



**202 Metro**  
202 W Berry Street  
Fort Wayne, IN 46802



## Beautiful Downtown Office Space

202 Metro at 202 W Berry Street has undergone major renovations and evolved into a modern mixed-use building. Located in the heart of the Harrison Street Corridor in beautiful downtown Fort Wayne, 202 Metro is within walking distance to prominent businesses, as well as restaurants and entertainment. Sturges Property Group has aided in bringing a breath of new life into this well-located building.

Featuring refined retail and restaurant space on the first floor, Class A office space on floors 2 through 6, and luxury residential condominiums on the 7th and 8th floors, 202 Metro is one of downtown Fort Wayne's most desirable properties for living, working, and having fun.

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## Excellent Location

202 Metro is located within easy walking distance of downtown Fort Wayne's celebrated Ash Skyline Plaza, Promenade Park, the Grand Wayne Convention Center, Allen County Courthouse, Citizens Square, popular restaurants, office buildings, and the Fort Wayne Visitors Center. Daytime employees during the week total over 30,000, and the nearby Grand Wayne Convention Center hosts over 315 events per year. The building is also located in the heart of the Harrison Street Corridor, which is a flourishing retail and residential hotbed, from Parkview Field all the way north to the Riverfront. The recently completed projects include a boutique hotel, the remodeled Randall Lofts, a redevelopment of The Landing district, and Promenade Park at the Riverfront.

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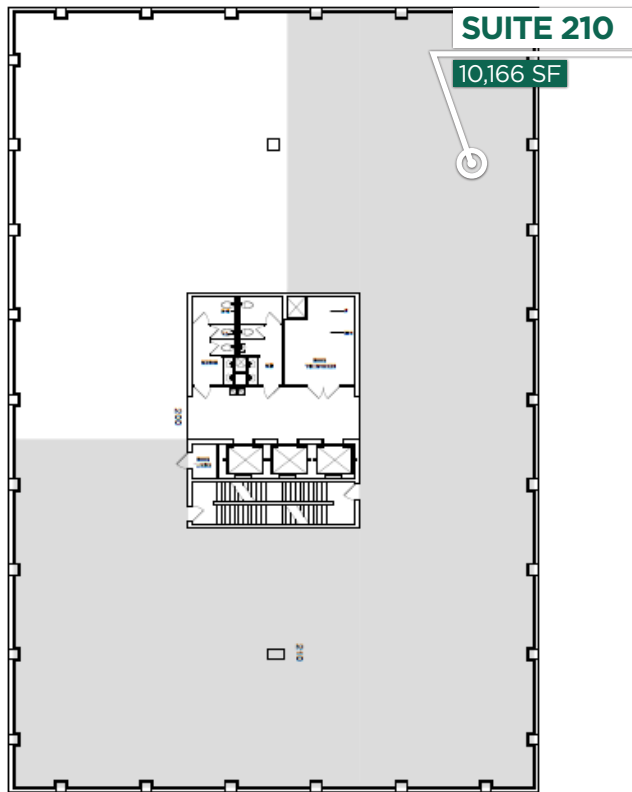


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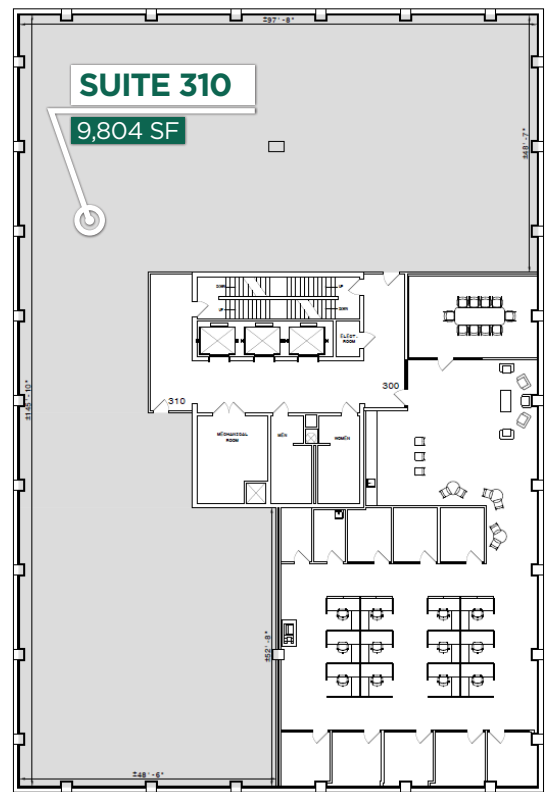
**Office Space Available** - Contact Broker for Detailed Floor Plan



Unit # 210 shell- generous turnkey allowance



Suite 210 (divisible)- Floor plan not to scale



Suite 310- Floor plan not to scale

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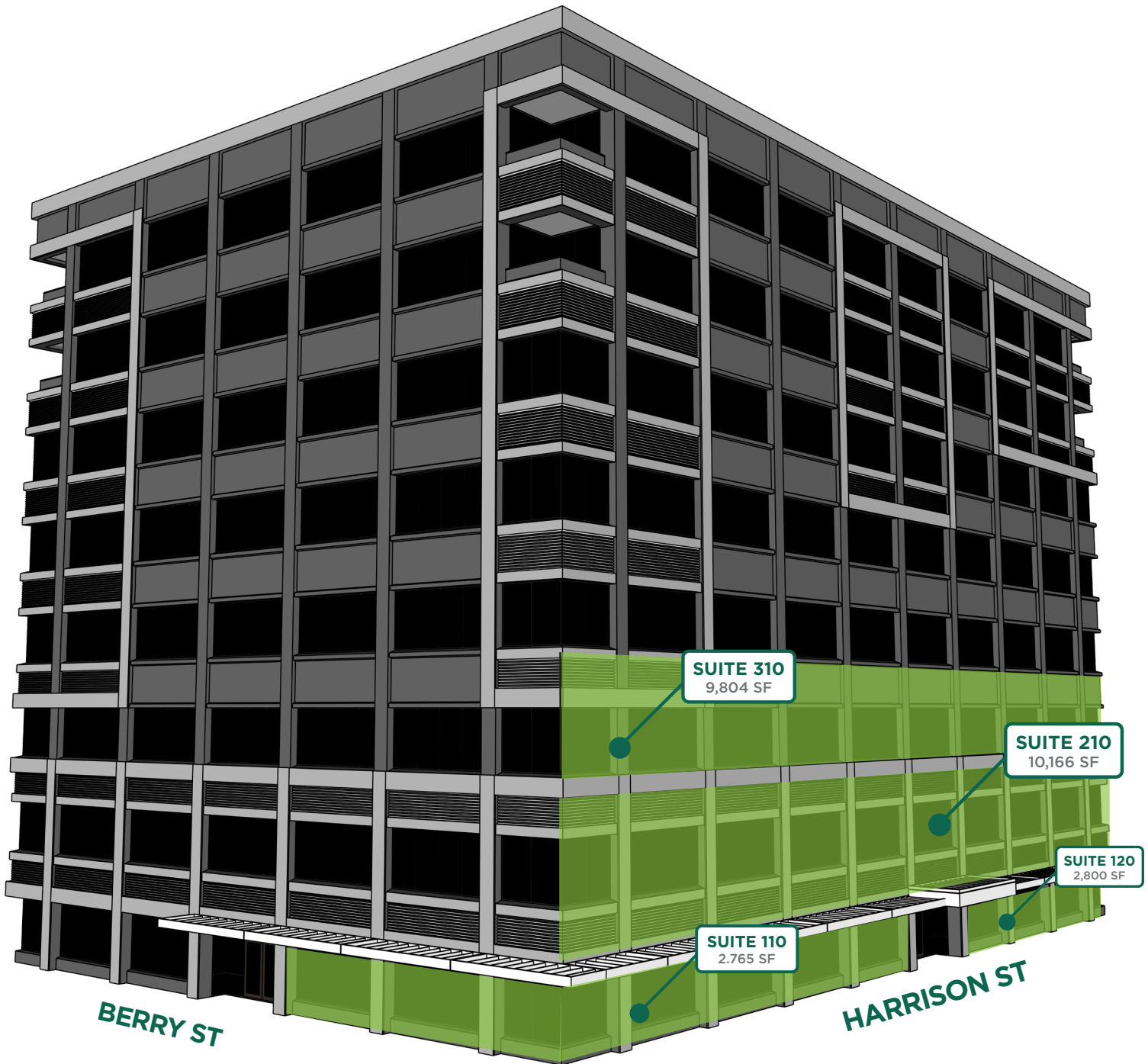
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## OFFICE SPACE FOR LEASE

Property Name	202 Metro
Address	202 West Berry Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel No.	02-12-02-414-009.001-074



## LEASE INFORMATION

Lease Type	Full Service
Terms	10 Years
Availability	Immediate

## RESPONSIBLE PARTIES

Utilities	Office - Landlord; Retail - Tenant
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Office - Landlord; Retail - Tenant
Parking	Tenant - separate parking lease

## AVAILABLE SUITES

Total Building Area	SF	95,889
Total Available	RSF	25,535
Max. Contiguous Available	RSF	10,166
<b>Suites Available</b>	<b>RSF</b>	<b>\$/ RSF</b>
- Suite 110	2,765	\$24.00 PSF
- Suite 120	2,800	\$24.00 PSF
- Suite 210 (divisible)	10,166 SF	\$21.00 PSF
- Suite 310	9,804 SF	\$21.00 PSF

## BUILDING INFORMATION

Property Type	Mixed Use - Office/Retail
Year Built	1975
No. of Stories	8
Construction Type	Concrete
Heating	Yes
A/C	Yes
Sprinklered	Yes
Elevators	3
Signage	Digital

## UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
Internet Provider	V2W, Frontier, Comcast, Frontier & Comcast Copper, Zayo Fiber

## ADDITIONAL INFORMATION

- Landlord will provide generous allowance to create a first class, modern work environment.
- Full-service leases with daily janitorial and on-site maintenance

## SITE DATA

Zoning & Description	Downtown Core
Parking Description	Parking available in Skyline Garage

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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.



**Nexus Technology Partners**  
**260 425 2096**  
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Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



**Sturges Development**  
**260 426 9800**  
SturgesDevelopment.com

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