



AVAILABLE FOR LEASE

111 WEST BERRY STREET, FORT WAYNE, IN

PATRICK ROMARY

Broker
M: 260.414.5741
E: promary@xplorcommercial.com

JAMES JAMICICH

Broker
M: 260.452.7525
E: jjamicich@xplorcommercial.com

127 W Berry St
Fort Wayne, IN 46802
A MIKE THOMAS AFFILIATE

AVAILABLE LEASE RATE 5,438 - 11,104 SF
\$16.00-\$18.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Central downtown location within walking distance to all major attractions
- This historic building offers unique architectural details including exposed ceiling, exposed brick, and open floor plan with large private office
- First Floor office is an open floor plan with the option to include furniture - contact broker for details
- Second Floor office buildout includes: 10 private offices, 2 small conference rooms, 1 large conference room, cubicle field, and kitchen/breakroom
- Parking available along street at meters, two different parking garages, or surface lot all within walking distance



111 WEST BERRY STREET

Fort Wayne, IN 46802



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a unique opportunity at 111 West Berry Street, Fort Wayne, IN. This historic downtown gem boasts distinctive architectural elements, including exposed ceilings and brick, creating a creative and dynamic atmosphere. With an open floor plan thoughtfully designed, the second floor comprises of 10 private offices, 2 small conference rooms, 1 large conference room, and a spacious kitchen with lounge —this property offers immense potential for businesses seeking a blend of modern functionality and aesthetic. Convenient parking options, walkable central location, and accessibility is ideal for those seeking a standout commercial space in the heart of the city.

SPACES	LEASE RATE	SPACE SIZE
First Floor	\$18.00 SF/yr	5,438 - 11,104 SF
Second Floor	\$18.00 SF/yr	5,666 - 11,104 SF
Entire Building	\$16.00 SF/yr	11,104 SF



PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

JAMES JAMICICH

260.452.7525

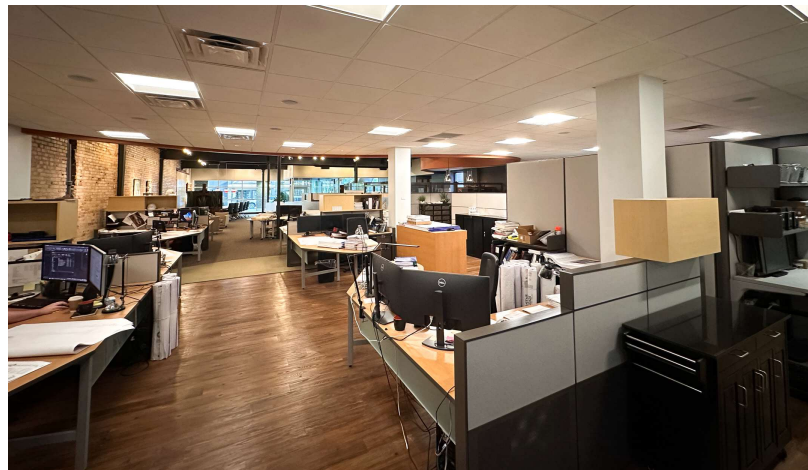
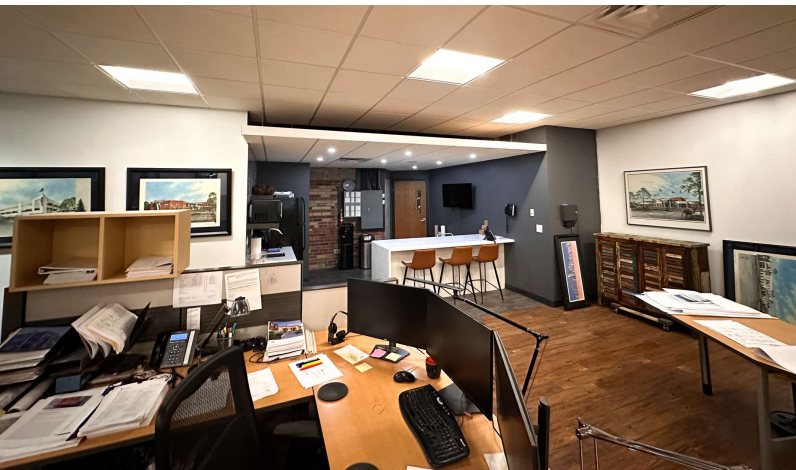
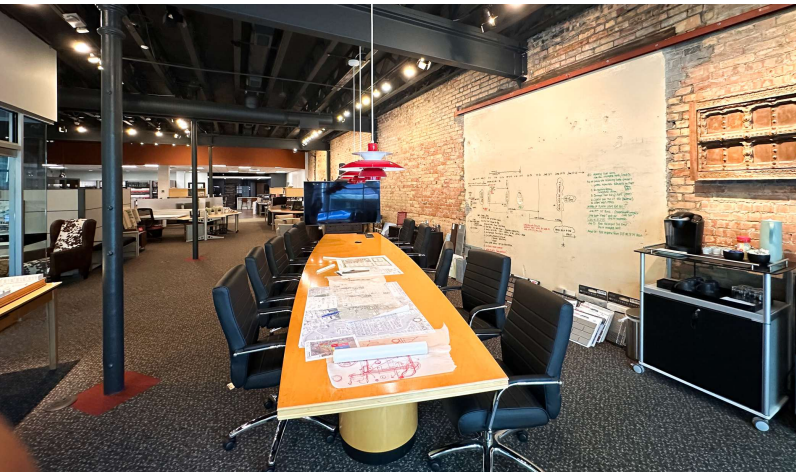
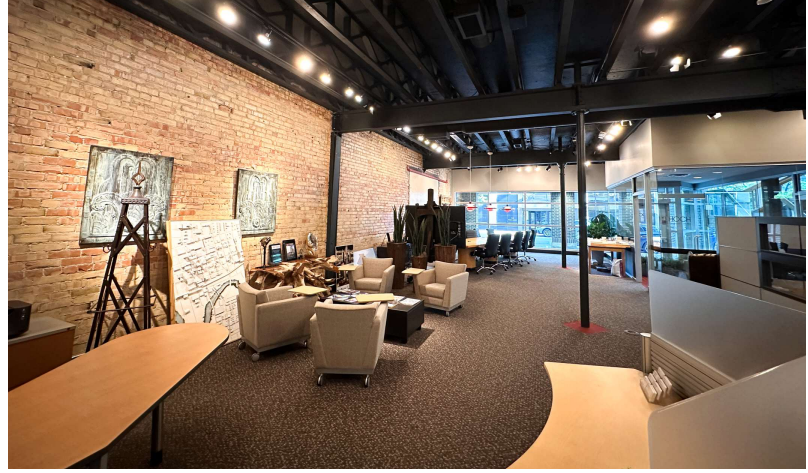
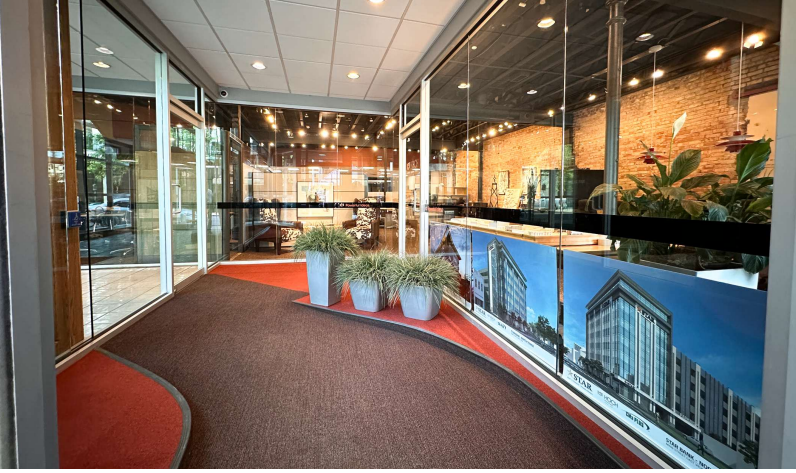
jjamicich@xplorcommercial.com

111 WEST BERRY STREET

Fort Wayne, IN 46802



FIRST FLOOR | 5,438 SF AVAILABLE



PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

JAMES JAMICICH

260.452.7525

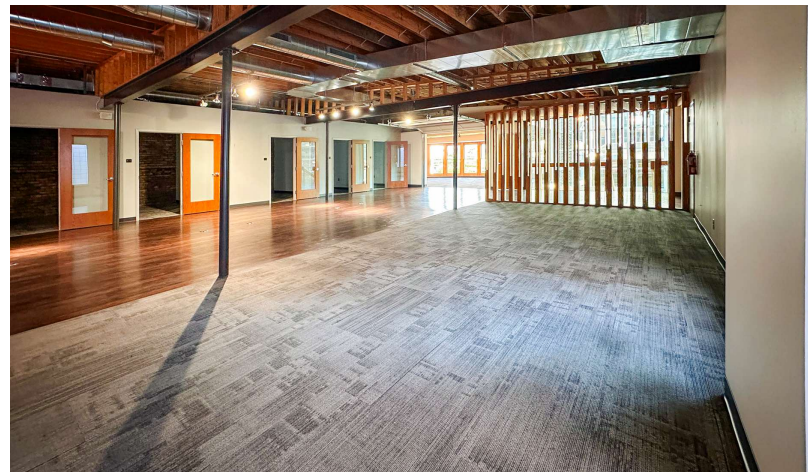
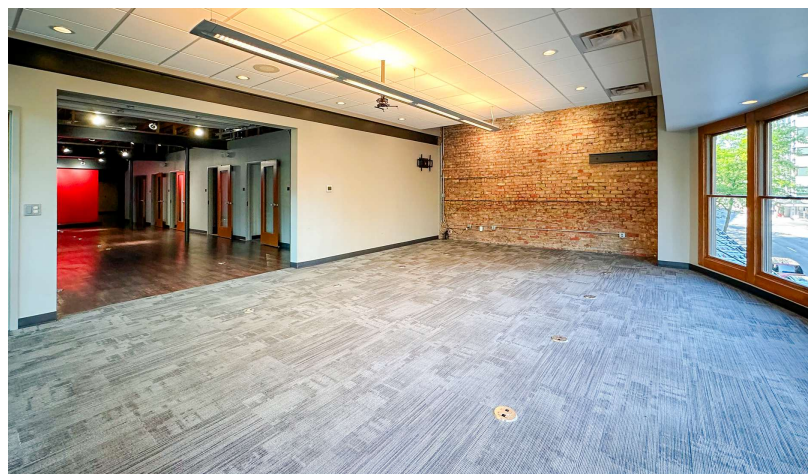
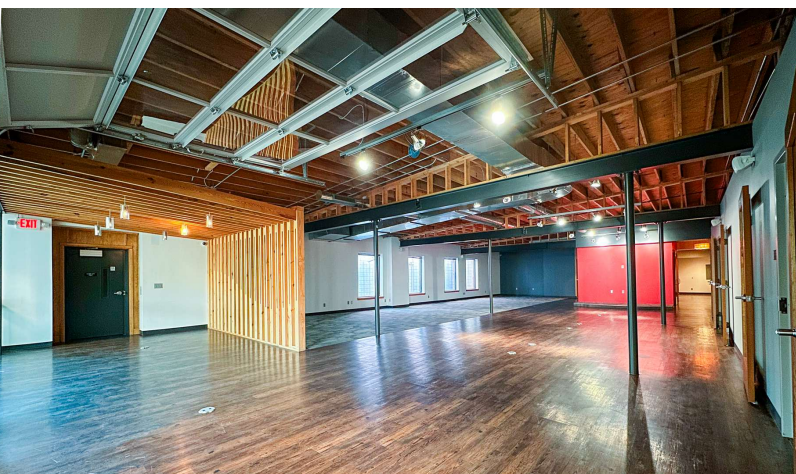
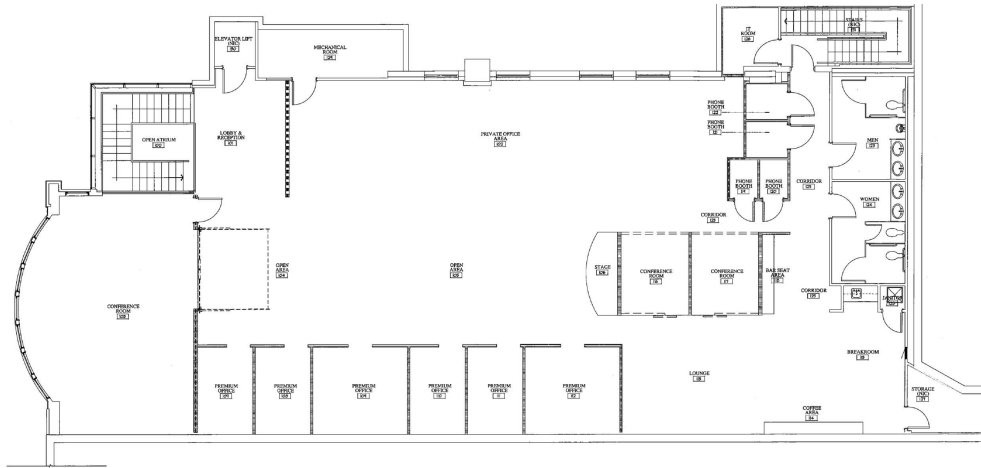
jjamicich@xplorcommercial.com

111 WEST BERRY STREET

Fort Wayne, IN 46802



SECOND FLOOR | 5,666 SF AVAILABLE



PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

JAMES JAMICICH

260.452.7525

jjamicich@xplorcommercial.com

XPLORCOMMERCIAL.COM | 4

111 WEST BERRY STREET

Fort Wayne, IN 46802



RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

JAMES JAMICICH

260.452.7525

jjamicich@xplorcommercial.com

XPLORCOMMERCIAL.COM | 5

111 WEST BERRY STREET

Fort Wayne, IN 46802



PROPERTY DETAILS

LEASE RATE **\$16.00 - 18.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Street Address 111 West Berry Street
City, State, Zip Fort Wayne, IN 46802
County/Township Allen/Wayne
Side Of Street South
Signal Intersection Yes

BUILDING INFORMATION

Building Size 11,104 SF
Price / SF \$16.00 - 18.00 SF/yr
Year Built 1910
Last Renovated 2022
Building Class A
Tenancy Multiple
Number Of Floors 2
Elevators 1

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning DC (Downtown Core)
Lot Size 0.14 Acres
APN# 02-12-02-453-004.000-074
Lot Frontage 55
Lot Depth 109
Traffic Count Street Berry St - 2, 652 VPD
Calhoun St - 3,394 VPD

PARKING & TRANSPORTATION

Street Parking Yes
Parking Garage Yes
Surface Lot Yes

OFFICE BUILDOUT

First Floor Open Office Concept
Lounge
Kitchenette
Office Furniture Negotiable
Second Floor 10 Private Offices
2 Small Conference Rooms
1 Large Conference Room
Open Office Field
Kitchenette / Breakroom

PATRICK ROMARY

260.414.5741

promary@xplorcommercial.com

JAMES JAMICICH

260.452.7525

jjamicich@xplorcommercial.com