

## The Berkshire Building

2859 Northpark Avenue  
Huntington, Indiana 46750



OFFICE

FOR LEASE

## Huntington Office Space

- Only one suite available for lease
- Medical or general office suites
- Close to US 24 in quiet office park
- Ample parking
- In-house maintenance
- Less than 20 minutes from Fort Wayne
- Near neighborhoods, restaurants, and retail shops

### JOHN CAFFRAY

Vice President of Brokerage  
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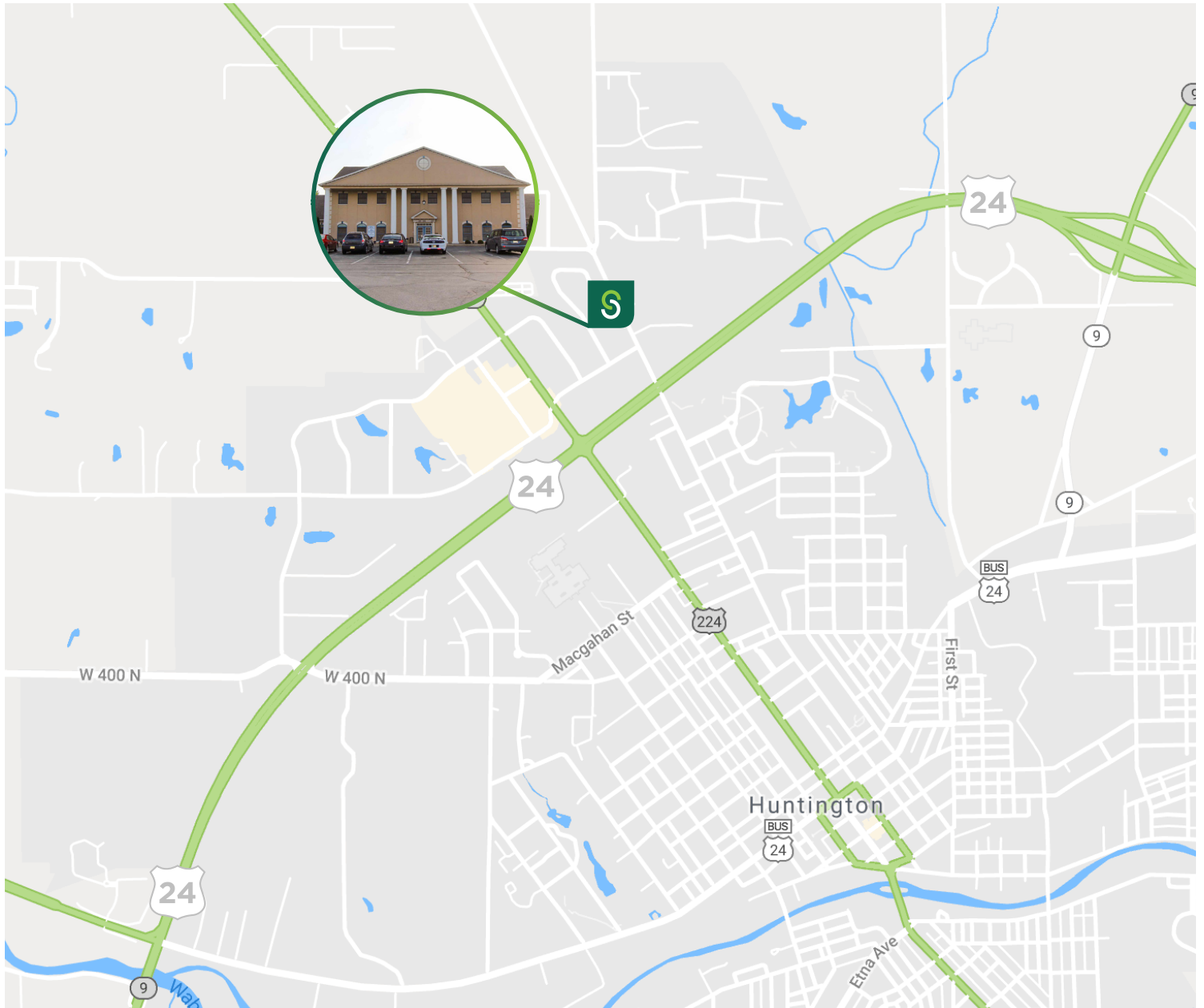
### ANDREW ECKERT

Broker  
260 424 8448  
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## Berkshire Office Building

2859 Northpark Avenue  
Huntington, IN 46750



### Located in Huntington, Indiana

The Berkshire 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 of US Hwy 24. Nearby are other small offices, restaurants, retail shops, and residential neighborhoods.

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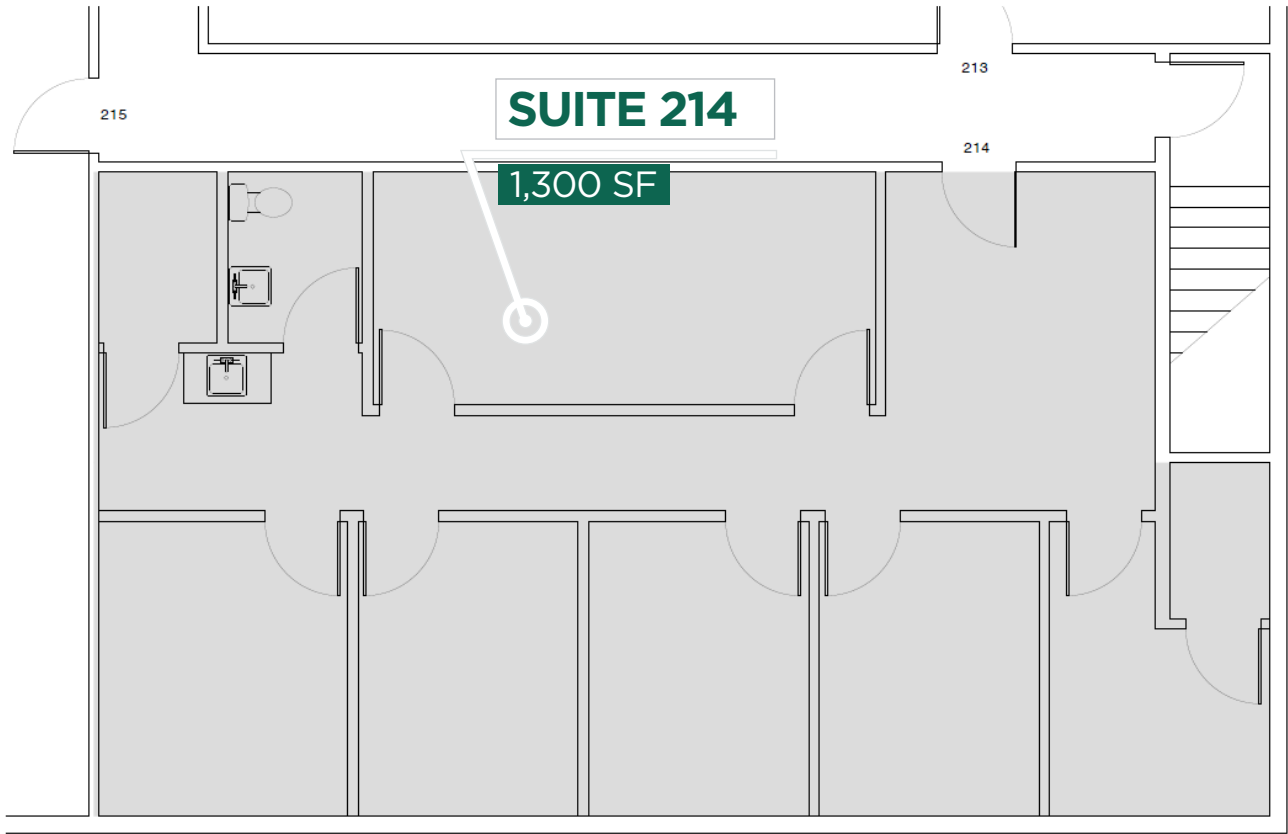
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**Unit Available** - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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## Berkshire Office Building

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Huntington, IN 46750

### OFFICE SPACE FOR LEASE

Property Name	The Berkshire Building
Address	2859 Northpark Ave.
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington Township
Parcel No.	35-05-10-200-771.400-005



### LEASE INFORMATION

Lease Rate	\$10.00/PSF/Yr
Lease Type	NNN
Terms	3-10 Years
Availability	Immediate

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.35/SF
Property Insurance	Tenant	\$0.54/SF
Maintenance & Repairs	Tenant	\$1.47/SF
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	

### AVAILABLE SUITES

Total Building Area	14,434 SF	
Total Available	1,300 RSF	
Max. Contiguous Available	1,300 RSF	
Suites Available	RSF	Monthly Rate
— Suite 214	1,300	\$1,083.33

### BUILDING INFORMATION

Property Type	Office Building
Year Built	1995
No. of Stories	2
Construction Type	Wood Joist
Roof	Asphalt Shingle
Heating	Central in each suite
A/C	Central in each suite
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Exterior Facade

### SITE DATA

Site Acreage	1.2 AC
Zoning & Description	B-2
Parking Description	Surface Concrete
Parking Count/Ratio	62 Spaces

### UTILITIES

Electric Supplier	Duke Energy
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington
Internet Provider	High speed Wire-Metronet, Com-cast

### ADDITIONAL INFORMATION

- 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**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



**Maintenance Management**  
**260 483 3123**  
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.



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**Sturges Development**  
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SturgesDevelopment.com

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