



OFFICE/RETAIL

FOR LEASE

## Beautiful Downtown Office/Retail 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.

## Property Highlights

- ▶ Retail spaces - Modified Gross leases
- ▶ Professionally managed
- ▶ Office spaces - Full service leases with daily janitorial and on-site maintenance
- ▶ **FOR LEASE: \$22.00 - \$25.00/SF/Yr**

### BRAD STURGES

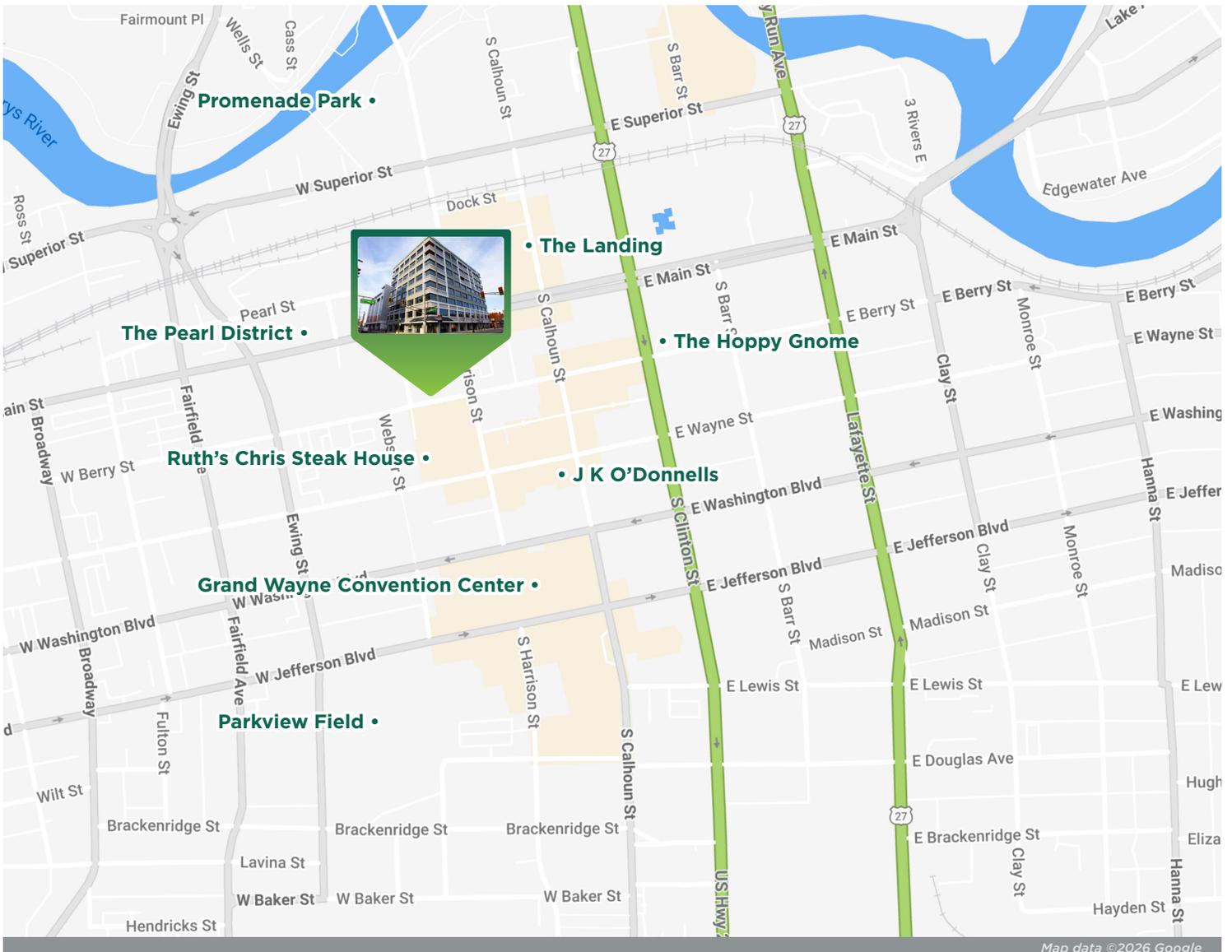
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**202 Metro**  
202 W Berry Street  
Fort Wayne, IN 46802



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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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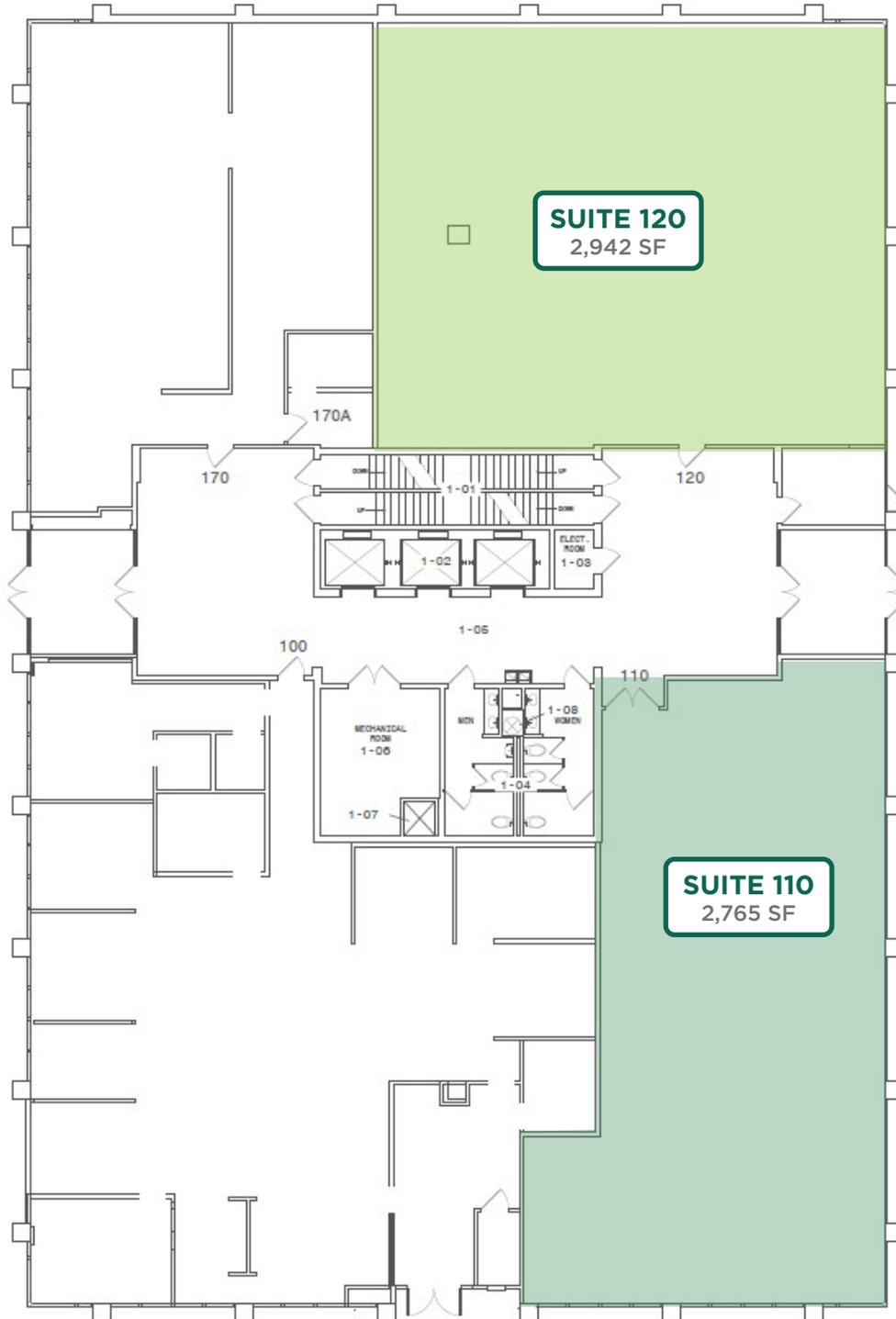
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### Retail Space Available



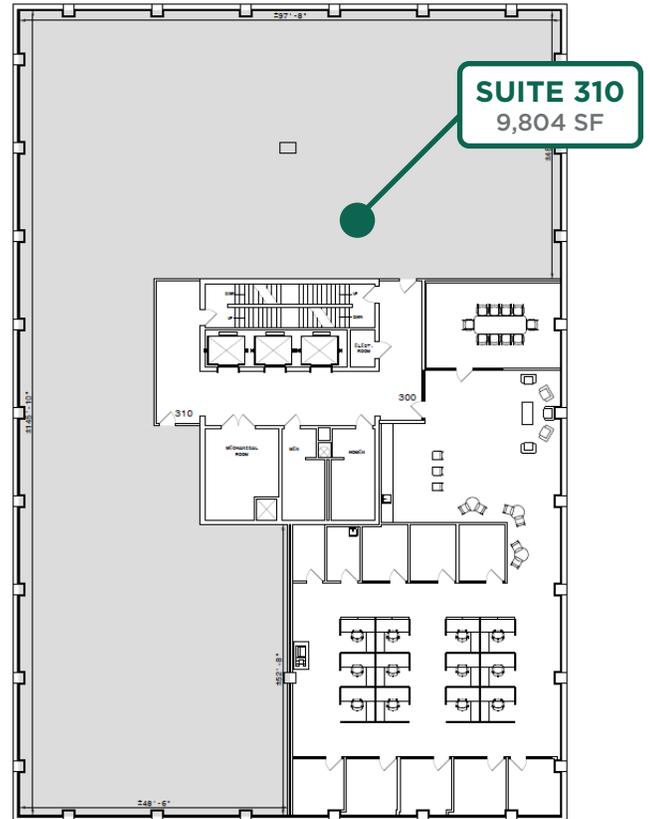
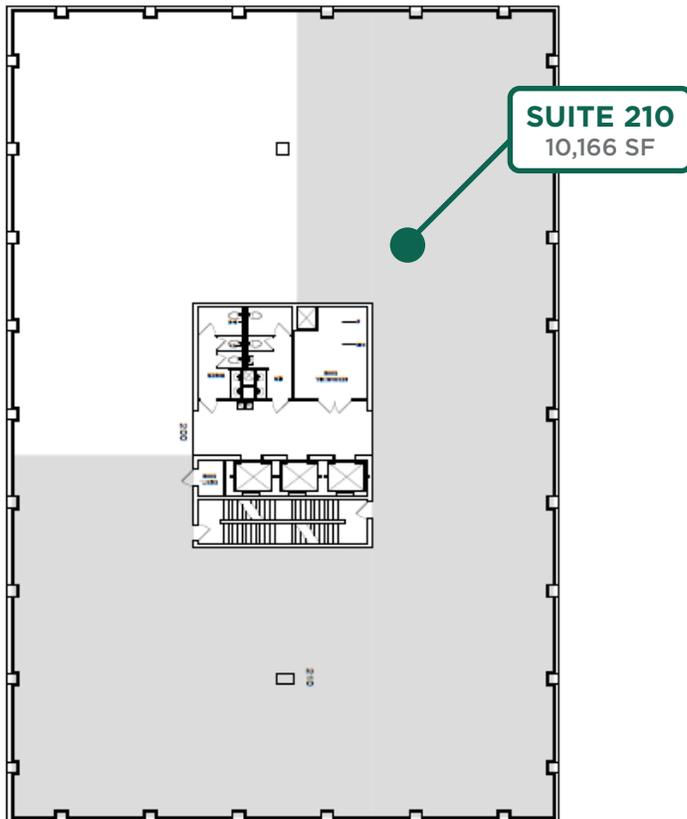
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### Office Space Available

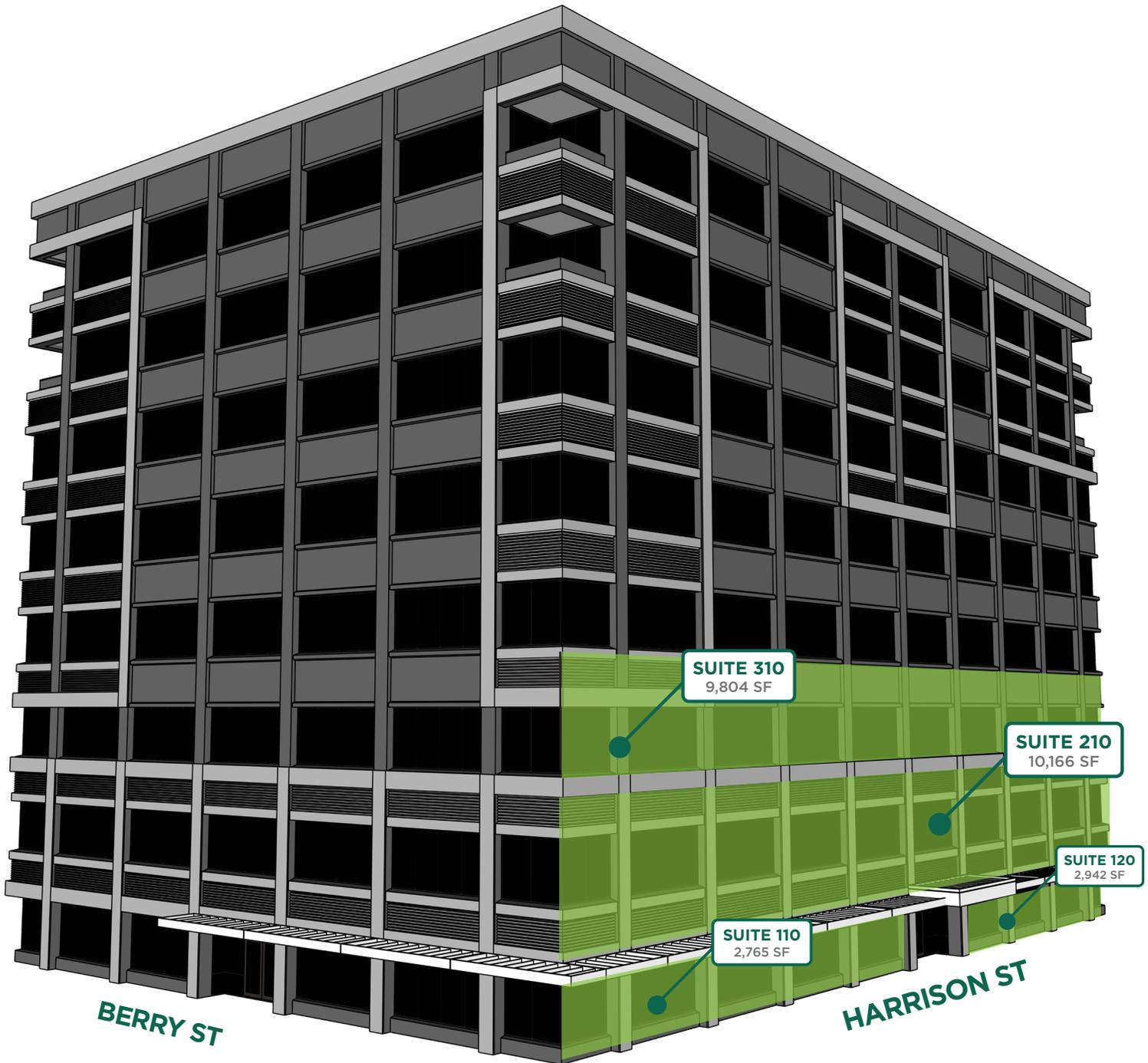


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### PROPERTY INFORMATION

|                  |                          |
|------------------|--------------------------|
| Address          | 202 W Berry Street       |
| City, State, Zip | Fort Wayne, IN 46802     |
| County           | Allen                    |
| Township         | Wayne                    |
| Parcel Number    | 02-12-02-414-009.001-074 |



### LEASE INFORMATION

|              |                                  |
|--------------|----------------------------------|
| Type         | Office & Retail - Modified Gross |
| 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                           |
| Parking               | Tenant - separate parking lease    |
| Janitorial            | Office - Landlord; Retail - Tenant |

### AVAILABLE UNITS

| Total Building Area     | 95,889 SF  |              |
|-------------------------|------------|--------------|
| Total Available         | 25,677 RSF |              |
| Max Contiguous          | 10,166 RSF |              |
| Units Available         | RSF        | Monthly Rate |
| • Suite 110 (Retail)    | 2,765      | \$25.00 PSF  |
| • Suite 120 (Retail)    | 2,942      | \$25.00 PSF  |
| • Suite 210 (Divisible) | 10,166     | \$22.00 PSF  |
| • Suite 310 (Office)    | 9,804      | \$22.00 PSF  |

### BUILDING INFORMATION

|                   |                           |
|-------------------|---------------------------|
| Property Type     | Mixed use - office/retail |
| Year Built        | 1975                      |
| # of Stories      | 8                         |
| Construction Type | Concrete                  |
| Heating           | Yes                       |
| A/C               | Yes                       |
| Sprinkler         | Yes                       |
| Elevators         | 3                         |
| Signage           | Digital                   |

### UTILITIES

|                        |  |
|------------------------|--|
| Electric Provider      | AEP  |
| Natural Gas Provider   | NIPSCO   |
| Water & Sewer Provider | City of Fort Wayne   |
| High Speed Data        | V2W, Frontier, Comcast, Zayo<br>Fiber, Frontier & Comcast Copper |

### SITE DATA

|         |                                     |
|---------|-------------------------------------|
| Zoning  | DC - Downtown Core                  |
| Parking | Parking available in Skyline Garage |

### 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

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