaurants, retail shops, and residential neighborhoods.

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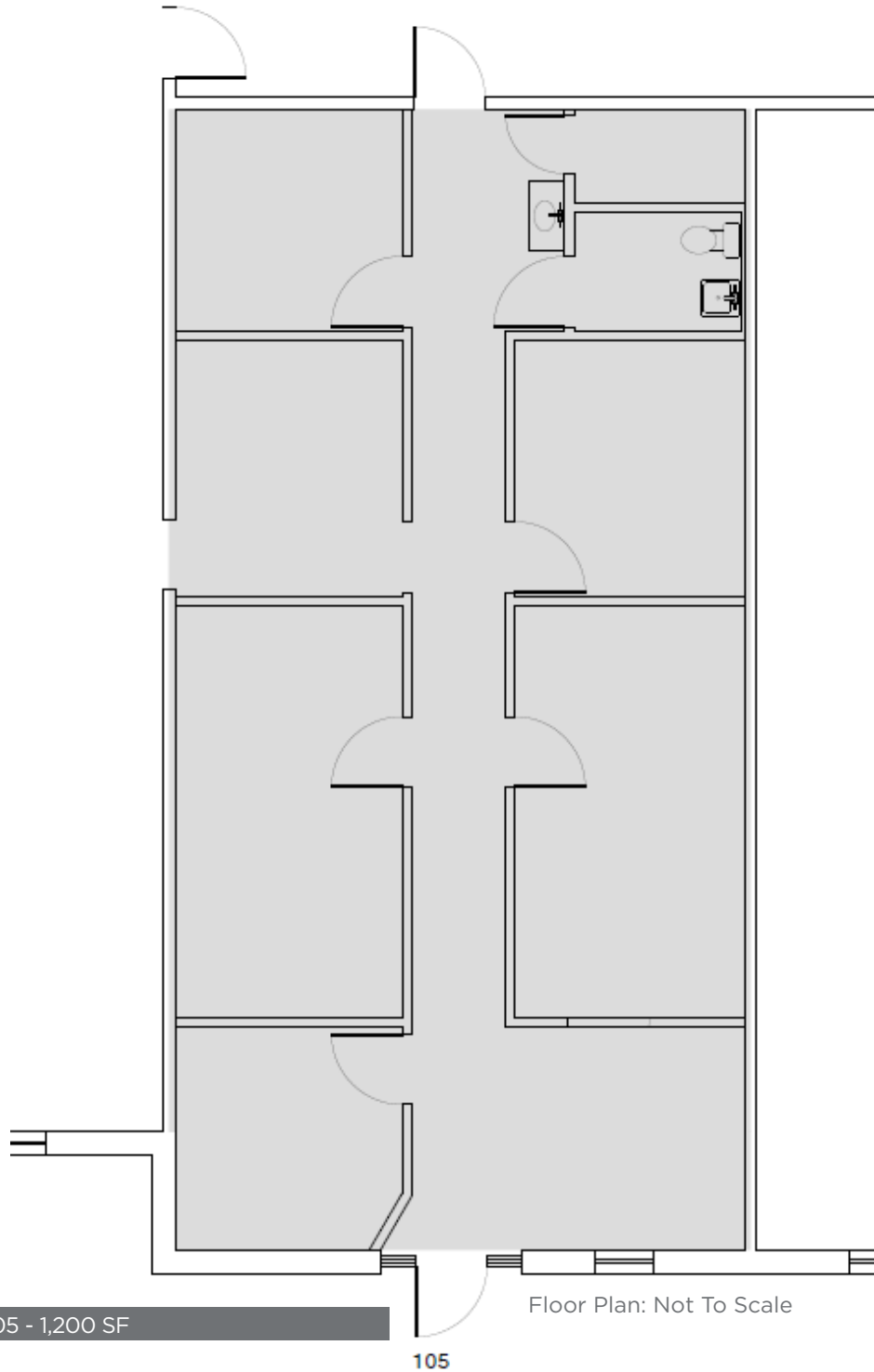
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Suite 105 - 1,200 SF - Contact Broker for Detailed Floor Plan



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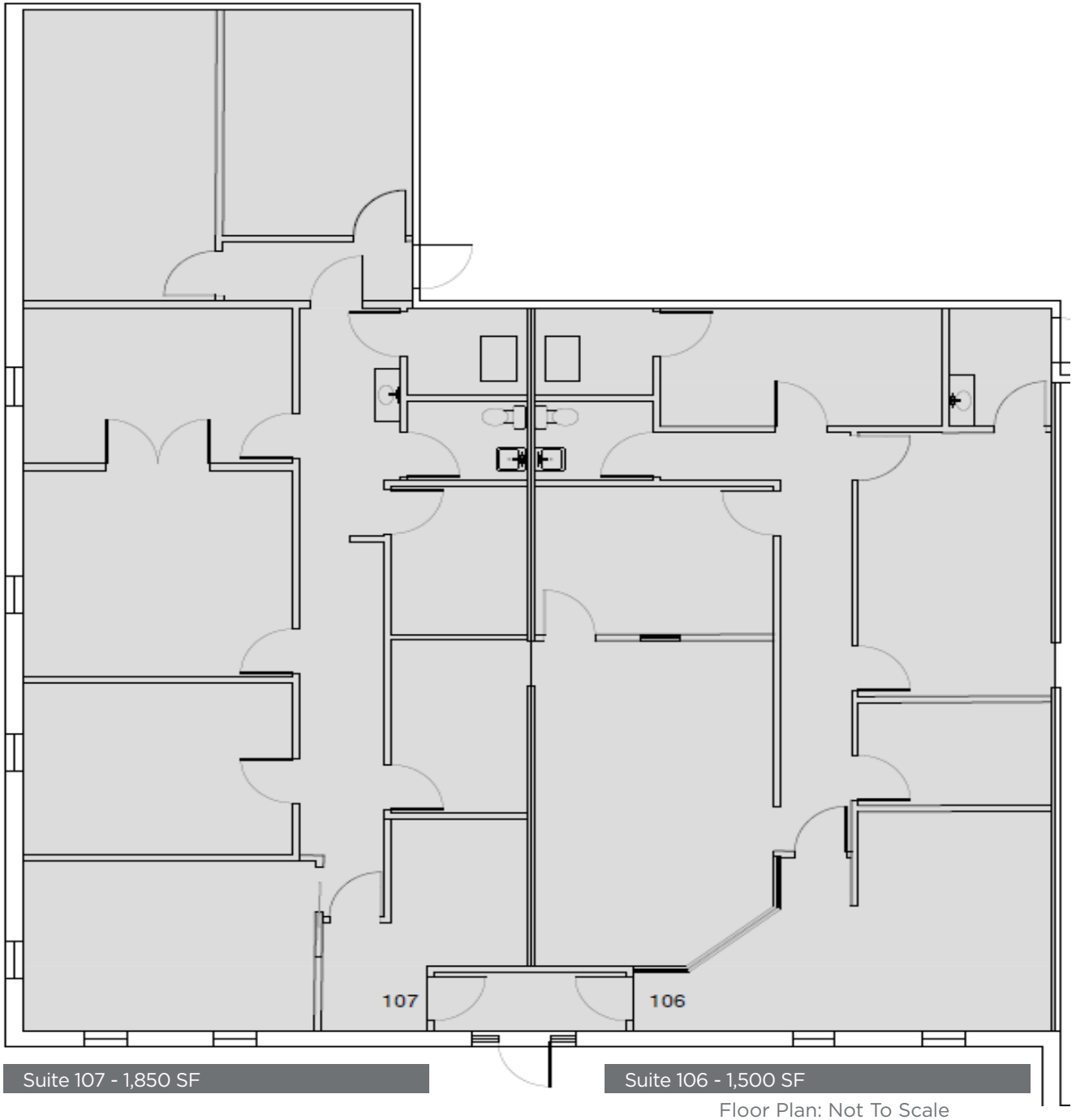


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Suite 107 - 1,850 SF & Suite 106 - 1,500 SF or All Three Suites Combined - 4,600 SF

- Contact Broker for Detailed Floor Plan



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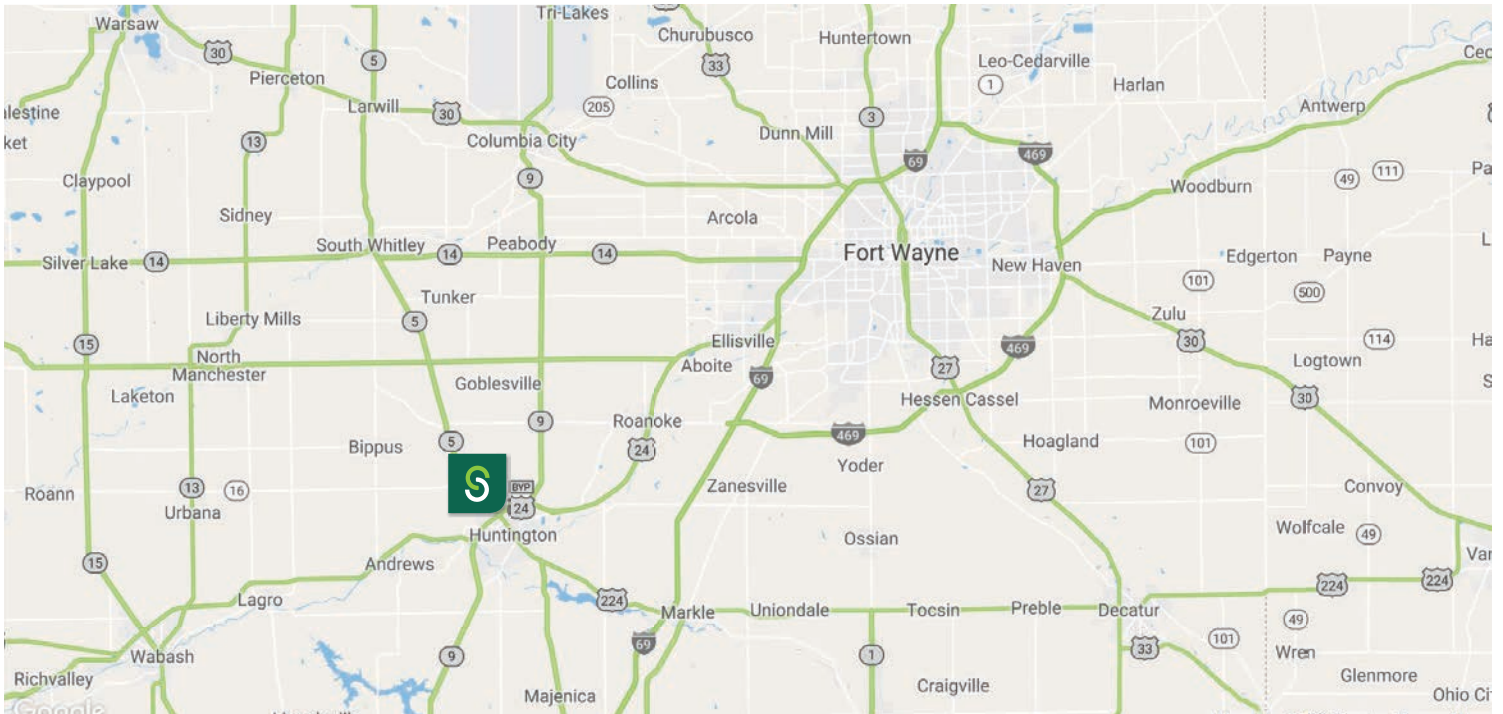
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Amherst Office Building

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OFFICE SPACE FOR LEASE

Property Name	Amherst Office Building
Address	2855 Northpark Ave.
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel No.	35-05-10-200-770-900-005



LEASE INFORMATION

Lease Rate	\$10.00/SF/YR
Lease Type	NNN
Terms	3-10 Years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	TBD
Property Taxes	Tenant	\$0.50/SF
Property Insurance	Tenant	\$1.64/SF
Maintenance & Repairs	Tenant	TBD
Common Area	Tenant	\$1.12/SF
Roof & Structure	Landlord	
Janitorial	Tenant	
Internet	Tenant	

AVAILABLE SUITES

Total Building Area	10,480 SF	
Total Available	4,600 SF	
Max. Contiguous Available	4,600 SF	
Suites Available	RSF	Monthly Rate
- Suite 105	1,200	\$1,000.00
- Suite 106	1,500	\$1,250.00
- Suite 107	1,850	\$1,541.66
- Three Suites Combined (or any combination)	4,600	\$3,833.33

BUILDING INFORMATION

Property Type	Office Building
Year Built	1989
No. of Stories	1
Construction Type	Brick
Roof	Asphalt Shingle
Heating	Central
A/C	Central
Sprinklered	No
ADA Compliant	Yes
Elevators	NA
Signage	Exterior

SITE DATA

Site Acreage	1.16 AC
Zoning & Description	B-2
Parking Description	Surface Concrete
Parking Count/Ratio	62
Nearest Interstate	US 24/I-69

UTILITIES

Electric Supplier	Duke Energy
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington

ADDITIONAL INFORMATION

- Medical or office space for lease with 24/7 access
- Ample parking and close to US 24
- Cat 5 cabling and fiber optics for internet and TV

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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 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne 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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
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Robert Doyle
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Kevin Ellis
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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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