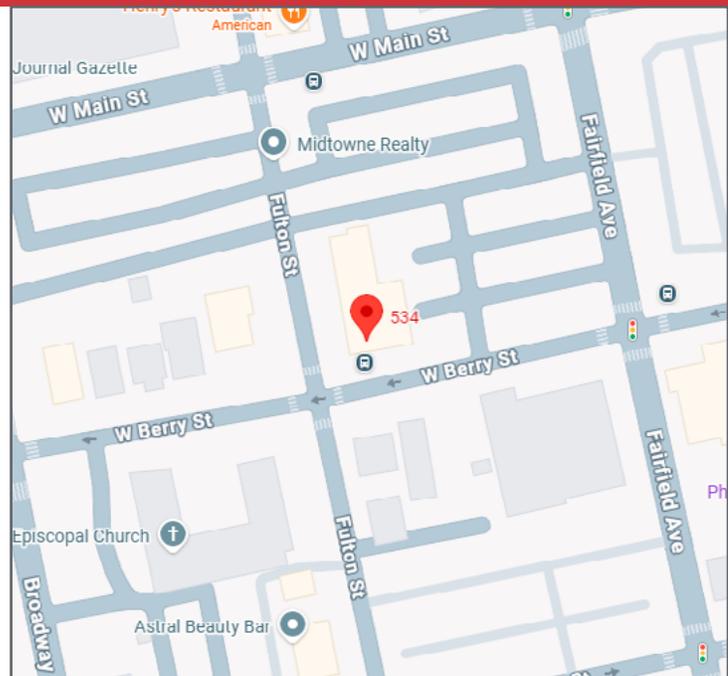




## 534 W. Berry Street Fort Wayne, IN 46802

### Property Features

- 1,566 SF Rentable space
- Consists of large open area, three offices, storage, kitchenette, and restroom
- Showcases exposed ductwork and pipes creating a contemporary industrial chic ambiance
- Track lighting and modern pendant fixtures provide adjustable illumination options
- Expansive storefront window ideal for displays or to create an inviting entrance
- Ideal for office, retail or creative studio use



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
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[www.naihb.com](http://www.naihb.com)

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General Property Information			
<b>Name</b>	534 W. Berry Street	<b>Parcel Number</b>	02-12-02-377-001.000-074
<b>Address</b>	534 W. Berry Street	<b>Total Building SF</b>	1,566 Rentable SF
<b>City, State, Zip</b>	Fort Wayne, IN	<b>Acreage</b>	0.34 AC
<b>County</b>	Allen	<b>Year Built</b>	1950, remodeled 2023
<b>Township</b>	Wayne	<b>Zoning</b>	DE (downtown edge)
<b>Parking</b>	Street		

Property Features			
<b>Construction</b>	Reinforced concrete	<b># of Floors</b>	1
<b>Roof</b>	Rubber	<b>Restrooms</b>	1
<b>Heating</b>	Forced air	<b>Central Air</b>	Yes
<b>Signage</b>	Window	<b>Traffic Counts</b>	1,439 VPD on Berry Street

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	4.7 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	US 27
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	0.5 Miles

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	\$15.50/SF/YR MG
534	1,566 Rentable SF		
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
<b>Taxes</b>		Landlord	
<b>CAM</b>		Landlord	
<b>Insurance</b>		Landlord	
<b>Maint/Repairs</b>		Landlord	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant to reimburse Landlord	
<b>Total Expenses</b>			

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## FLOOR PLAN



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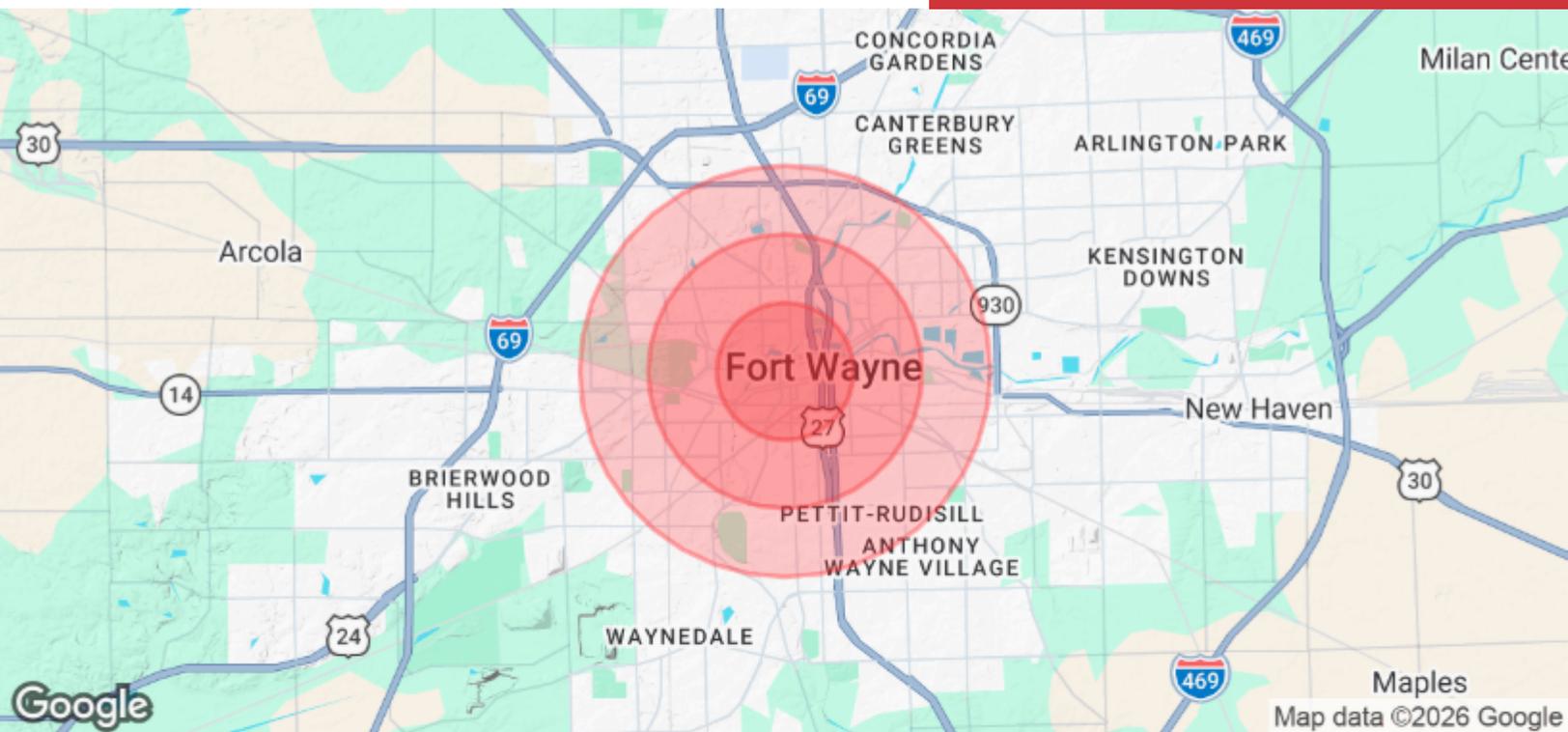
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	13,216	49,075	87,483
Average Age	36	36	36
Average Age (Male)	37	35	35
Average Age (Female)	36	36	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	5,784	20,366	35,866
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,032	\$58,477	\$60,761
Average House Value	\$145,121	\$141,854	\$141,798

Demographics data derived from AlphaMap

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