

Olde East End

1501 E Berry Street
Fort Wayne, IN 46803



RETAIL/OFFICE

FOR LEASE

Retail or Office Space Available in Olde East End

This stunning space is located within Olde East End, a former industrial building that has maintained its unique industrial vibes and charm. With its exposed brick walls, high ceilings, and large windows, this unit offers a contemporary yet industrial aesthetic that is sure to impress.

The building's industrial roots are complemented by modern finishes and amenities, creating a perfect blend of historic and fresh. With a total area of 3,000 SF to 3,025 SF, this space is an excellent choice for businesses looking for a space that offers a unique and trendy atmosphere.

Located directly across the street from a brand new student housing development for Indiana Tech, this property benefits from high foot traffic and exposure, making it an ideal location for a retail business looking to attract new customers. Join Hair Candy and Summit City Brewerks and make Olde East End your business' new home!

NEAL BOWMAN, SIOR

Senior Broker
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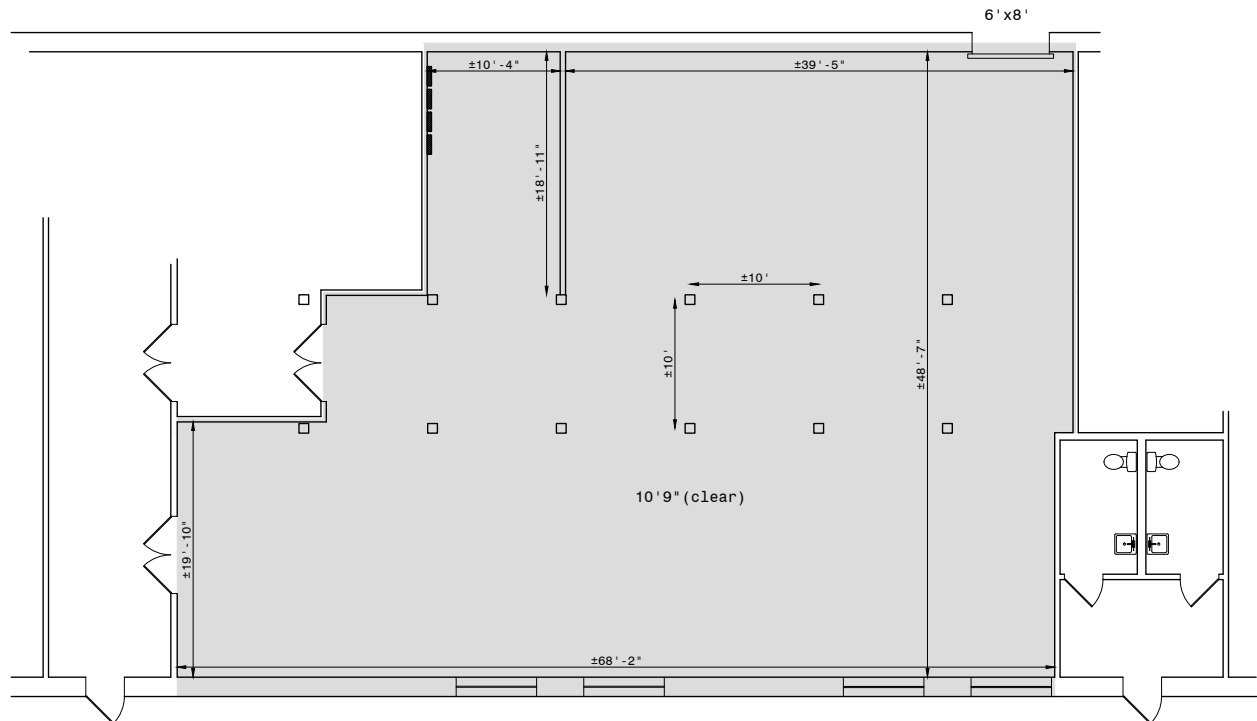
PHILIP HAGEE

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Olde East End

1501 E Berry Street, Suites 107 & 205
Fort Wayne, IN 46803



Suite 107

- 3,025 SF Office/Retail Space
- \$20/SF/Yr Modified Gross
- Large windows
- Original wood floors
- High ceilings
- Adjacent to new development

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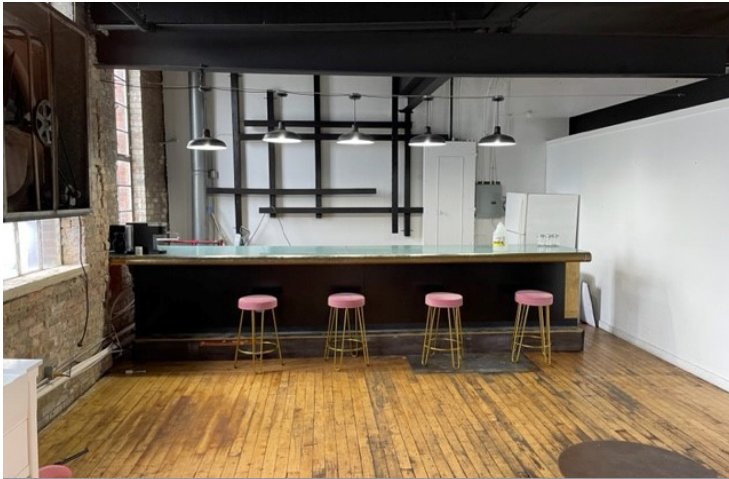
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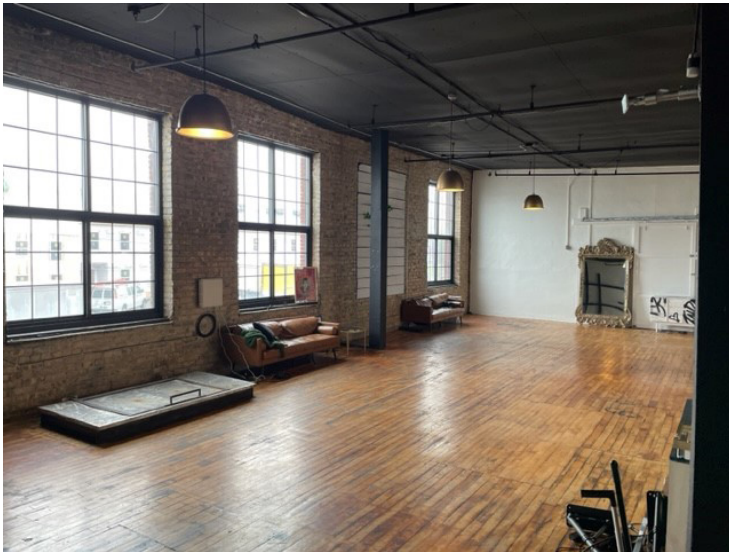
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Suite 205 Bar/Kitchenette



Suite 205 Entrance



Suite 205



Suite 205 Exterior

Suite 205

- 3,000 SF Office/Retail space
- \$20/SF/Yr Modified Gross
- Large windows
- Original wood floors
- High ceilings
- Bar/Kitchenette in suite

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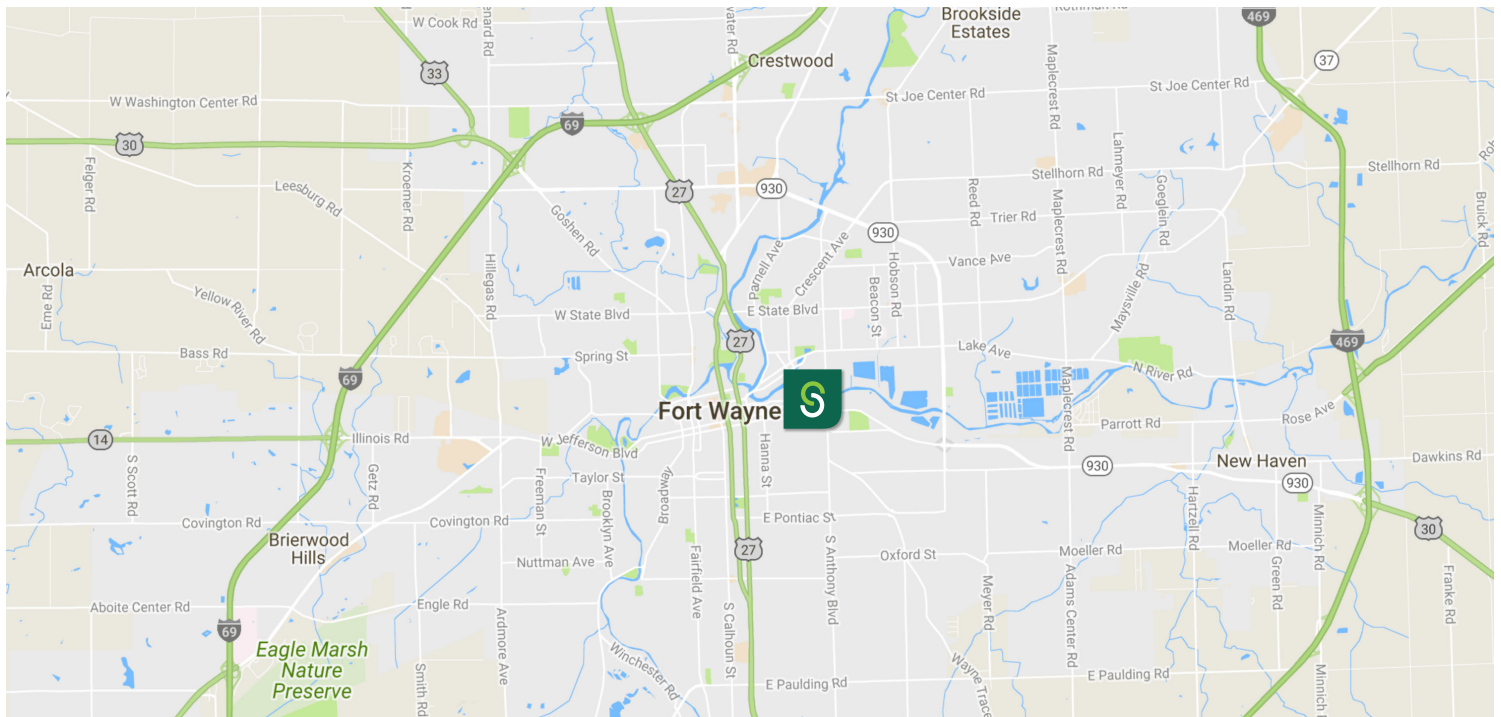


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Indiana Tech Student Housing Development Directly Across From Olde East End



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1501 E Berry Street, Suites 107 & 205
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COMMERCIAL IMPROVED FOR LEASE

Property Name	Olde East End
Address	1501 E Berry Street, Suites 107 & 205
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Township	Wayne
Parcel No.	02-12-01-427-001.000-074



LEASE INFORMATION

Lease Rate	\$20.00/SF/Yr
Lease Type	Modified Gross
Terms	2 Year Minimum
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Available	6,025 RSF	
Max. Contiguous Available	6,025 RSF	
Suites Available	RSF	Monthly Rate
- Suite 107	3,025 SF	\$5,041.67
- Suite 206	3,000 SF	\$5,000.00

BUILDING INFORMATION

Property Type	Mixed Use, Office, Retail
Year Built	1925
No. of Stories	1
Construction Type	Masonry
Roof	TPO
Heating	Package
A/C	Package
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Storefront and window

SITE DATA

Site Acreage	1.95
Zoning & Description	I2
Parking Description	Street
Parking Count/Ratio	32

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Open space
- Hardwood floors
- Large south-facing windows

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
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John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



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Kevin Ellis
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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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