



FOR **LEASE** OFFICE
PROPERTY



347 W. Berry Street
Fort Wayne, IN 46802

Premium Office Space Available In Downtown Ft. Wayne

About The Property

- Located in the heart of downtown Fort Wayne
- In walking distance of all the newest amenities
- Signage available on monument sign
- 6,558 sq. ft. available on the 5th & 6th floors
- Property is professionally managed
- Lease Rate: \$8.50 - \$12.50 SF/yr Modified Gross



the
Zacher
company

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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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PROPERTY INFORMATION

PREMIUM OFFICE SPACE AVAILABLE IN DOWNTOWN FT. WAYNE

BUILDING LOCATION/SIZE/ZONING

Street Address	347 W. Berry Street
City, State, Zip	Fort Wayne, IN 46802
City Limits	Inside
County/Township	Allen/Wayne
Total Building Size	66,700 SF
Site Acreage	0.36 Acre
Zoning	DC/Downtown Core

PRICE/AVAILABILITY

Available Space	Size	Rate	Availability
5th Floor	6,558 SF	\$12.50 SF/yr	9/1/26
6th Floor	6,558 SF	\$8.50 SF/yr	Immediately
Lease Type			Modified gross

BUILDING DATA

Former Use	Office
Date of Construction	1920
Construction	Masonry
Renovated	2012
Building Type	Office
Number of Stories	7
Air Conditioning	Central
Parking	4 Available On-Site @ \$55.00/mo. Additional Parking Available Off-Site

FINANCIAL RESPONSIBILITIES

Utilities*	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Lawn & Snow	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant
*Pro-rata share based on SF/area	Tenant

POPULATION DEMOGRAPHICS

1 Mile	13,870
3 Miles	95,495
5 Miles	192,139

PROPERTY TAXES

Parcel Number	02-12-02-381-001.000-074
Assessment Land	\$235,500
Improvements	\$1,579,800
Total Assessment	\$1,815,300
Annual Taxes	\$49,603.16 (\$0.74/SF)
Tax Year	2025 Payable 2026

UTILITIES

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



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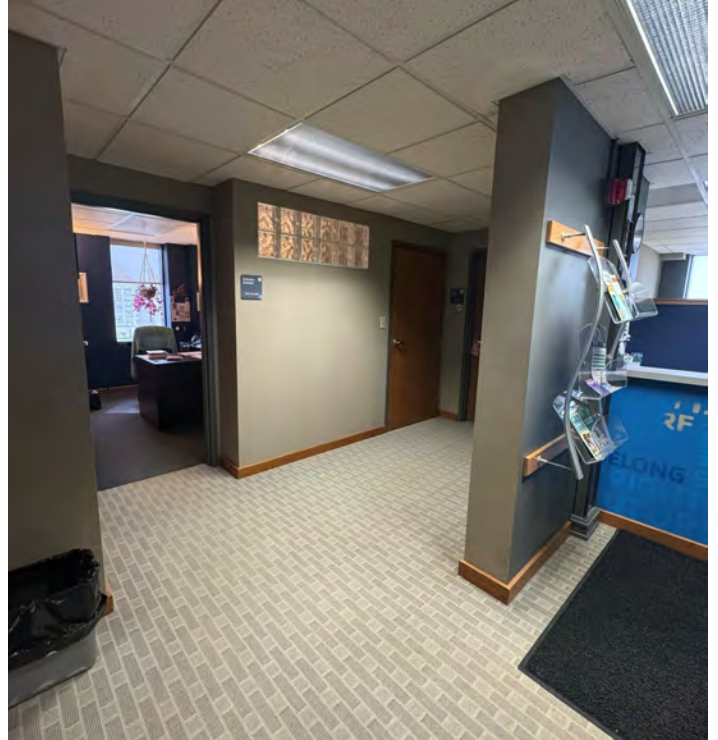
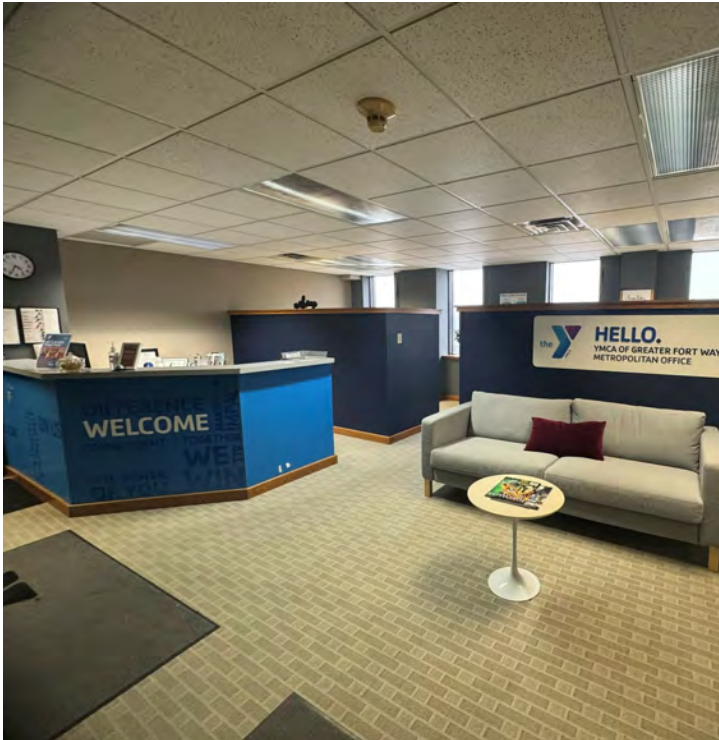
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5TH FLOOR

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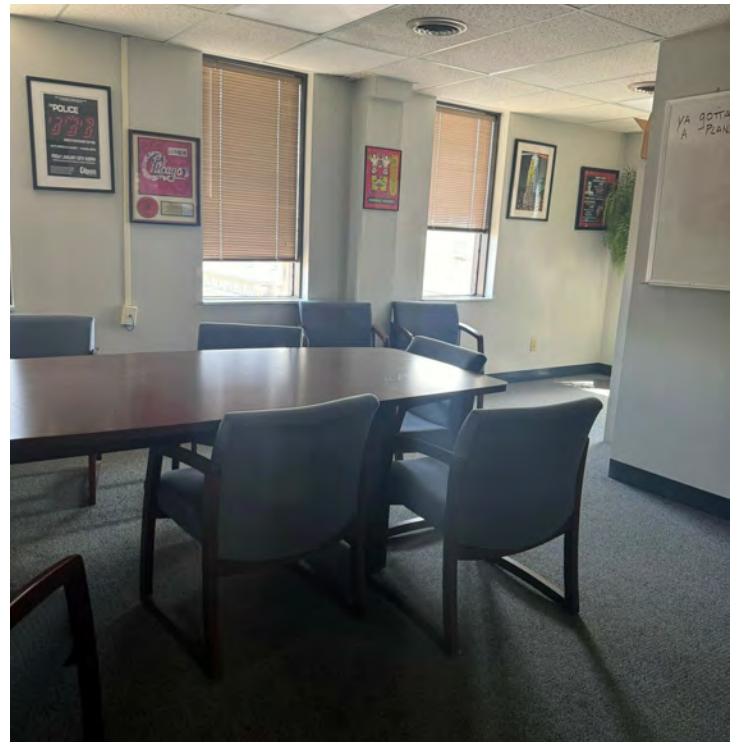
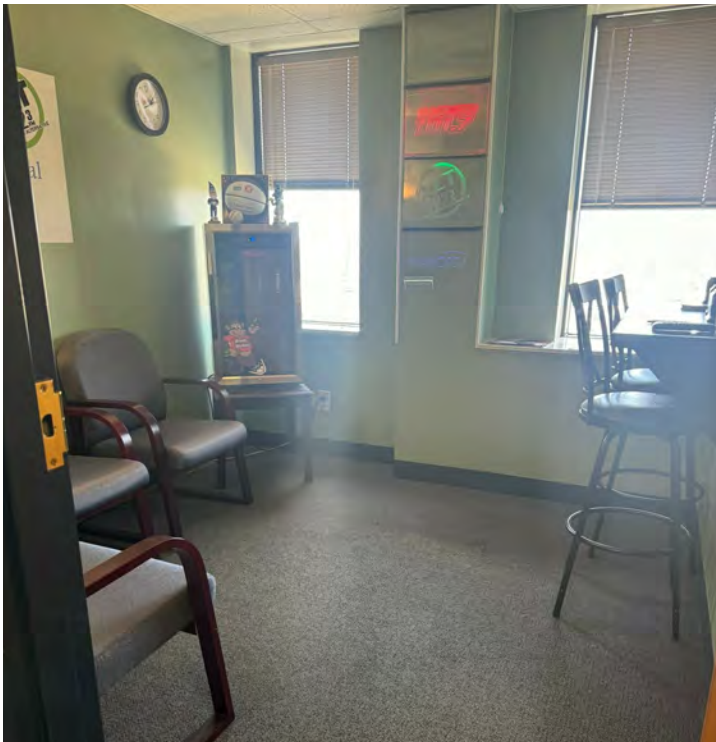
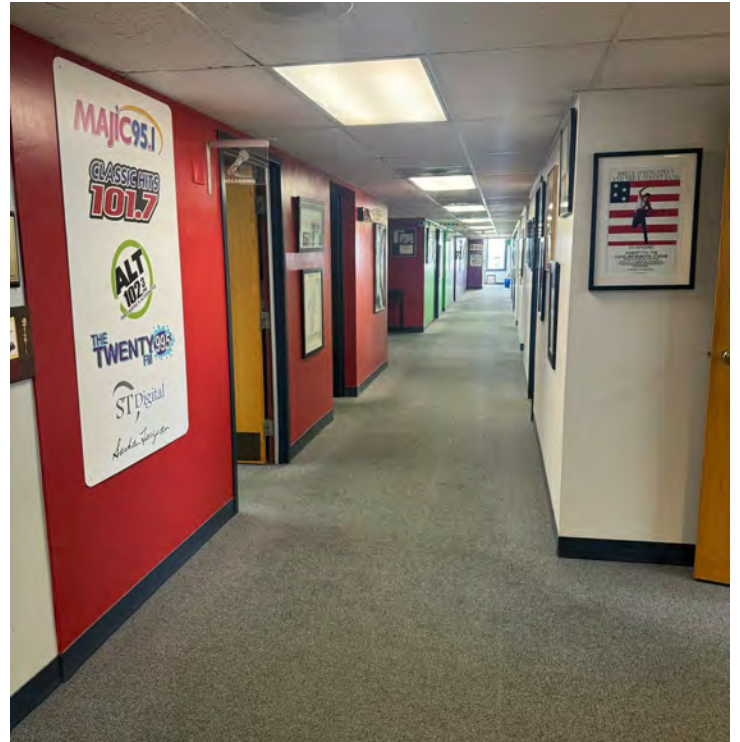
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6TH FLOOR

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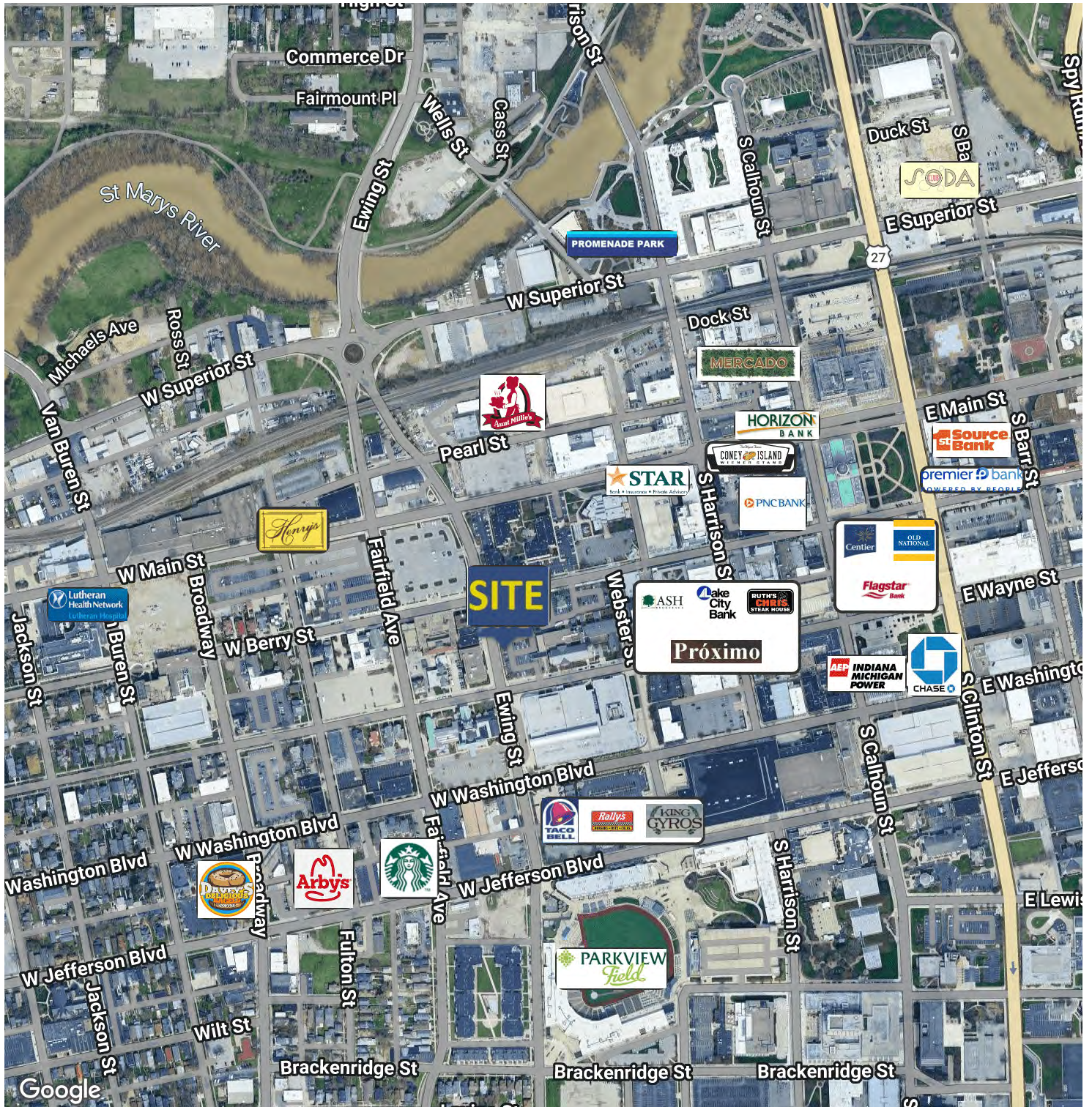
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RETAILER MAP

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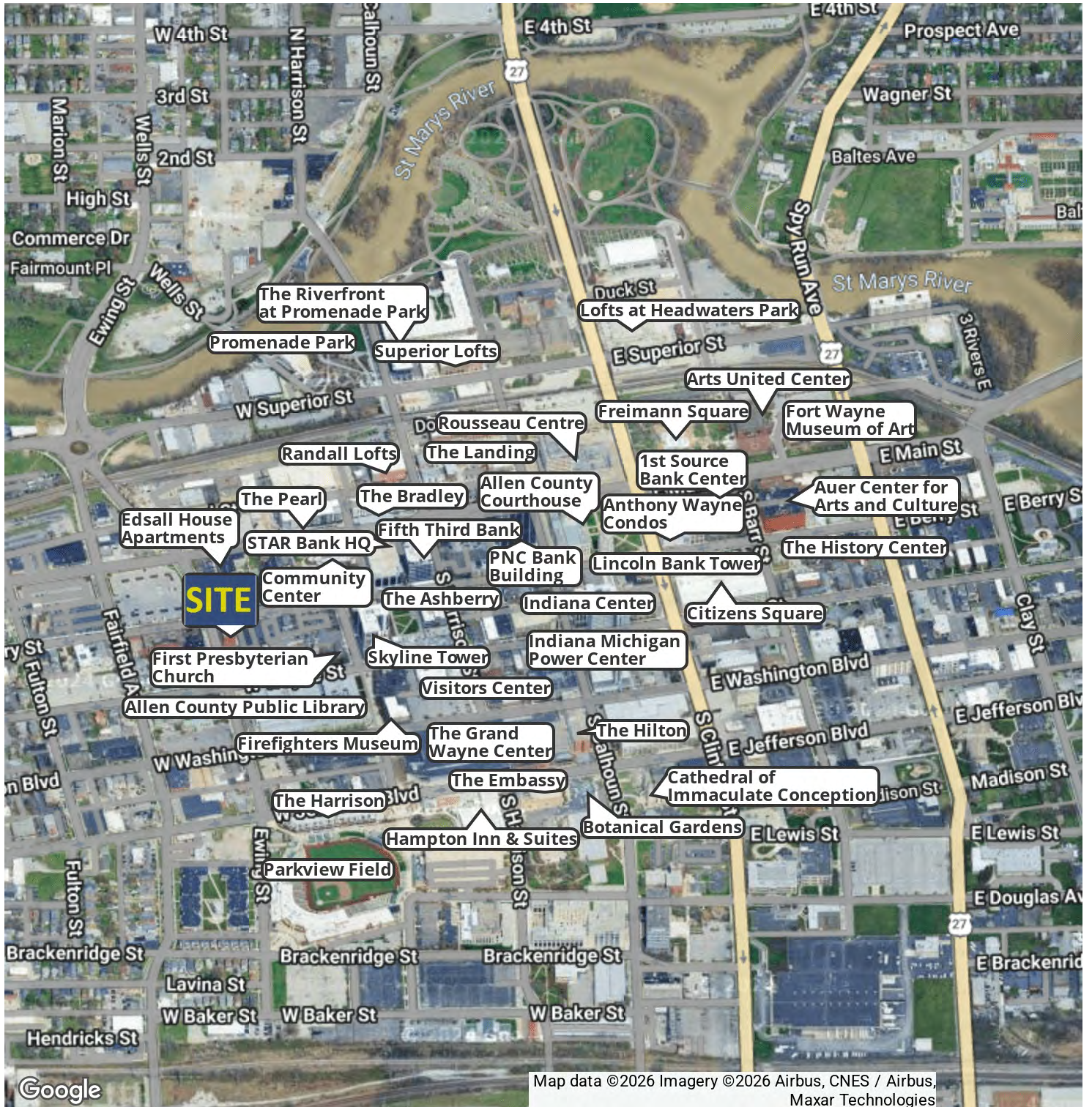
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DOWNTOWN ATTRACTIONS

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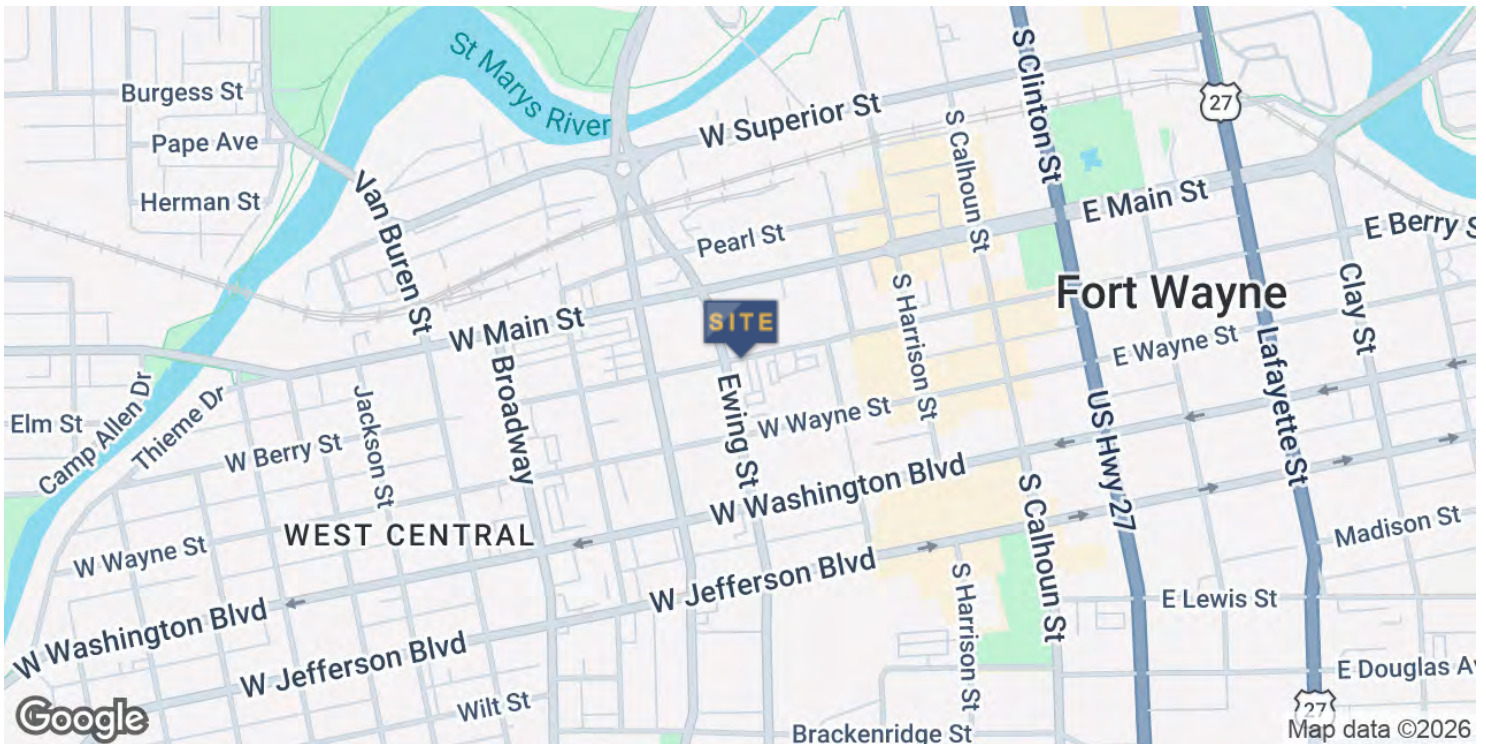
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LOCATION MAP

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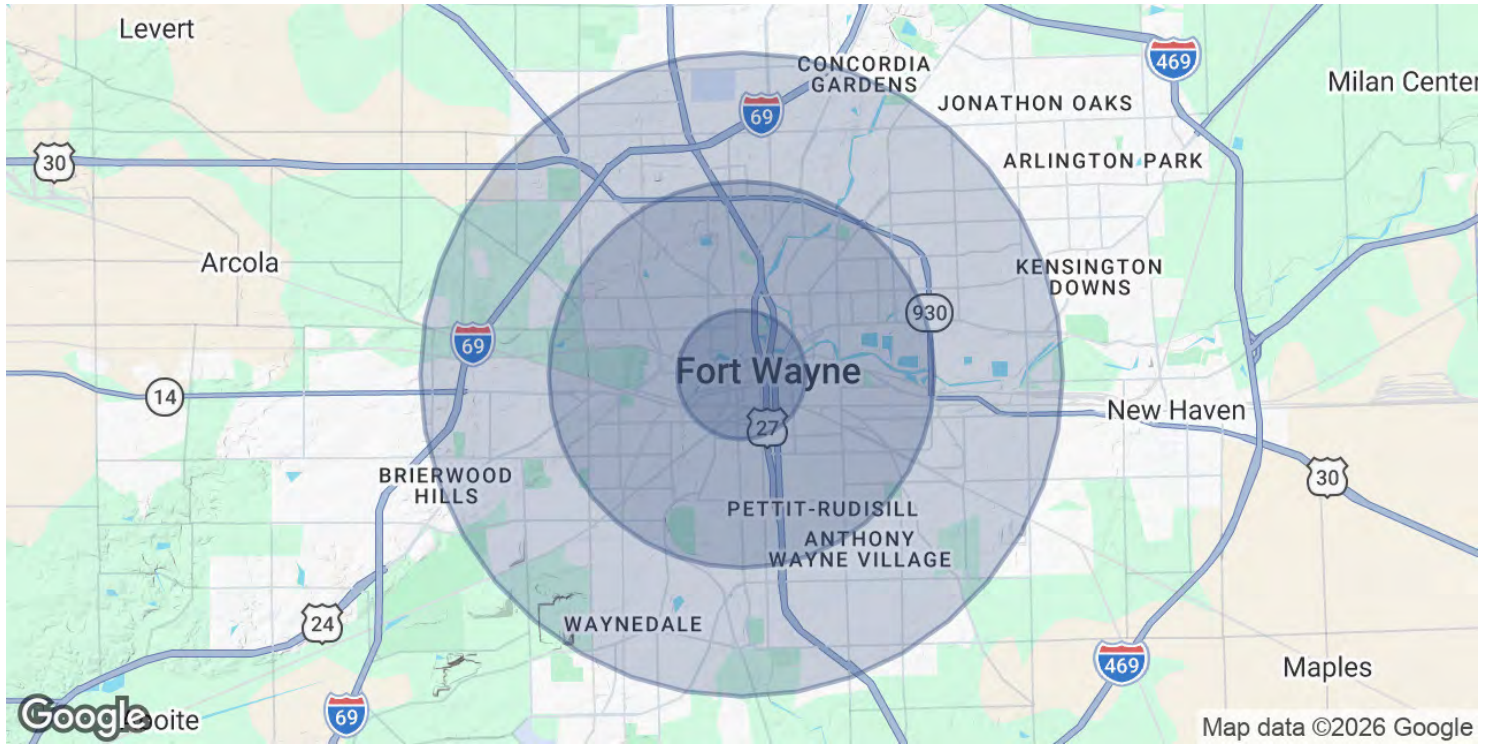
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DEMOGRAPHICS MAP & REPORT

PREMIUM OFFICE SPACE AVAILABLE IN DOWNTOWN FT. WAYNE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,870	95,495	192,139
Average Age	30.4	31.4	32.5
Average Age (Male)	29.4	31.0	31.1
Average Age (Female)	31.9	31.7	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,531	37,917	77,987
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$35,574	\$41,183	\$42,550
Average House Value	\$79,061	\$81,670	\$90,817

* Demographic data derived from 2020 ACS - US Census



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