



The Berkshire Building

2859 Northpark Avenue
Huntington, Indiana 46750



Huntington Office Space

- Only One Suite Available for Lease
- Medical or general office suites
- Close to US 24 in quiet office park
- Ample parking
- In-house maintenance
- Less than 20 minutes from Fort Wayne
- › Near neighborhoods, restaurants, and retail shops

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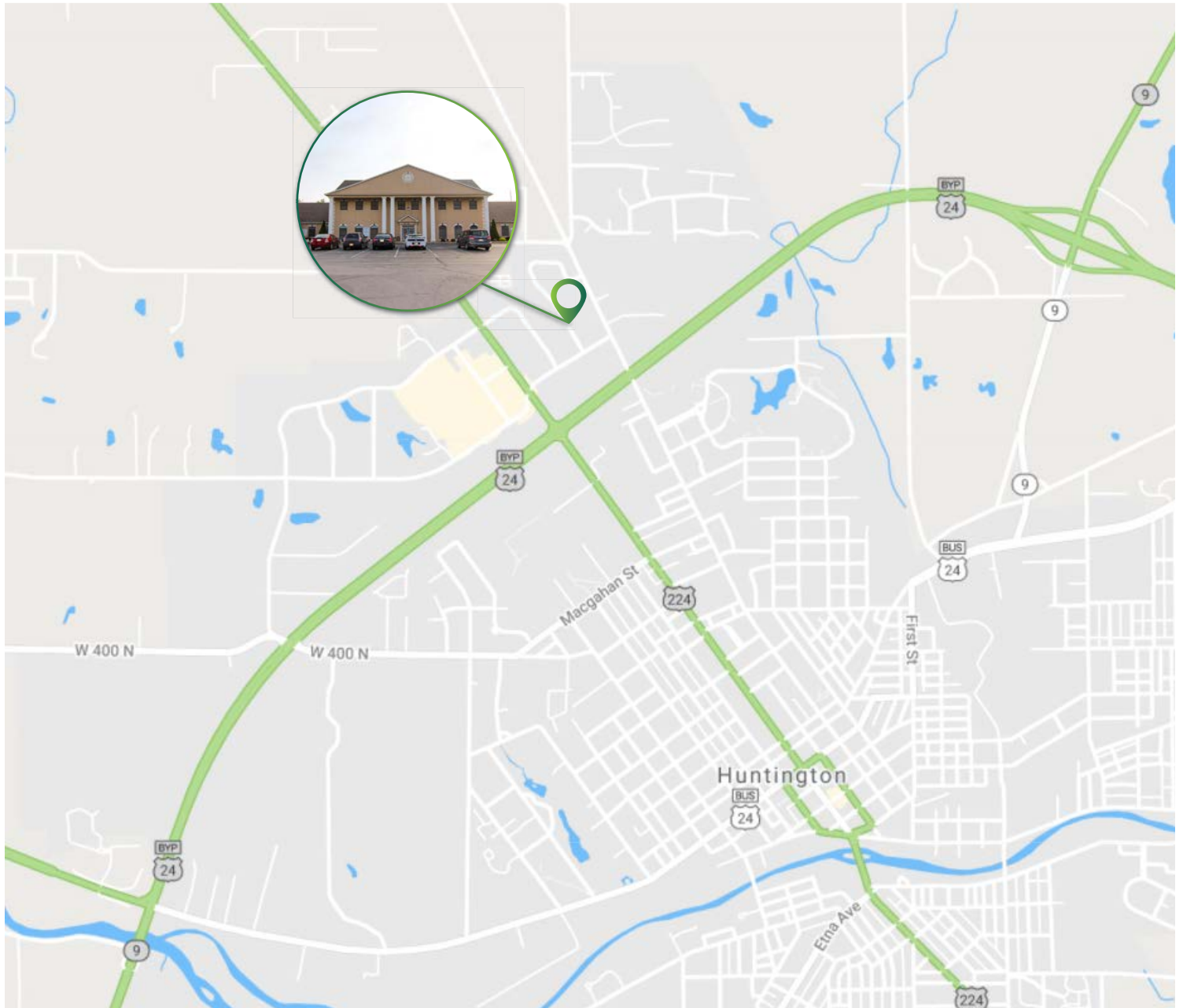
ANGIE DAVIS

Brokerage Administrator
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The Berkshire Building

2859 Northpark Avenue
Huntington, Indiana 46750



Located in Huntington, Indiana

The Berkshire Building is located in scenic Huntington, Indiana, less than 25 miles southwest of bustling Fort Wayne. It is situated in an office-park setting, easily accessible off US Hwy 24. Nearby are other small offices, restaurants, retail shops, and residential neighborhoods.

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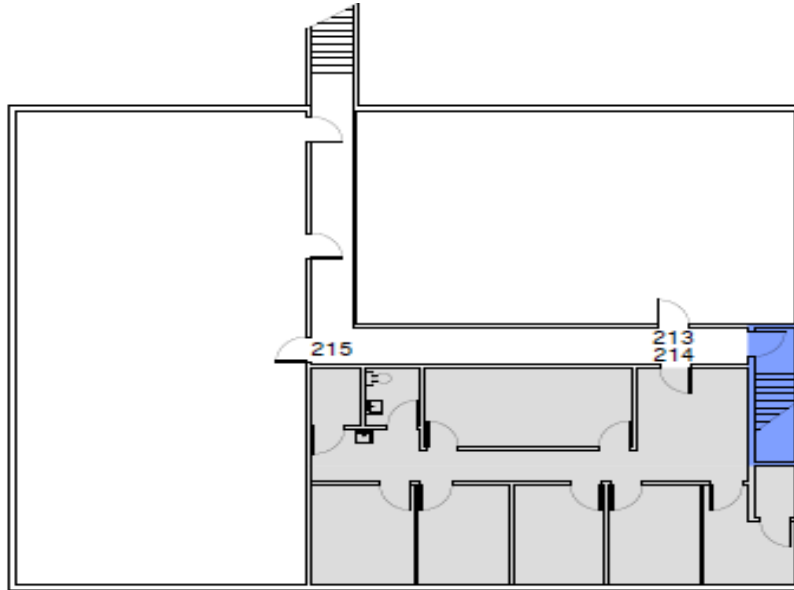
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Suite 214 - 1,300 SF - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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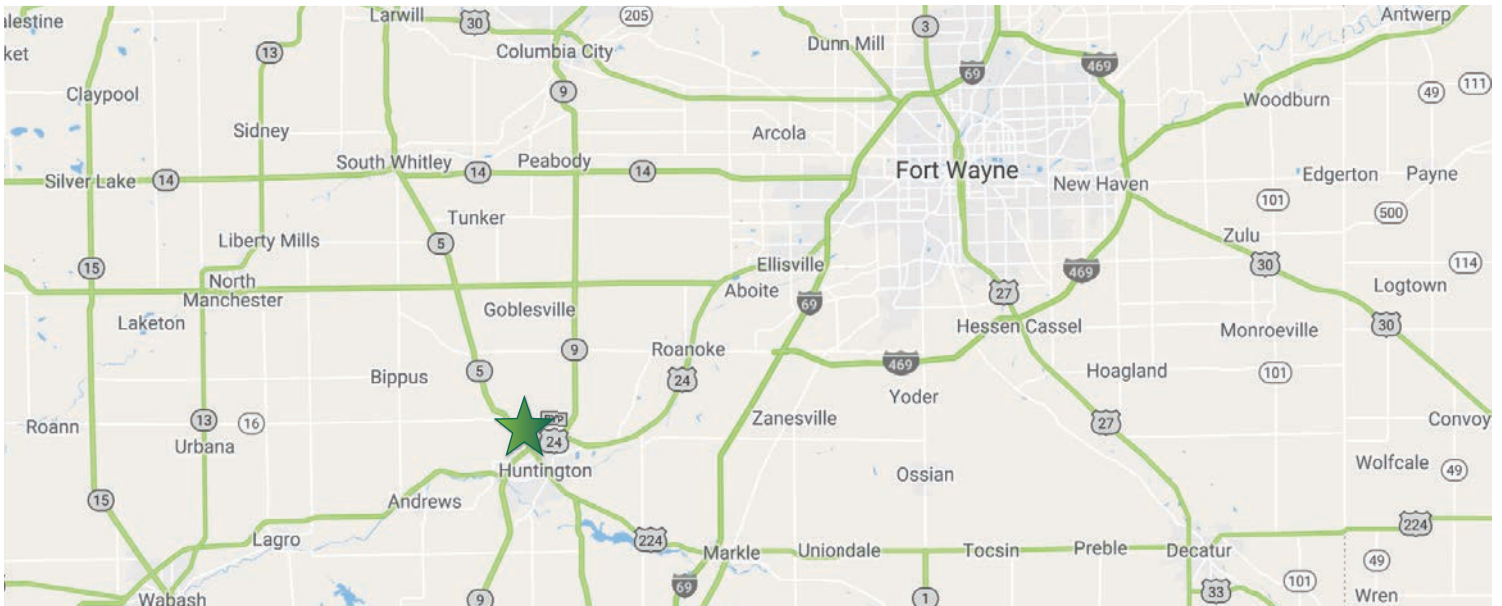
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OFFICE SPACE FOR LEASE

Property Name The Berkshire Building
Address 2859 Northpark Ave.
City, State, Zip Huntington, IN 46750
County Huntington
Township Huntington Township
Parcel No. 35-05-10-200-771.400-005
2021 Tax/Payable 2022 \$19,539.00



LEASE INFORMATION

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

AVAILABLE SUITES

Total Building Area 14,434 SF
Total Available SF 1,300 RSF
Max. Contiguous Available 1,300 RSF

Suites Available	RSF	Monthly Rate
Suite 214	1,300	\$1,083.33

RESPONSIBLE PARTIES

Utilities Tenant
Lawn & Snow Tenant
Property Taxes Tenant \$1.35/SF
Property Insurance Tenant \$0.54/SF
Maintenance & Repairs Tenant \$1.47/SF
Common Area Tenant
Roof & Structure Landlord
Janitorial Tenant

SITE DATA

Site Acreage 1.2 AC
Zoning & Description B-2
Parking Description Surface Concrete
Parking count/ratio 62 spaces

BUILDING INFORMATION

Property Type Office Building
Year Built 1995
No. of Stories 2
Construction Type Wood Joist
Roof Asphalt Shingle
Heating Central in each suite
A/C Central in each suite
Sprinklered No
Handicap Accessible Yes
Elevators No
Signage Exterior Façade

UTILITIES

Electric Supplier Duke Energy
Natural Gas Source Vectren
Water & Sewer Source City of Huntington
Data High Speed Wire-Metronet, Comc

ADDITIONAL INFORMATION

- Existing medical plumbing in Suite 110 (can be capped for regular office use)
- Ample parking and close to US 24
- Cat 5 cabling and fiber optics for internet and TV

CONTACT US

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BROKERAGE TEAM



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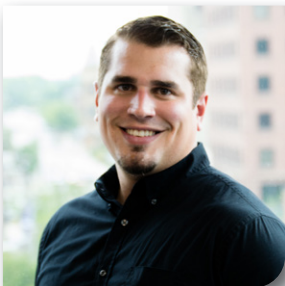
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Broker



Robert Doyle
Broker



Kevin Ellis
Broker

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