

Downtown Fort Wayne Office Sublease

203 E Berry Street, Suite 107
Fort Wayne, IN 46802



OFFICE

FOR SUBLEASE

Downtown First Floor Office Space

Locate your business in the heart of downtown Fort Wayne's central business district. This ground-level office sublease is located in the Anthony Wayne Building Condominiums, within walking distance of Freimann Square, Fort Wayne Museum of Art, Allen County Courthouse, Citizen's Square, Skyline Plaza, and popular restaurants like Hoppy Gnome.

- 3,353 SF available
- Multiple exam rooms, private restrooms, reception and lobby area, and storage space
- **For Sublease \$14.75/RSF/Yr NNN**

JOHN CAFFRAY

Vice President of Brokerage
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ANDREW ECKERT

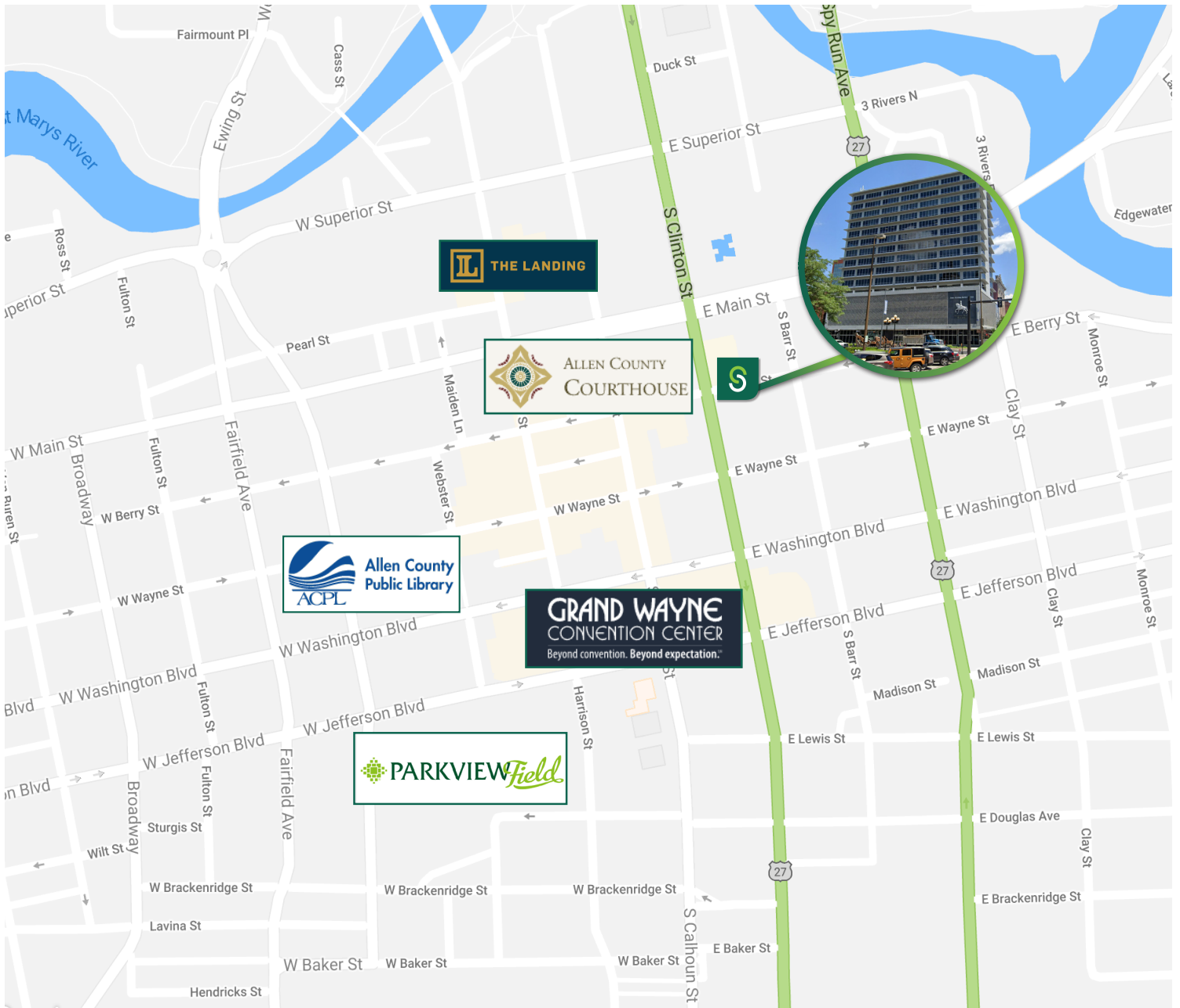
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Great Medical or Office Opportunity

One ground-level suite is available in the modern mid-rise Anthony Wayne Building adjacent to Hoppy Gnome and across the street from the Allen County Courthouse. Within walking distance of banks, government buildings, museums, restaurants, and parks. Now is the perfect time to let your business thrive in Fort Wayne's beautiful downtown in the center of it all!

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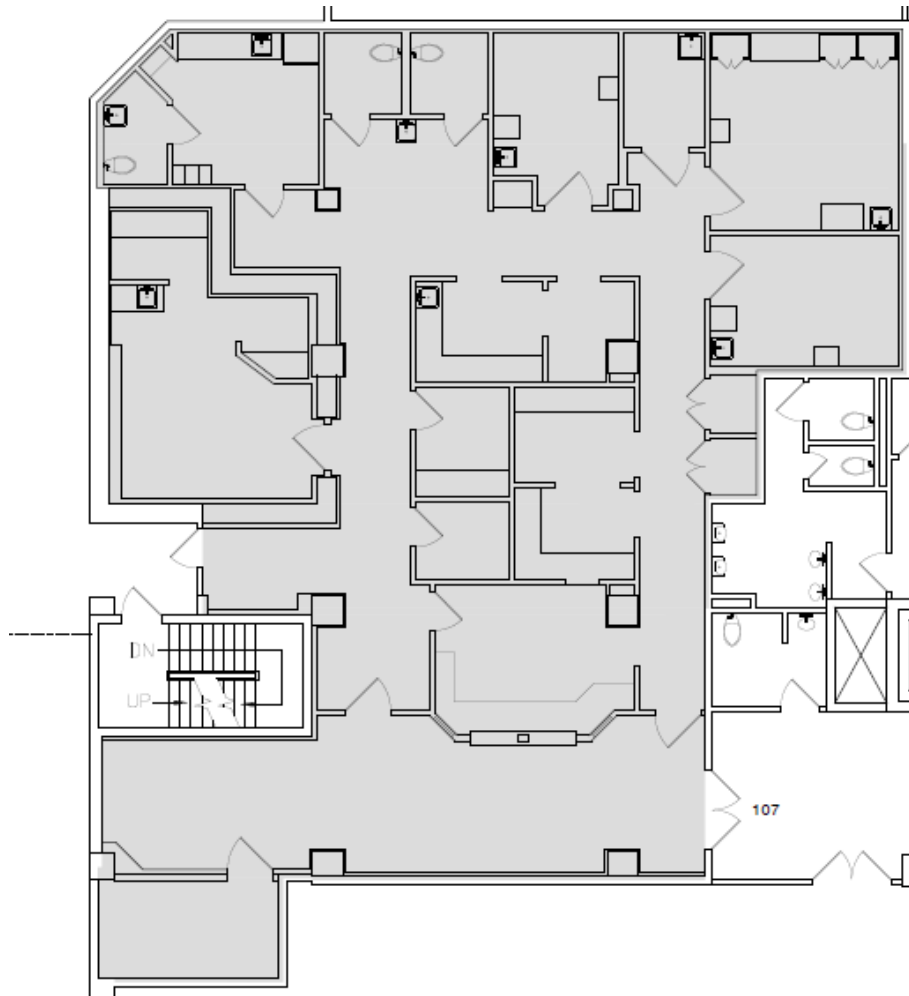
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Suite 107 - 3,353 - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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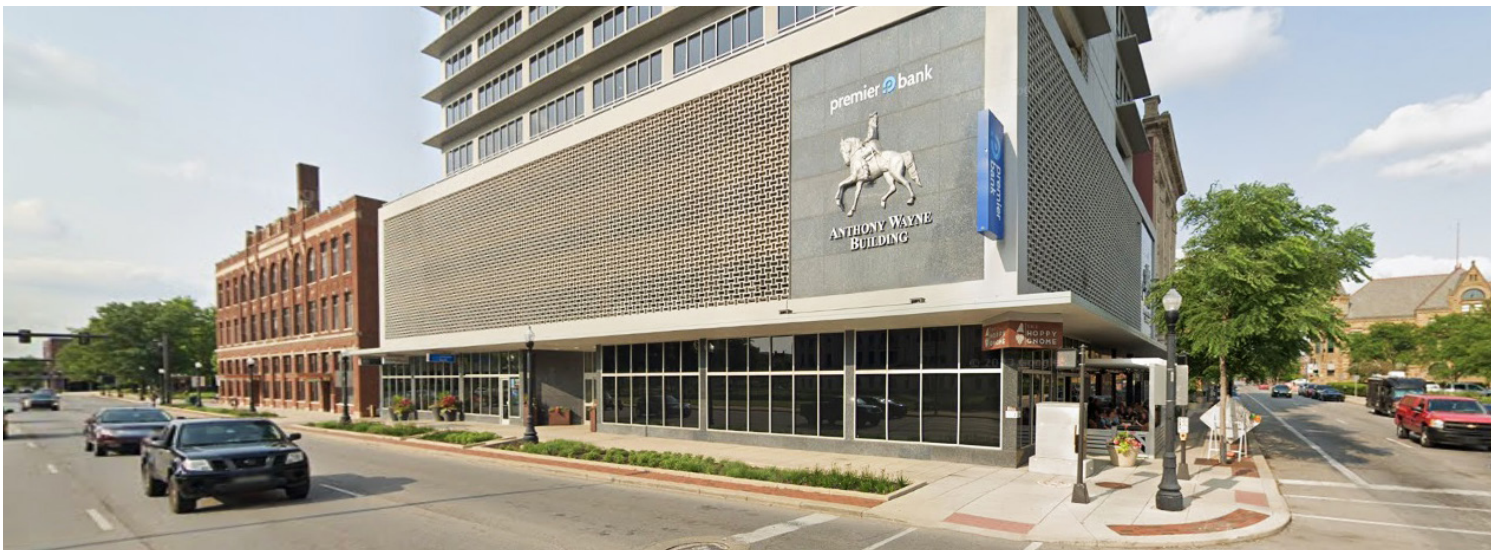
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MEDICAL/OFFICE SPACE FOR SUBLEASE

Property Name	Downtown Fort Wayne Office Sublease
Address	203 E Berry Street. Suite 107
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel No.	02-12-02-436-002.002-074



LEASE INFORMATION

Lease Rate	\$14.75/RSF/Yr
CAM Rate	\$3.75/SF/Yr
Lease Type	NNN
Terms	Sublease to August 2024
Availability	Immediate*

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Building Area	3,353 SF	
Total Available	3,353 RSF	
Max. Contiguous Available	3,353 RSF	
Suites Available	RSF	Monthly Rate
- Suite 107	3,353	\$4,122.00

SITE DATA

Zoning & Description	DC- Downtown Core
Parking Description	Parking Garage
Parking Count/Ratio	12
Traffic Count	28,559

BUILDING INFORMATION

Property Type	Mixed Use
Year Built	1963
Construction Type	Concrete
Roof	Built Up
Heating	Gas Forced Air
A/C	Central
Sprinklered	Yes
ADA Compliant	Yes
Elevators	Yes
Signage	Yes

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

ADDITIONAL INFORMATION

- Former Redi-Med Space
- Located in the Anthony Wayne building on the corner of Berry and Clinton Streets
- Next to Hoppy Gnome Restaurant, Premier Bank, One Eleven Designs

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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
President



John Caffray
Vice President of Brokerage



Bill Cupp
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Neal Bowman
Senior Broker



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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

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

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SturgesProperty.com

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The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



Maintenance Management
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