



## Amherst Office Building

2855 Northpark Avenue  
Huntington, IN 46750



### General or Medical Office Suites Available

Close to US 24 in a quiet office park, the three available suites each include a conference room, kitchenette, and private bathroom. You'll love the easy in/out access and ample parking. Neighboring businesses in the same office park include State Farm Insurance and 218 Art Studio.

### Property Highlights

- Two suites: 1,200 SF and 1,500 SF
- Lease separately or combined
- In-house maintenance
- 24/7 access
- Less than 20 minutes from Fort Wayne
- Close to neighborhoods, Huntington University, restaurants, and retail shops

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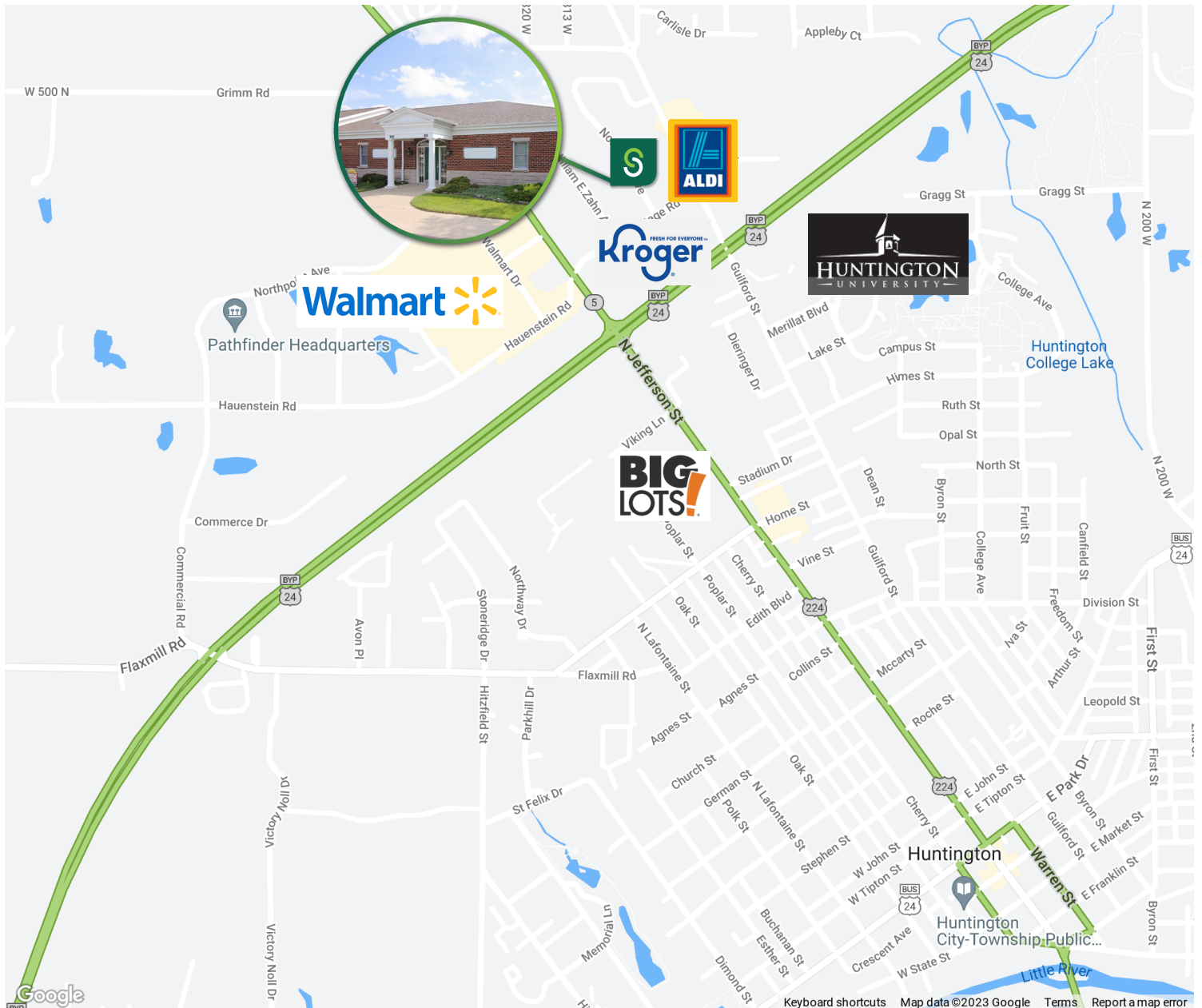
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### Located in Huntington, Indiana

The Amherst Office Building is located in scenic Huntington, Indiana, less than 25 miles southwest of bustling Fort Wayne. It is situated in a quaint office park setting, easily accessible off US Hwy 24. Nearby are other small offices, several banks, hotels, restaurants, retail shops, and residential neighborhoods. Huntington University sits across US 24, and Walmart is nearby across SR 5/N Jefferson St. You'll never even need to get in your car to make a quick trip to Kroger, Aldi, Wendy's, Arby's, or Pizza Hut from the Amherst Office Building!

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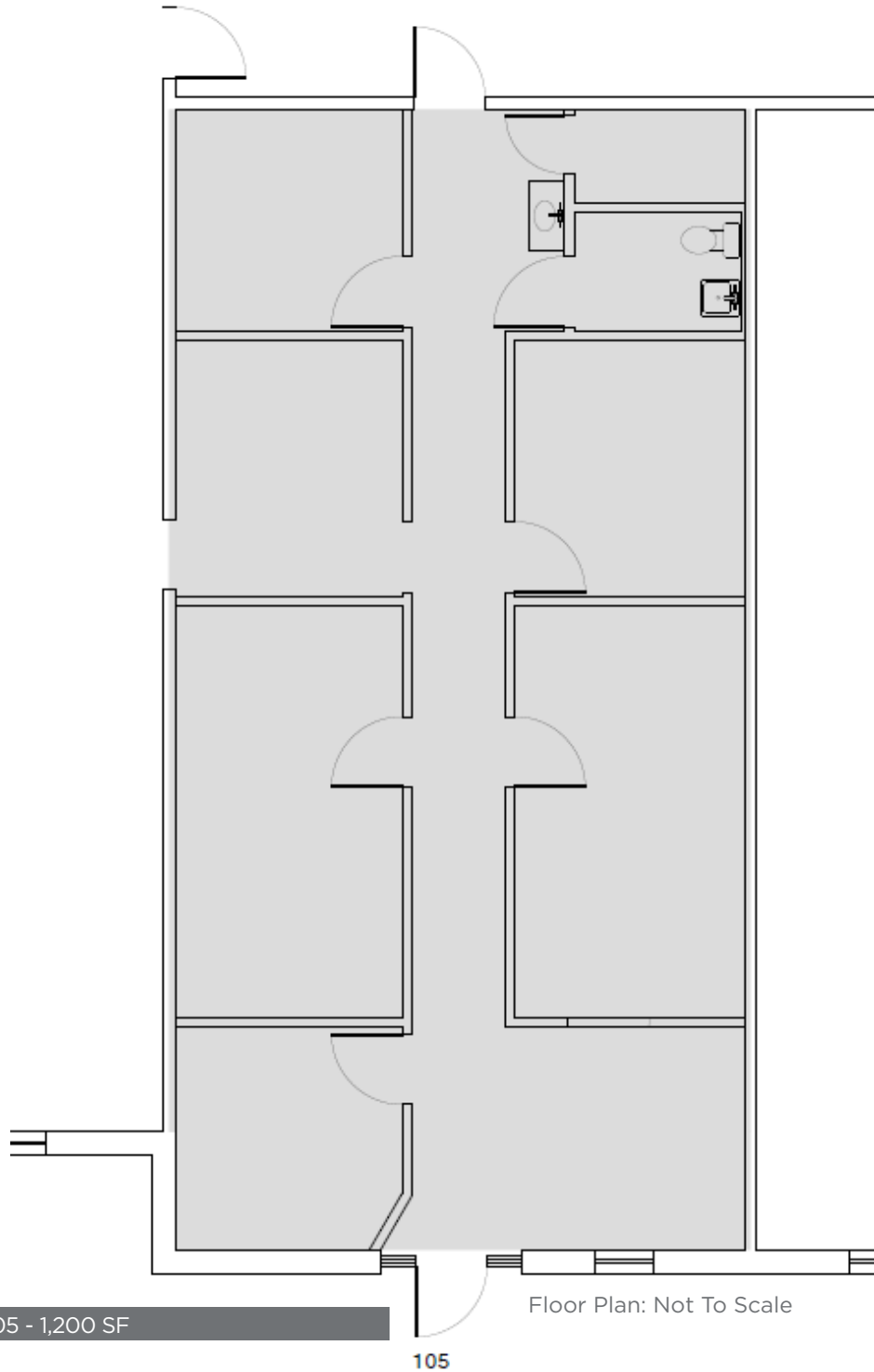
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**Suite 105 - 1,200 SF** - Contact Broker for Detailed Floor Plan



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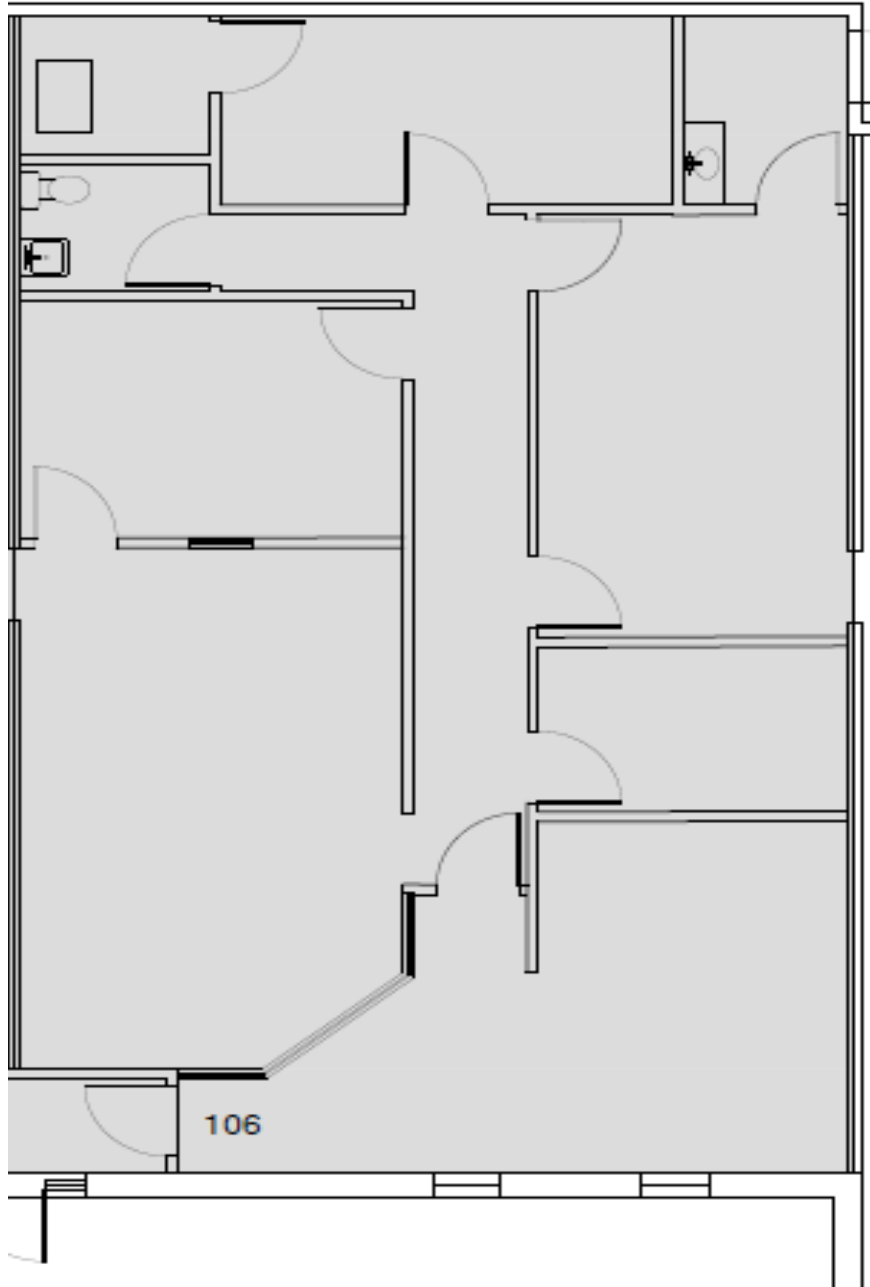


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### Suite 106 - 1,500 SF or Two Suites Combined - 2,700 SF

- Contact Broker for Detailed Floor Plan



Suite 106 - 1,500 SF

Floor Plan: Not To Scale

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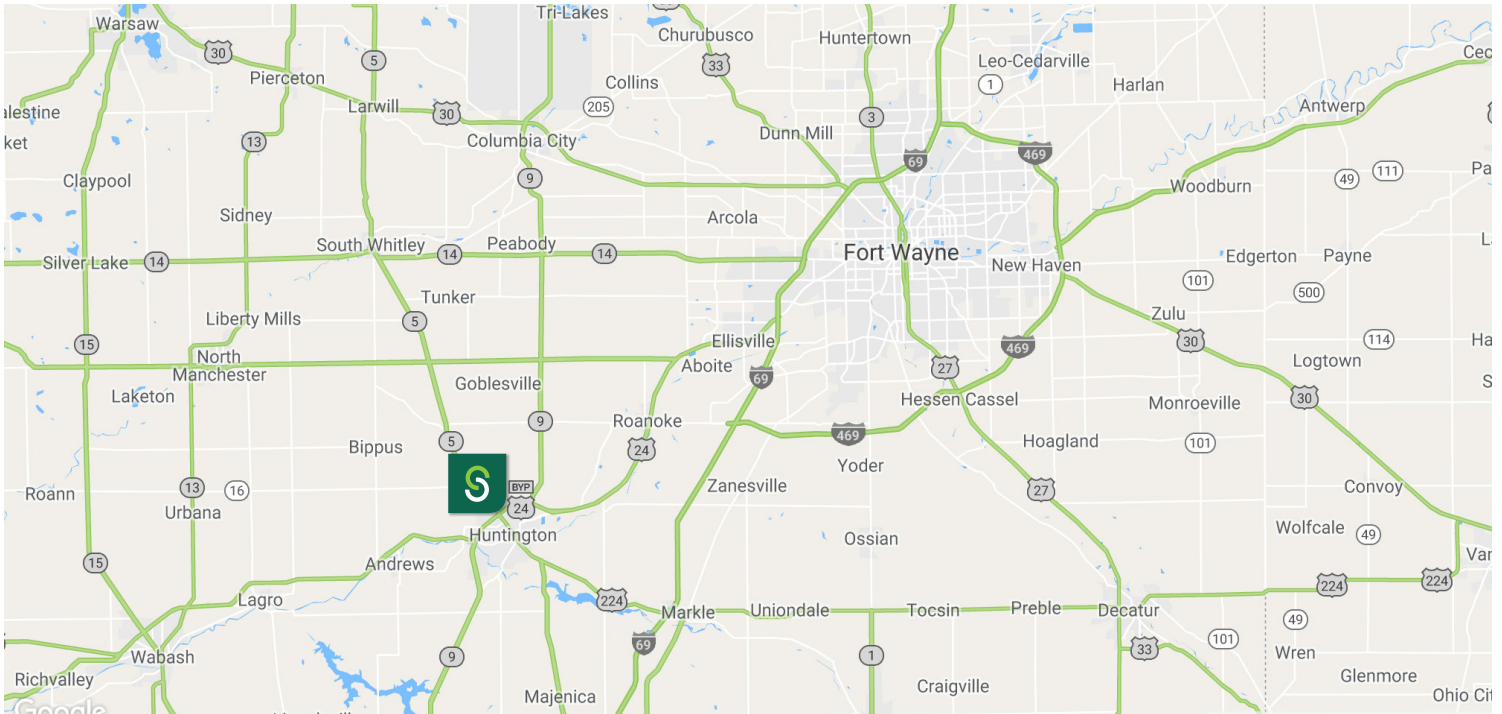
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## Amherst Office Building

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### OFFICE SPACE FOR LEASE

Property Name	Amherst Office Building
Address	2855 Northpark Ave.
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel No.	35-05-10-200-770-900-005



### LEASE INFORMATION

Lease Rate	\$10.00/SF/YR
Lease Type	NNN
Terms	3-10 Years
Availability	Immediate

### AVAILABLE SUITES

Total Building Area	10,480 SF	
Total Available	2,700 SF	
Max. Contiguous Available	2,700 SF	
Suites Available	RSF	Monthly Rate
- Suite 105	1,200	\$1,000.00
- Suite 106	1,500	\$1,250.00
- Two Suites Combined (or any combination)	2,700	\$2,250.00

### SITE DATA

Site Acreage	1.16 AC
Zoning & Description	B-2
Parking Description	Surface Concrete
Parking Count/Ratio	62
Nearest Interstate	US 24/I-69

### UTILITIES

Electric Supplier	Duke Energy
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	TBD
Property Taxes	Tenant	\$0.50/SF
Property Insurance	Tenant	\$1.64/SF
Maintenance & Repairs	Tenant	TBD
Common Area	Tenant	\$1.12/SF
Roof & Structure	Landlord	
Janitorial	Tenant	
Internet	Tenant	

### BUILDING INFORMATION

Property Type	Office Building
Year Built	1989
No. of Stories	1
Construction Type	Brick
Roof	Asphalt Shingle
Heating	Central
A/C	Central
Sprinklered	No
ADA Compliant	Yes
Elevators	NA
Signage	Exterior

### ADDITIONAL INFORMATION

- Medical or office space for lease with 24/7 access
- Ample parking and close to US 24
- Cat 5 cabling and fiber optics for internet and TV

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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**260 424 8448**  
**SturgesProperty.com**

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