



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

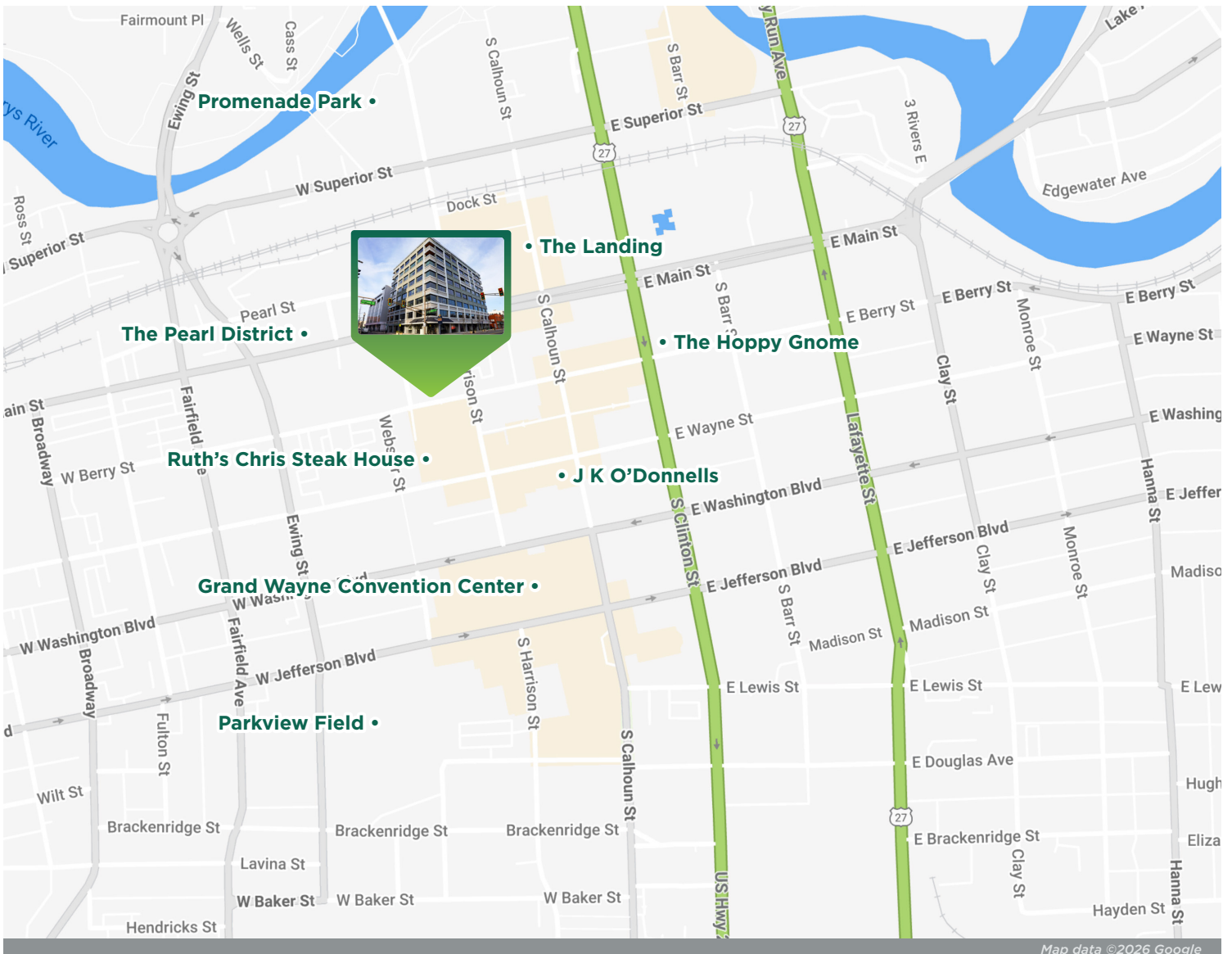
President
260 424 8448
brad.sturges@sturgespg.com

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com



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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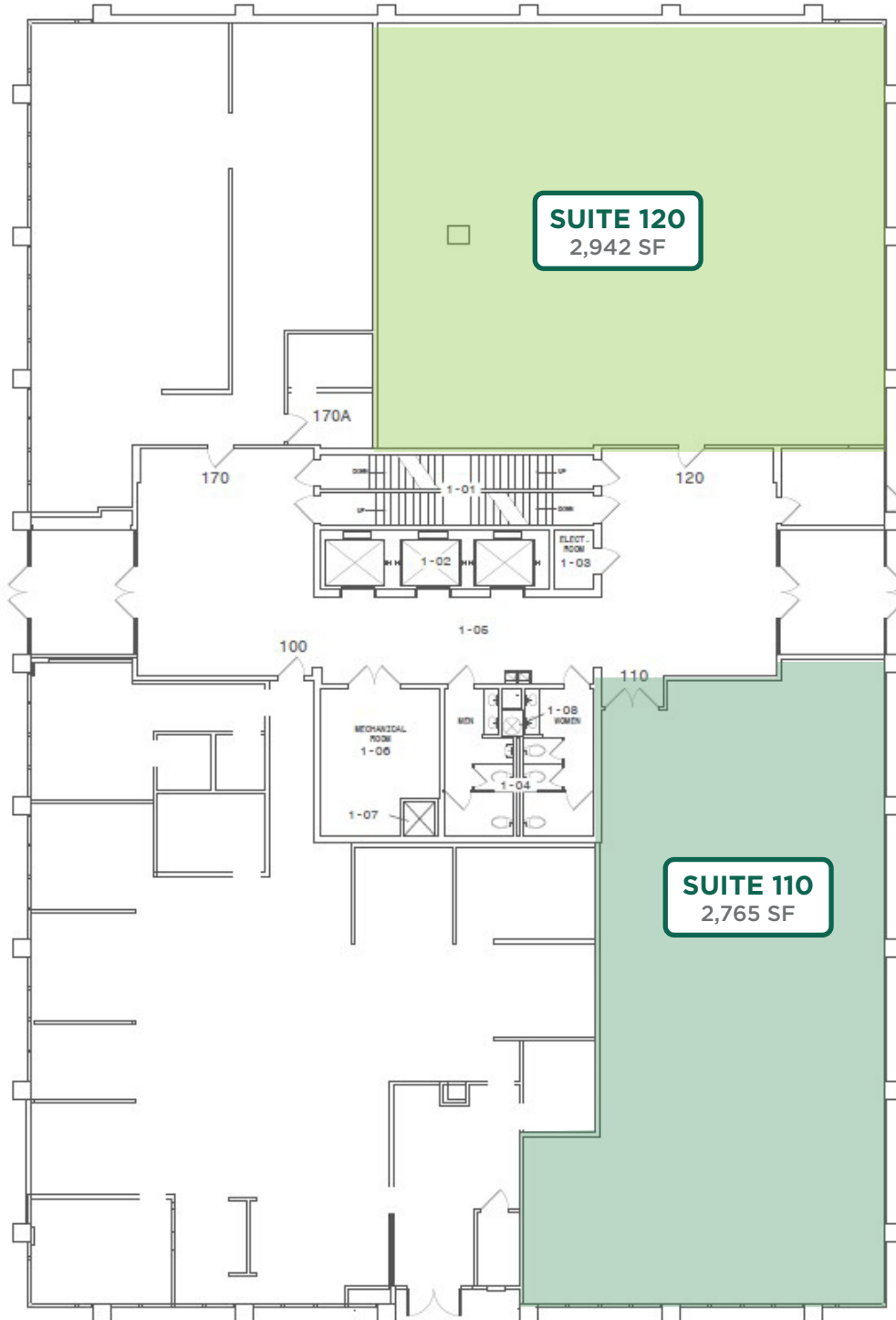
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Retail Space Available



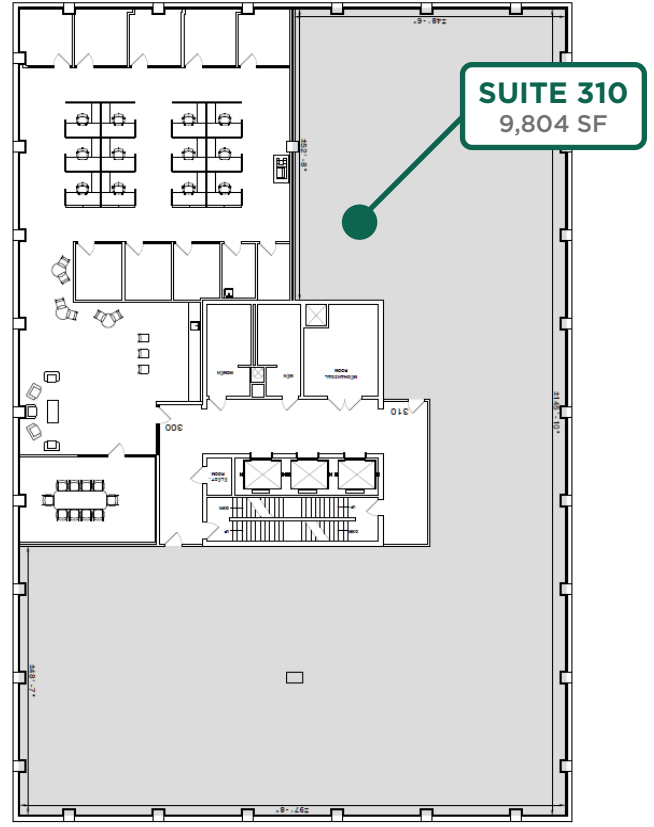
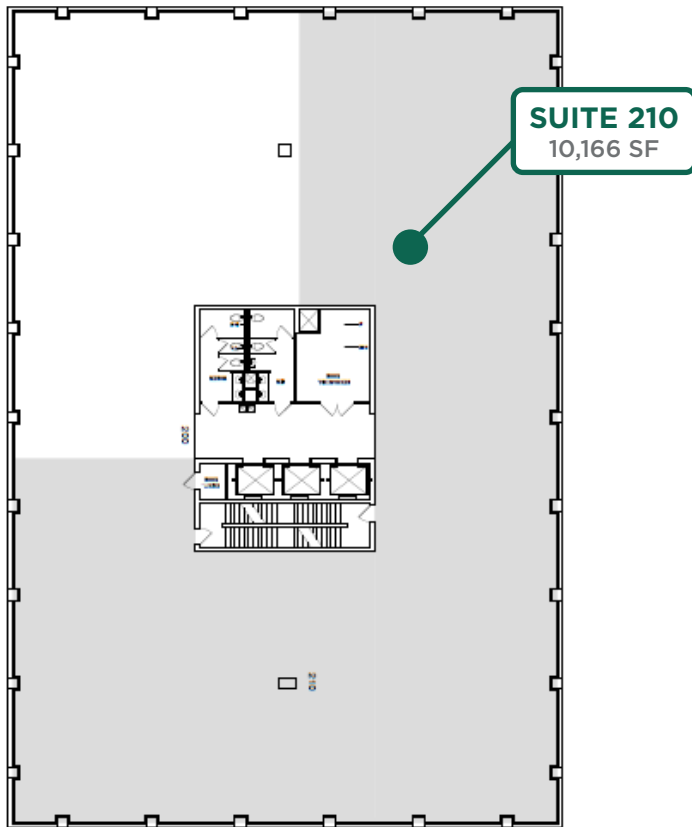
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Office Space Available

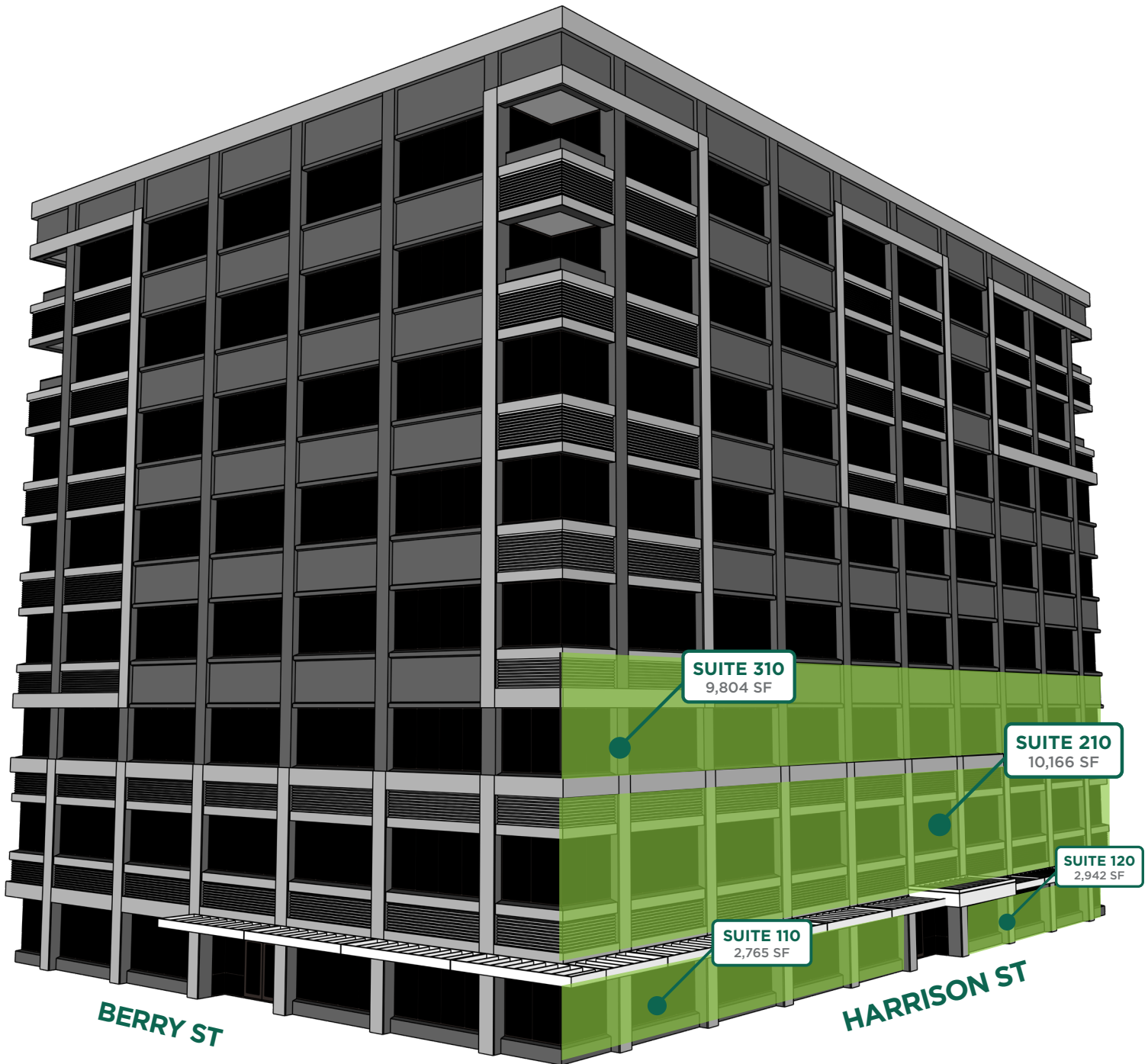


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202 Metro
202 W Berry Street
Fort Wayne, IN 46802

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 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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