



## Huntington Standalone Office

328 Northpoint Avenue  
Huntington, IN 46750



## 2,149 SF Office For Sale or Lease

Standalone office building for sale or lease in Huntington, Indiana. This 2,149 SF building offers four private offices, a conference room, a kitchenette, and a large reception area.

The property sits on 0.32 acres and is zoned BP - Business Park. The building would be perfect for a financial advisory, insurance firm, accounting firm, or other office use. The parking lot is shared with two other buildings and has 35 spaces.

## Property Highlights

- ▶ Office building for sale or lease
  - ▶ **FOR SALE: \$299,000**
  - ▶ **FOR LEASE: \$14.00/SF/Yr NNN**
- ▶ Located in quiet office park
- ▶ Easy access to US 24

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
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### PHILIP HAGEE

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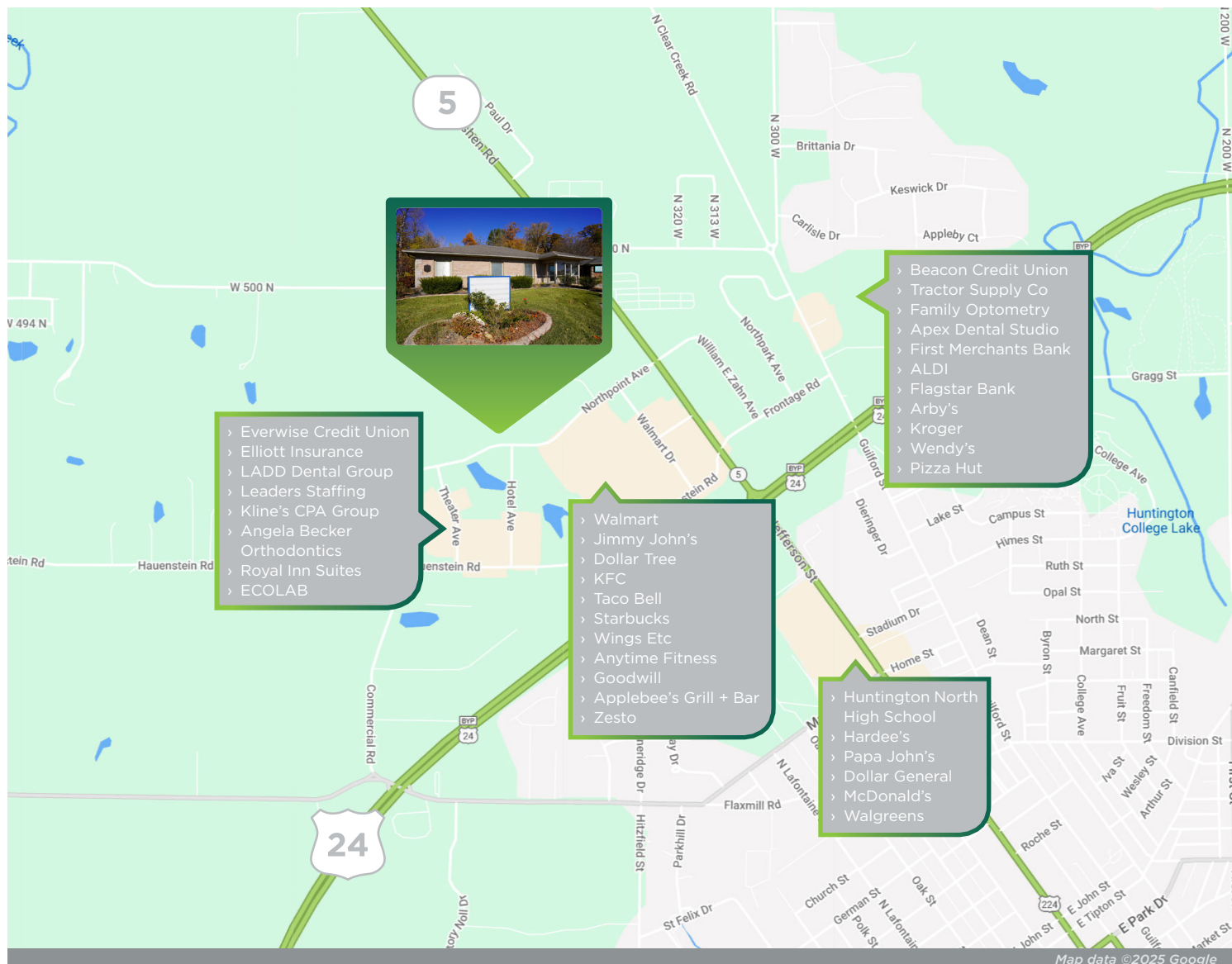
### IAN SMITH

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## Excellent Location

This office is located on the northwestern side of Huntington, right off State Road 5 and US 24. It is surrounded by many office and medical users, most notably Elliott Insurance and LADD Dental Group, both right next door to this property. Also nearby is a major retail area of Huntington, which includes Walmart, Dollar Tree, and several restaurants, retailers, banks, and other businesses.

Huntington is the largest city in and the county seat of Huntington County. It is also part of Fort Wayne's metropolitan area, about 25 miles southwest.

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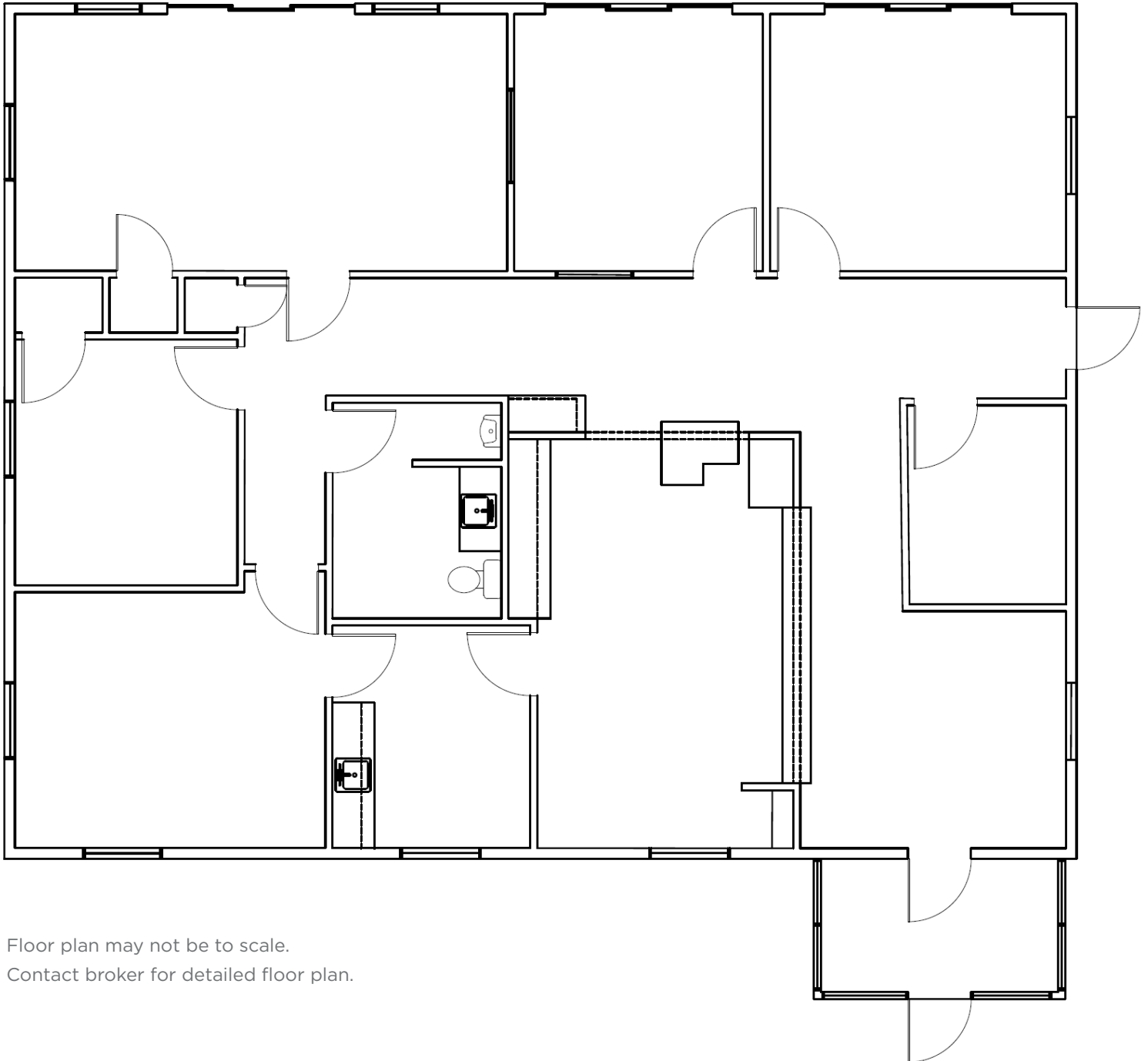
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**Available - 2,149 RSF**

Floor plan may not be to scale.  
Contact broker for detailed floor plan.

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### Additional Images



*Private office*



*Conference room*



*Reception area*



*Rear outdoor porch*



*Private office*



*Kitchenette*

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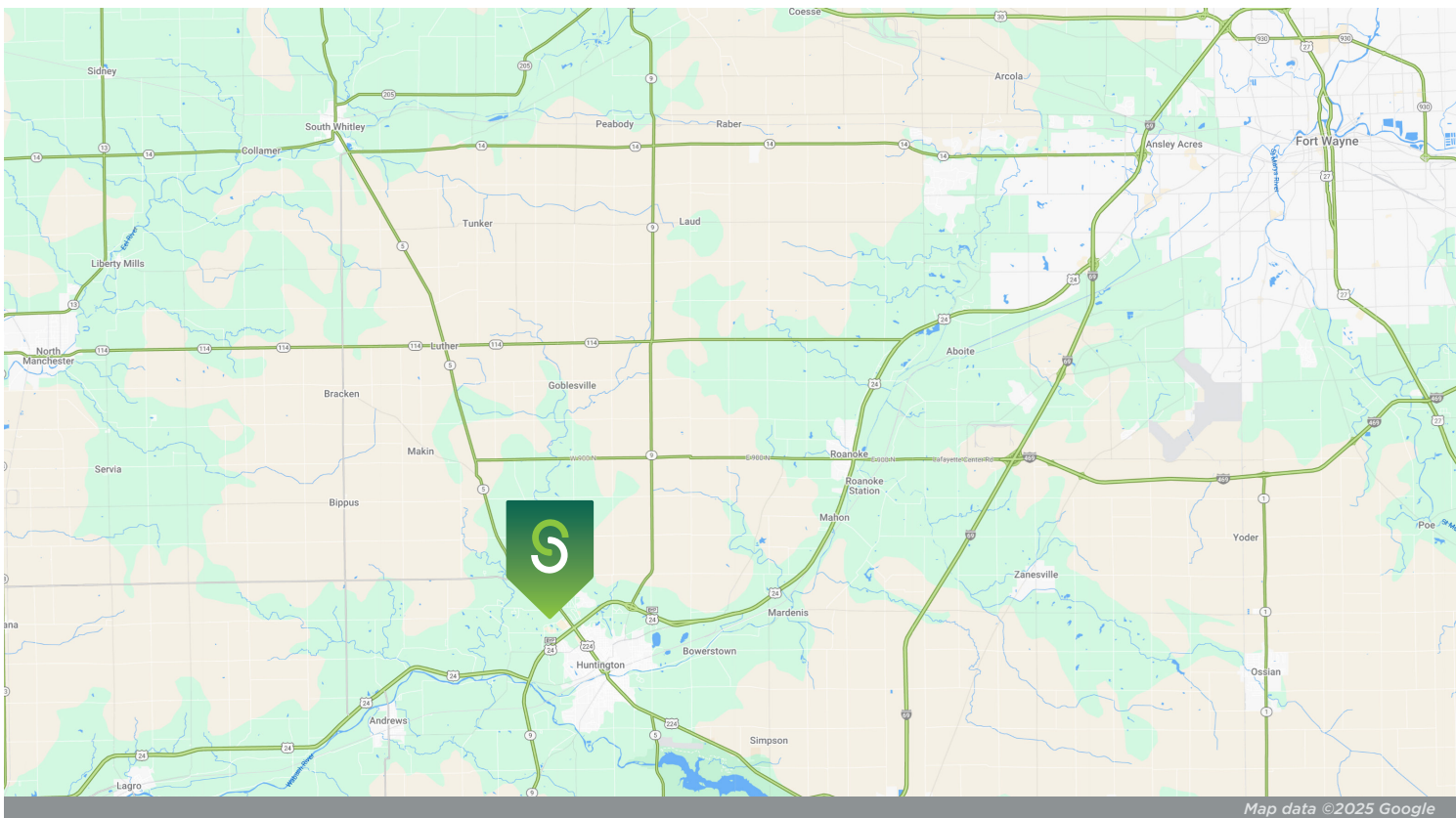
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## Huntington Standalone Office

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### PROPERTY INFORMATION

Address	328 Northpoint Avenue
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-09-200-780.020-005
2024 Tax/Payable 2025	\$6,906.00

### SALE INFORMATION

Price	\$299,000
Terms	Cash at close

### LEASE INFORMATION

Lease Rate & Type	\$14.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	2,149 SF	
Total Available	2,149 RSF	
Max Contiguous	2,149 RSF	
Units Available	RSF	Monthly Rate
<div><div></div><div>328</div></div>	2,149	\$2,507.17

### UTILITIES

Electric Provider	Heartland REMC
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington

### SITE DATA

Site Acreage	0.32 AC
Zoning & Description	BP - Business Park
Nearest Interstate	I-69, 10.5 miles

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Office
Year Built	2002
# of Stories	1
Construction Type	Wood frame/brick wrap
Roof	Shingle
Heating	Split
A/C	Split
Signage	Monument

### ADDITIONAL INFORMATION

- 2,000 SF office for sale or lease
- Located near SR 5 and US 24 in Huntington, IN
- Surrounded by many national businesses

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### About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

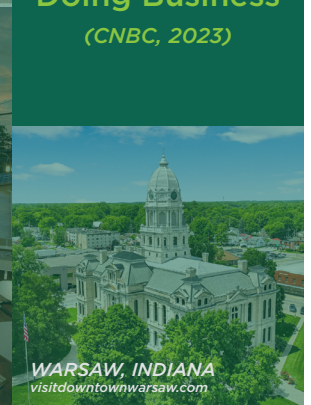
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



**#13**  
Top States for  
Doing Business  
(CNBC, 2023)



**7.5**  
Million  
Annual  
Visitors



**\$2B**  
in Capital  
Investment





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
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**Neal Bowman, SIOR**  
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**Andrew Eckert**  
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**Kevin Ellis**  
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**Philip Hagee**  
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**Shelby Wilson**  
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**Ian Smith**  
Brokerage Associate

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

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**SturgesProperty.com**





Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://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, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

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