



OFFICE

FOR LEASE

General or Medical Office Suites Available

Close to US 24 in a quiet office park, the two available suites include a conference room, private offices, and private bathroom. You'll love the easy in/out access and ample parking. Neighboring businesses in the same park include Huntington VA Clinic, Gordon & Associates, Hunsche CPA Group, Inc. and 218 Art Studio.

Property Highlights

- ▶ Two suites available
 - ▷ Suite 109: 1,504 SF
 - ▷ Suite 214: 1,300 SF
- ▶ In-house maintenance and 24/7 access
- ▶ Close to neighborhoods, Huntington University, restaurants, and retail shops
- ▶ Less than 20 minutes to Fort Wayne
- ▶ **FOR LEASE: \$10.00/SF/YR NNN**

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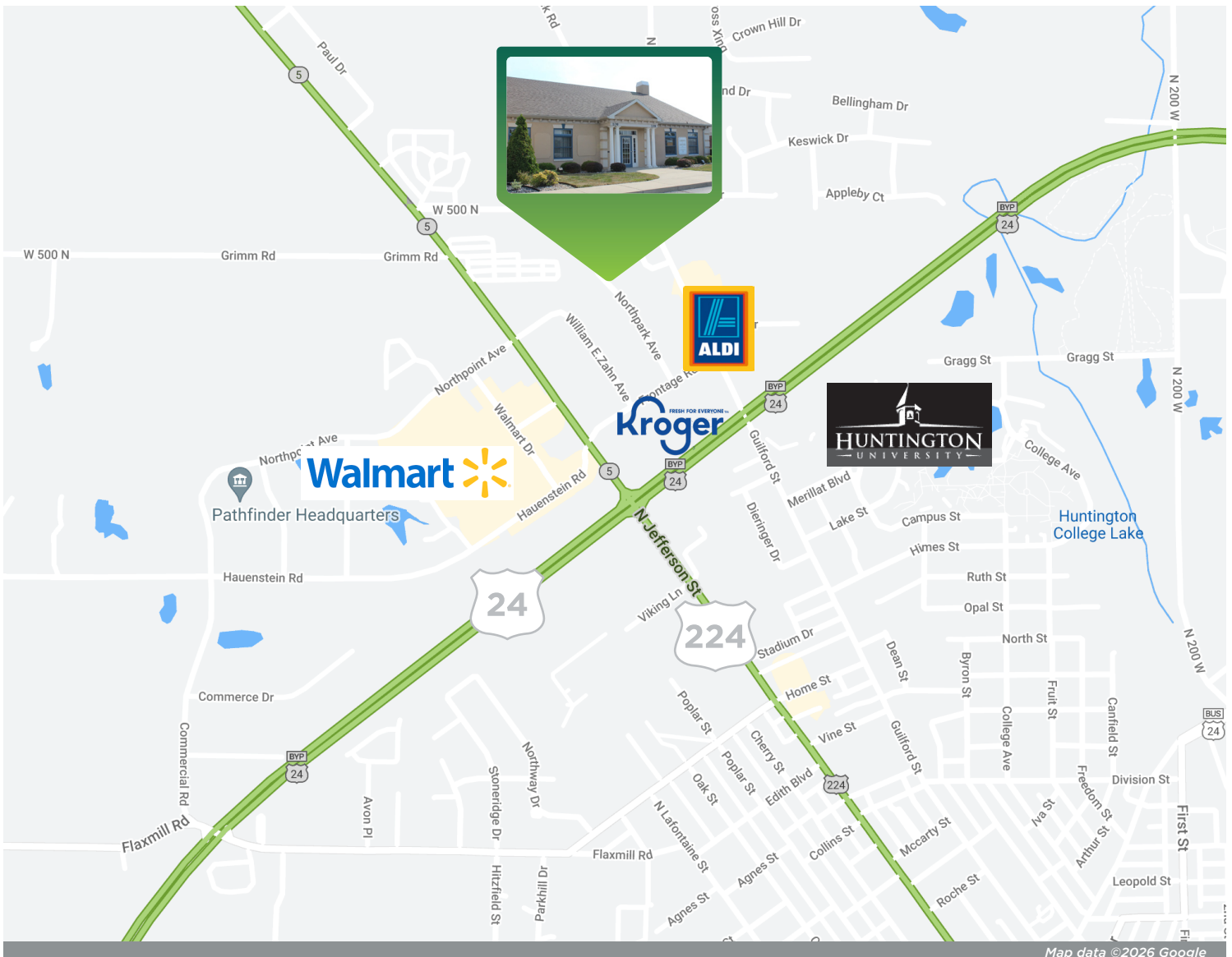
ANGIE DAVIS

Brokerage Administrator
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The Berkshire Office Building

2859 Northpark Ave
Huntington, IN 46750



Excellent Location

The Berkshire 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 to/from US 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 need to get in your car to make a quick trip to Kroger, Aldi, Wendy's, Arby's, or Pizza Hut from The Berkshire Office Building!

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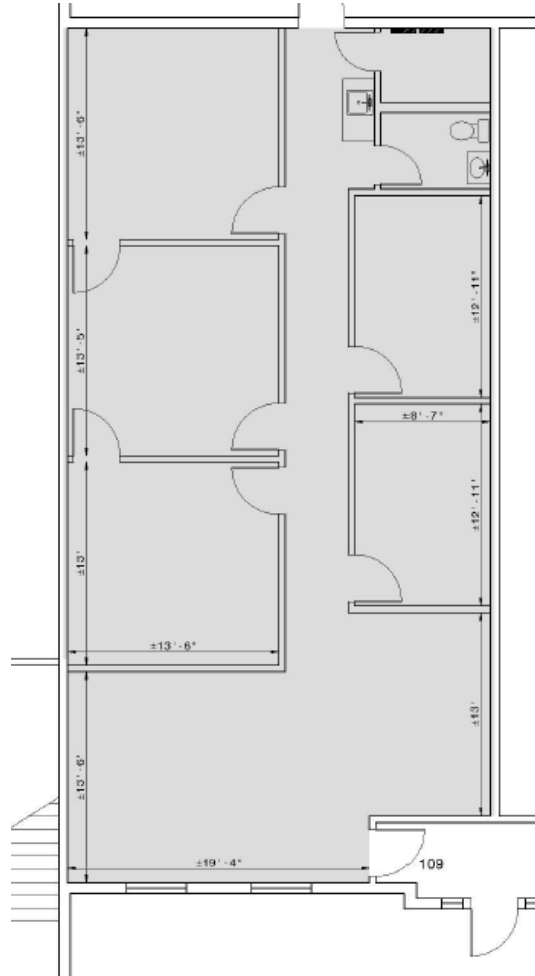
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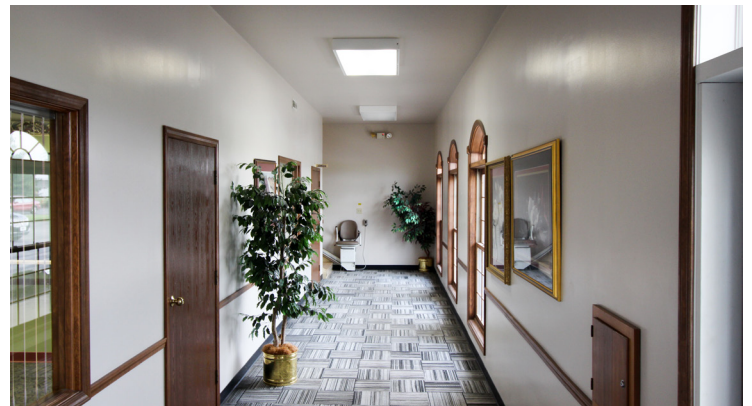
The Berkshire Office Building

2859 Northpark Ave
Huntington, IN 46750

Available Suite 109 - 1,504 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.



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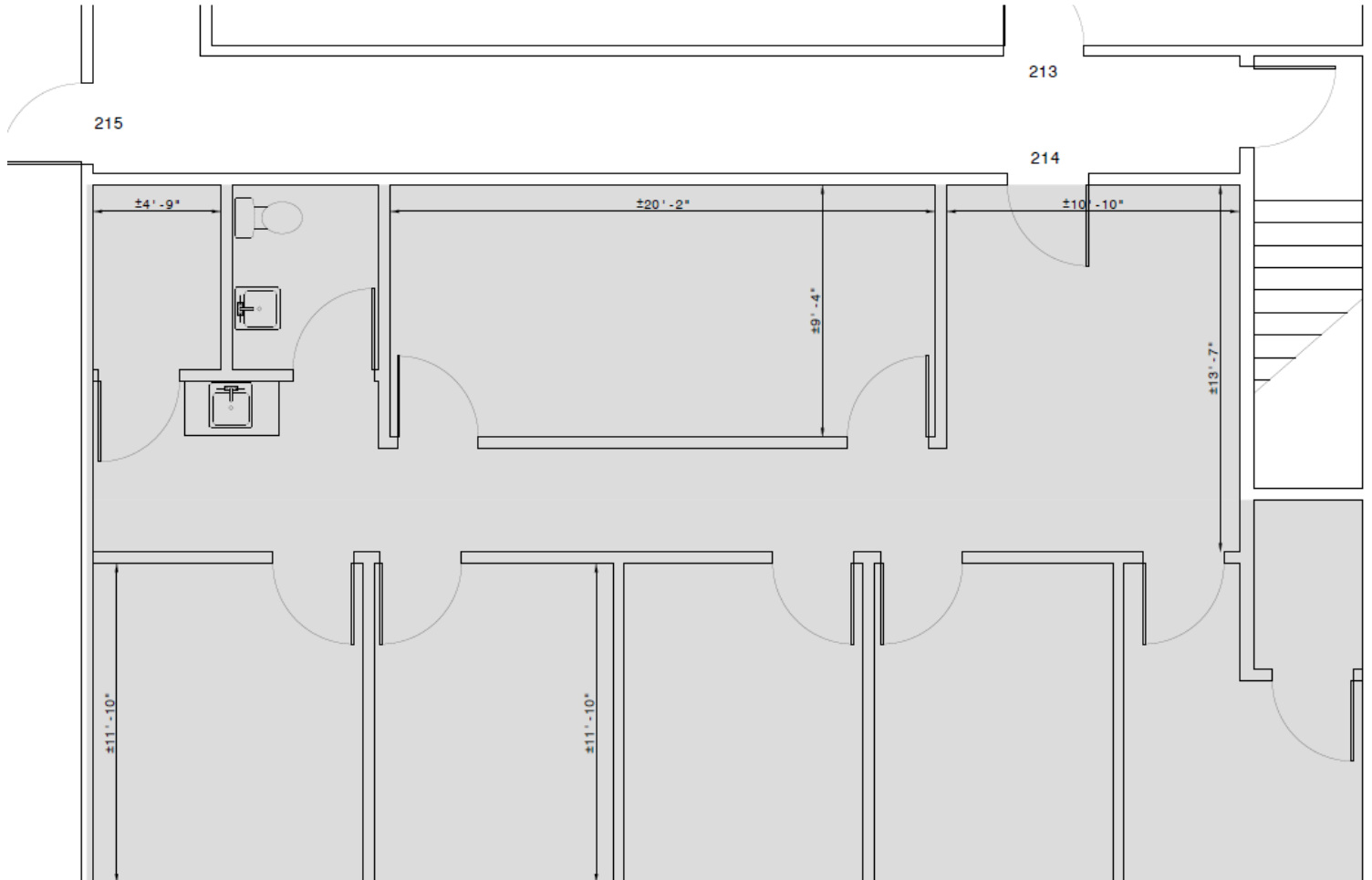
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The Berkshire Office Building

2859 Northpark Ave
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Available Suite 214 - 1,300 SF



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The Berkshire Office Building

2859 Northpark Ave
Huntington, IN 46750

PROPERTY INFORMATION

Address	2859 Northpark Ave
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-10-200-771.400-005



LEASE INFORMATION

Lease Rate & Type	\$10.00/SF/Yr NNN
Terms	3-10 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	14,434 SF	
Total Available	2,804 SF	
Max Contiguous	1,504 SF	
Units Available	SF	Monthly Rate
• Suite 109	1,504	\$1,253.33
• Suite 214	1,300	\$1,083.33

UTILITIES

Electric Provider	Duke
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington
High Speed Data	High speed Wire-Metronet, Comcast

SITE DATA

Site Acreage	1.2 AC
Zoning	B-2
Parking	Surface concrete
Parking Count	62 spaces

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	

BUILDING INFORMATION

Property Type	Office
Year Built	1995
# of Stories	2
Construction Type	Wood Joist
Roof	Asphalt shingle
Heating	Central in each suite
A/C	Central in each suite
Sprinklered	No
ADA Compliant	Yes
Elevators	No
Signage	Exterior Façade

ADDITIONAL INFORMATION

- Two suites remaining
- Cat5 cabling and fiber optics for internet and TV

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