

THE Ashberry



NAIHanning & Bean

LOCATION HIGHLIGHTS



PARKING

Covered attached garage with 152 spaces available. Current market rate is \$109/space/month. Four additional garages and street parking available within one block.



TRAFFIC COUNT

Main Street: 11,747 VPD
Berry Street: 2,894 VPD
S Harrison: 3,234 VPD



WALKABILITY

Walker's Paradise - walk score of 92/100



POPULATION

Daytime population of 30,810



BUSINESSES

1,307 businesses within a one-mile radius



BUILDING SPECIFICATIONS

222 W. Berry Street
Fort Wayne, IN

ADDRESS

2023

YEAR BUILT

Unit 100: 7,077 RSF

SPACE FOR LEASE

\$24.00/RSF/YR NNN

LEASE RATE

\$7.00/RSF

NNN FEES

Basement: 2,436 RSF

\$16.00/RSF GROSS

STORAGE AVAILABLE



THE ASHBERRY



Nestled in the heart of downtown, The Ashberry is a multifaceted development comprising three distinct components: a 7-story office tower, serving as the new headquarters of Star Financial Bank to the north; a parking garage with 387 spaces; and a three-story retail/office building to the south. Together, these elements create a vibrant hub of commerce and community, offering unparalleled opportunities for business and leisure alike.

The Ashberry's strategic location is more than just a point on the map—it's a bustling center surrounded by an array of restaurants, bars, banks, offices, and numerous attractions. With a steady flow of both vehicle and foot traffic, The Ashberry promises unparalleled visibility and accessibility for businesses seeking a prime location.

For entrepreneurs and retailers seeking the perfect storefront, the retail/office building offers an ideal canvas. Whether you're launching a boutique shop, a trendy café, or a thriving office space, the possibilities are endless. With expansive windows that invite natural light and showcase your offerings to passersby, you'll be poised to make a lasting impression in this vibrant urban landscape.

But The Ashberry isn't just a place to work—it's a community. With its inviting atmosphere and convenient location, tenants will have ample opportunities to connect, collaborate, and thrive.

PROPERTY PHOTOS



**Main Entrance - Northeast Corner
Berry Street & Maiden Lane**

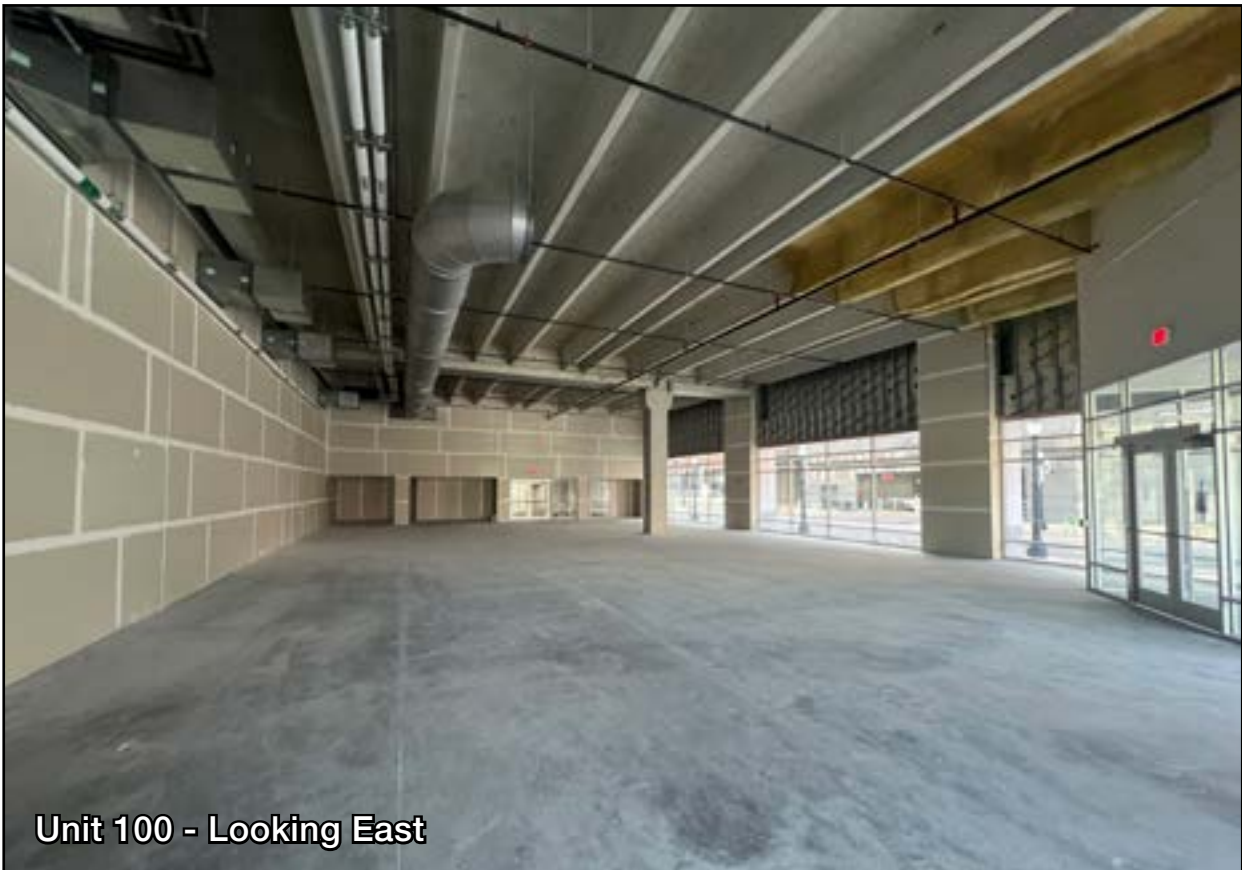


**West Entrance - Maiden Lane showing
dealer door**

PROPERTY PHOTOS



Unit 100 - Looking West



Unit 100 - Looking East

PROPERTY PHOTOS



Unit 100: Beautiful glass windows and entrances with 20' ceiling

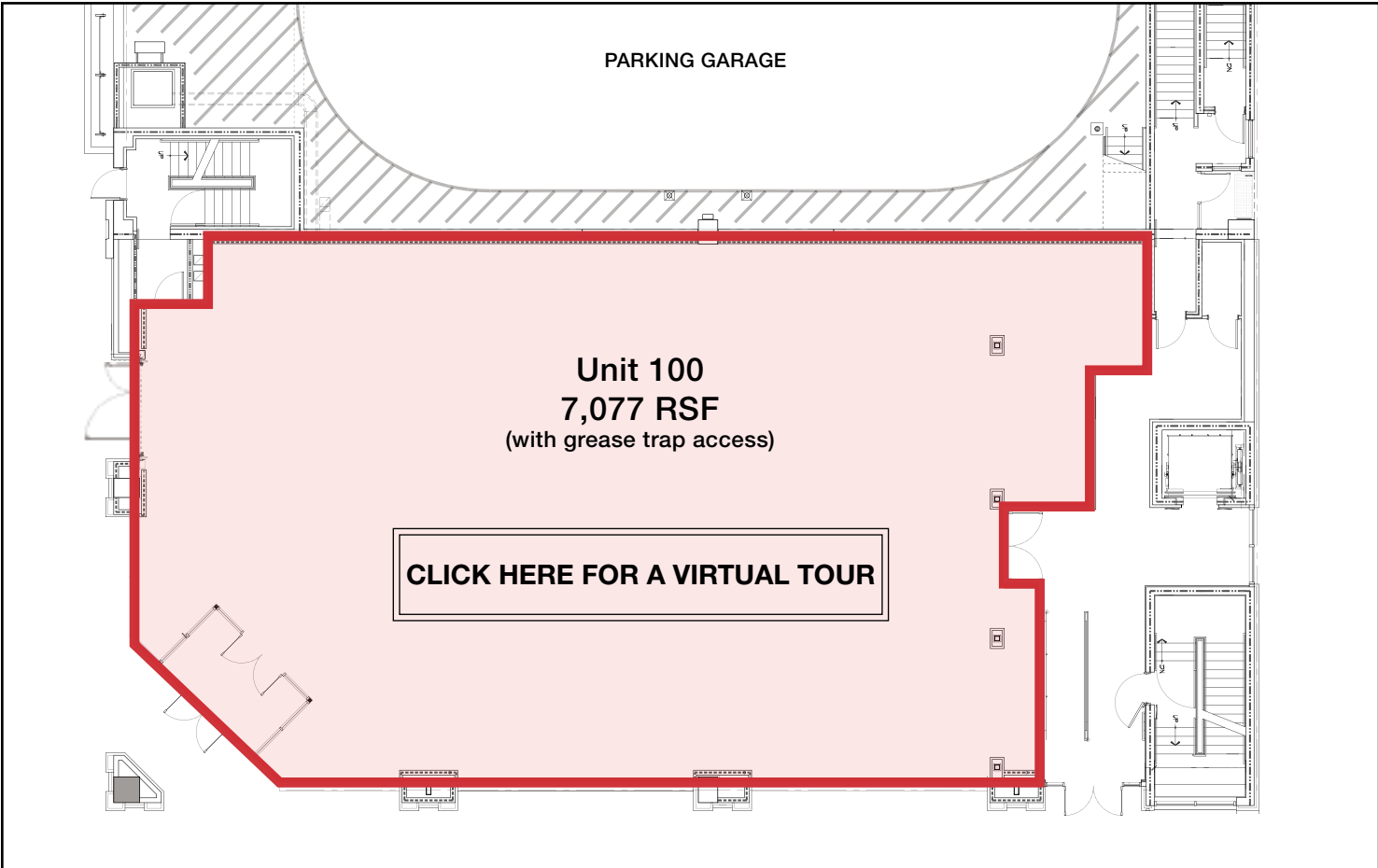


Unit 100: Dealer door for vehicle access

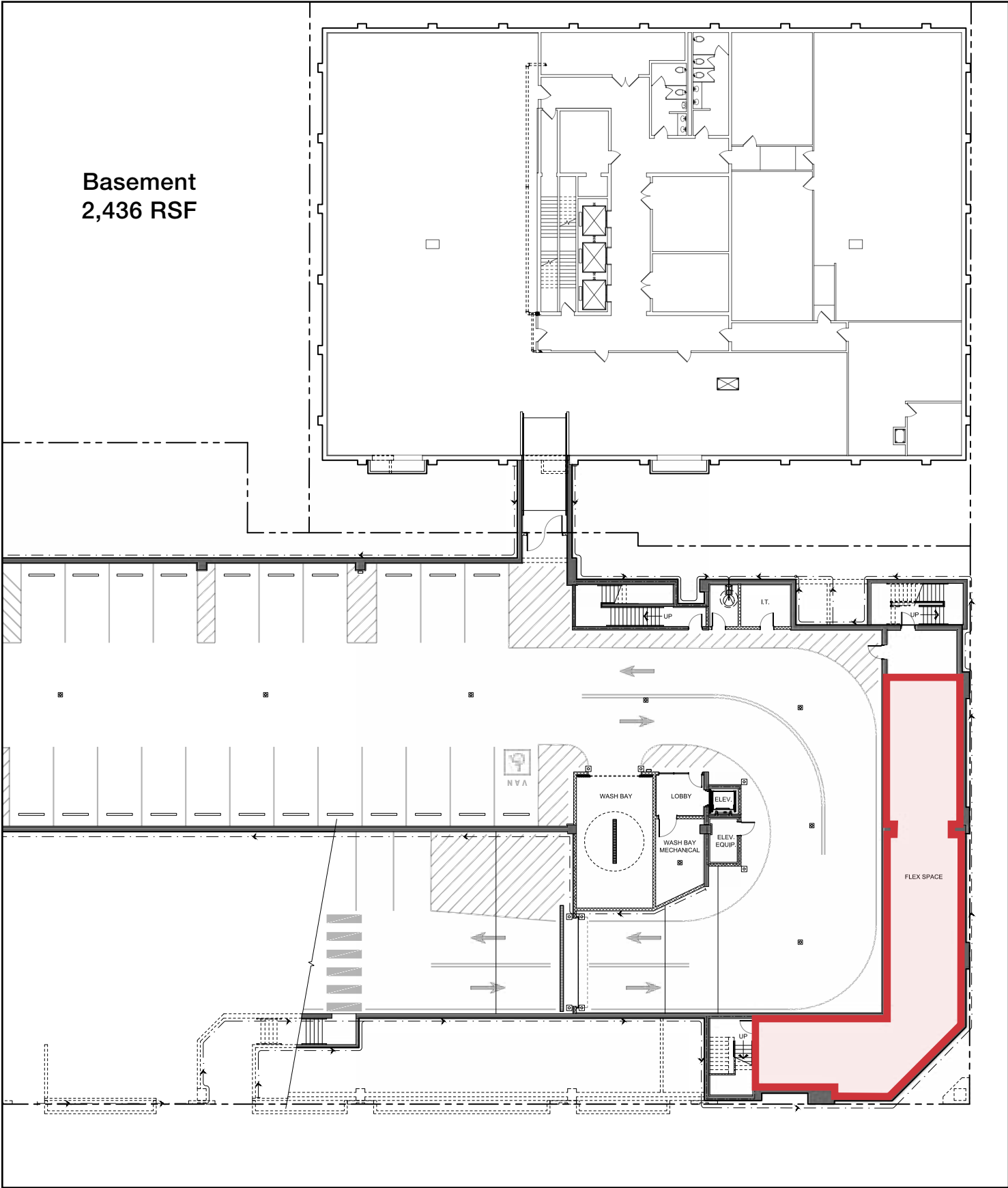


Direct access to attached parking garage

FLOOR PLANS



FLOOR PLANS



EATING PLACES WITHIN 10 MINUTE WALK



3

Bakers(Retail)



8

Bars and Pubs



10

Coffee Shops



0

Juice Bars



0

Doughnut Shops



1

Ice Cream Parlors



5

Pizza Restaurants

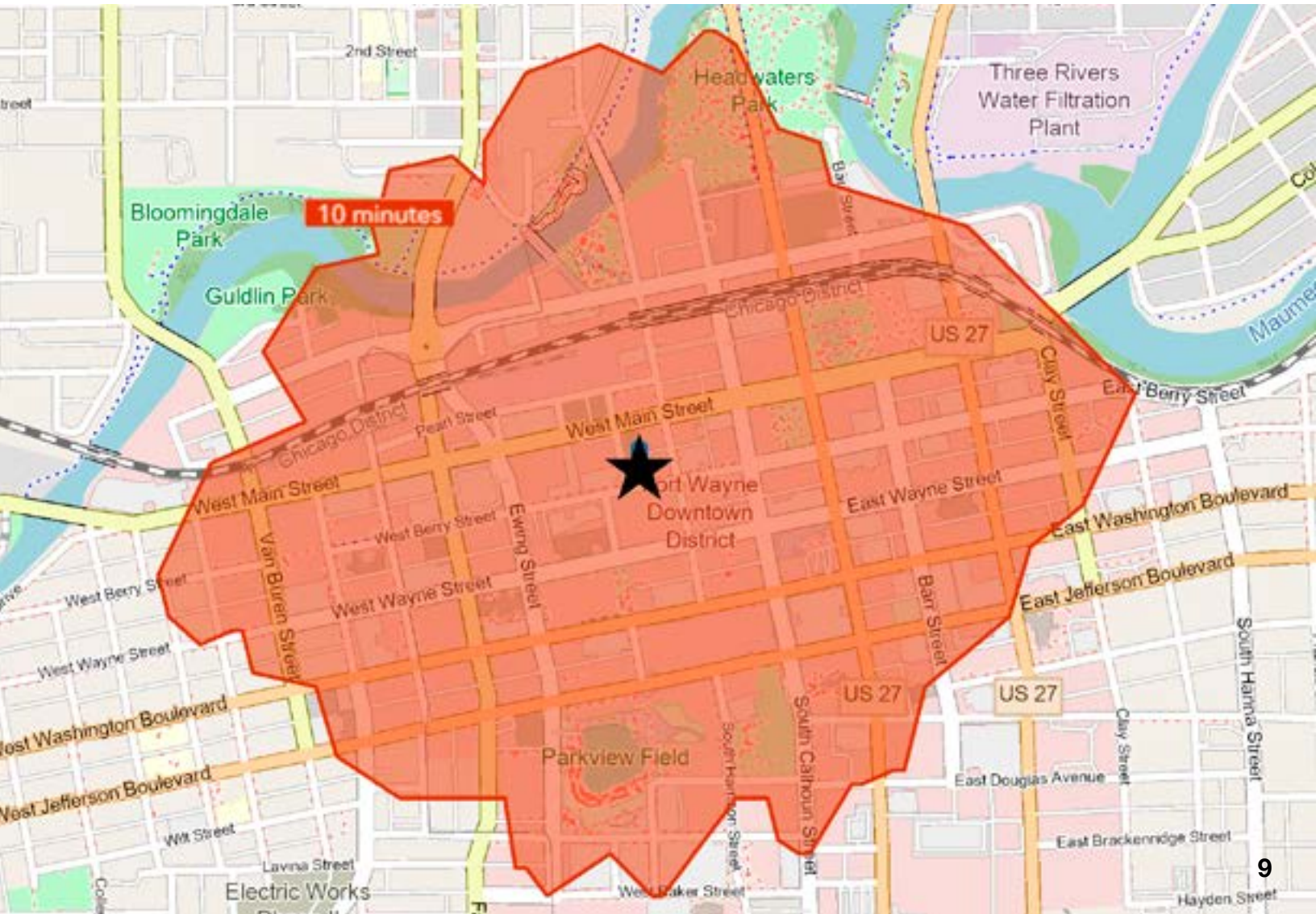


49

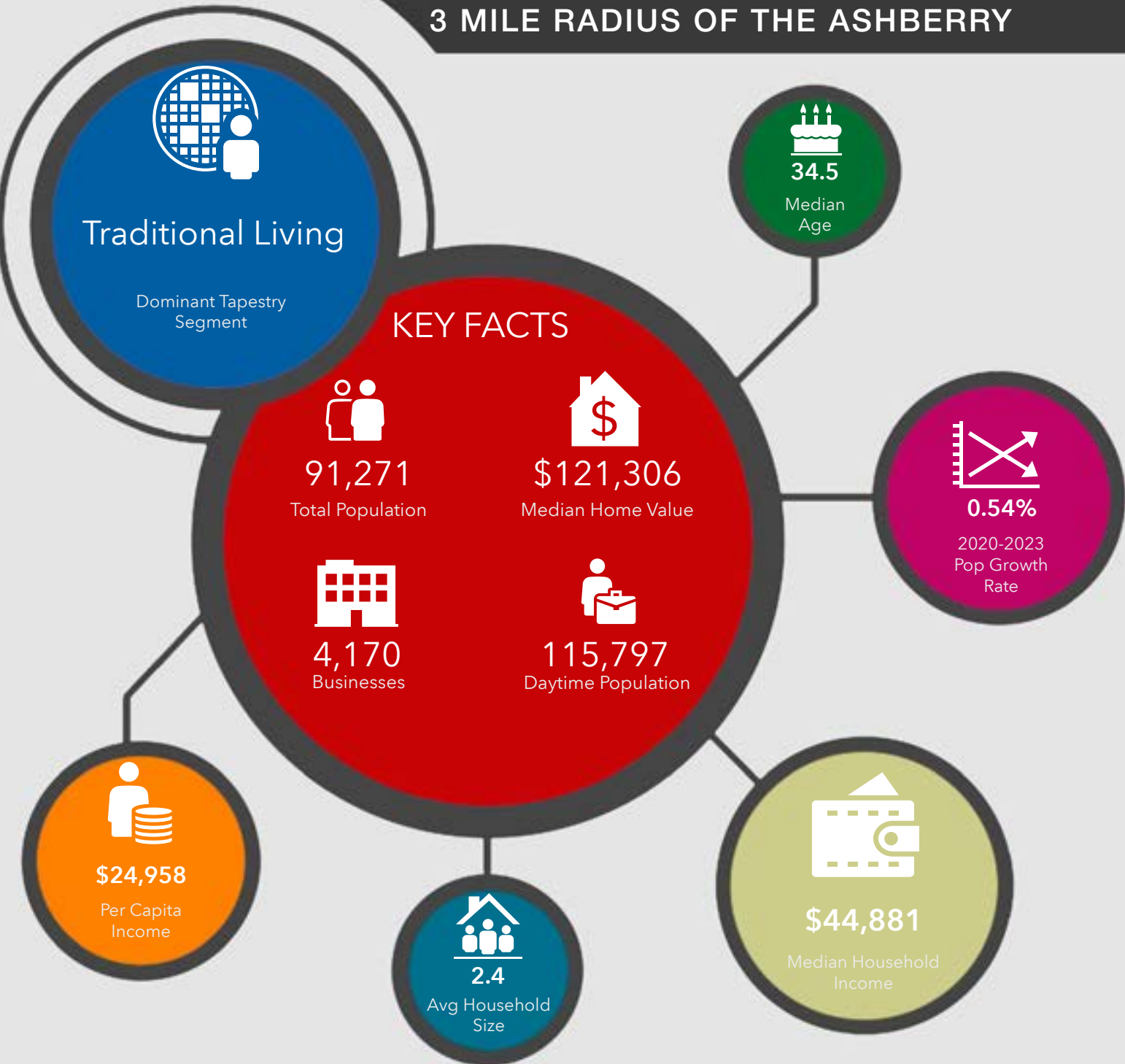
Other Restaurants

Partial List

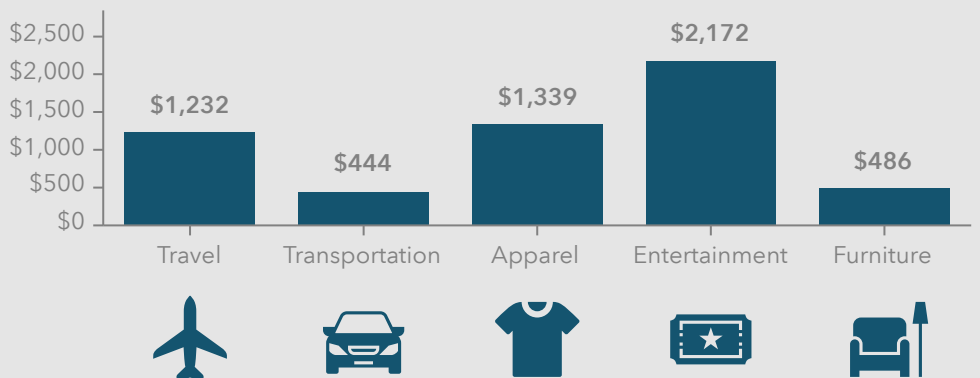
- 816 Pint & Slice
- Arbor
- Arby's
- Birdies
- Club Soda
- Cindy's Diner
- Coney Island
- Connor's Rooftop
- Copper Spoon
- Dash-In
- Fortezza Coffee
- Gas House
- JK O'Donnell's
- Jimmy Johns
- McDonald's
- Marquee
- Nawa
- Papi's Pizza
- Proximo
- Ruth's Chris
- Starbucks
- Tolon



KEY FACTS 3 MILE RADIUS OF THE ASHBERRY



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

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Spending facts are average annual dollars per household

DOWNTOWN ATTRACTIONS

- 1. Promenade Park
- 2. Riverfront at Promenade Park
- 3. Superior Lofts
- 4. Lofts at Headwaters Park
- 5. United Arts Center
- 6. Ft. Wayne Museum of Art
- 7. Freimann Square
- 8. Rousseau Center
- 9. The Landing
- 10. Randall Lofts
- 11. The Bradley
- 12. The Pearl
- 13. Edsall House Apartments
- 14. Community Center
- 15. Star Bank Headquarters
- 16. PNC Bank Building
- 17. Allen County Courthouse
- 18. Anthony Wayne Condos
- 19. 1st Source Bank Center
- 20. Auer Center for Arts & Culture
- 21. The History Center
- 22. Citizens Square
- 23. Lincoln Tower
- 24. Fifth Third Building
- 25. First Presbyterian Church
- 26. Skyline Tower
- 27. Skyline Plaza
- 28. Indiana Center
- 29. Indiana Michigan Power Center
- 30. Allen County Public Library
- 31. Firefighter's Museum
- 32. Visitors Center
- 33. The Hilton
- 34. The Grand Wayne Center
- 35. The Harrison
- 36. Parkview Field
- 37. Hampton Inn & Suites
- 38. The Embassy
- 39. Botanical Gardens
- 40. Cathedral of Immaculate Conception





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