NORTHPOINT OFFICE BUILDING

OFFERING MEMORANDUM

INVESTMENT PROPERTY

340 Northpoint Avenue, Huntington, IN 46750

STURGES PROPERTY GROUP

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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EXCLUSIVELY LISTED BY:

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THE OFFERING

STURGES PROPERTY GROUP HAS BEEN APPOINTED THE EXCLUSIVE AGENT for the sale of a 100% leased two-tenant office investment property located at 340 Northpoint Ave in Huntington, Indiana. The property consists of a well-maintained building with dedicated suite and ample shared parking with the adjacent buildings.

THE BUILDING IS CURRENTLY LEASED TO EDWARD JONES AND ELLIOT INSURANCE, providing stable in-place income and diversified tenancy. Landlord maintenance obligations are limited to the roof and structure, allowing the investor to offset operating costs with limited management.

POSITIONED IN A QUIET PROFESSIONAL SETTING ON THE NORTH SIDE OF HUNTINGTON, the property offers convenient accessibility to nearby retailers and US 24. The building's small suite sizes offer the investor predictable cash flow in and limited vacancy upon turnover in a supply constrained market.

$341,480

Offering Price

7.75%

CAP Rate

DESCRIPTION

340 NORTHPOINT AVE IS A TWO-TENANT OFFICE INVESTMENT located in Huntington, Indiana, just 18 miles southwest of Fort Wayne. The asset is being offered as a 100% leased stabilized opportunity for an investor with predictable cash flow.

THE PROPERTY IS WELL PLACED ON THE NORTH SIDE OF HUNTINGTON allowing for convenient access to nearby retailers and US 24. Large employers in the area include Mann's, Inc., EcoLab, Schneider Electric, and Gerdau.

2,000 Total RSF	**0.59** AC
2001 (2024) Year Built (Renovated	**Wood Frame** Construction Type
BP Zoning	**100%** Occupancy
2 Tenants	**35** Shared Parking Spaces
Building Signage	**60'** Frontage on Northpoint Ave
Split System HVAC	**Shingle** Roof

INTERIOR & EXTERIOR PHOTOS

SITE PLAN

TENANT PROFILES

EDWARD JONES
SUITE A - 1,000 SF

www.edwardjones.com

Edward Jones is a nationally recognized financial services firm with one of the largest networks of financial advisors in the United States, offering investment advisory, retirement planning, and wealth management services to individual investors. The company pairs the resources and stability of a major financial institution with the personal attention of a community-based, neighborhood practice model. The Huntington branch at 340 Northpoint Ave serves local residents and families with personalized, face-to-face financial guidance, providing access to a broad range of products including stocks, bonds, mutual funds, annuities, and retirement accounts. With thousands of branch offices across North America, Edward Jones brings a proven and stable long-term tenancy profile.

EDWARD JONES	
Lease Type	NNN
Lease Rate	$15.28/SF/Yr
Lease Commencement	7/1/2023
Lease Expiration	6/30/2028
Increases	3%
Options	One five-year option (FMV with 3% increases)

EXCEL INSURANCE SERVICES INC DBA ELLIOT INSURANCE
SUITE B - 1,000 SF

www.elliott-ins.com

Elliot Insurance is an independent insurance brokerage owned and operated by Larry Elliott, who brings over 40 years of experience serving clients across the region. Operating as a client-first agency, the business works on behalf of policyholders rather than insurance carriers, leveraging industry expertise to secure competitive rates and ensure adequate coverage for its customers. The agency maintains two locations in northeast Indiana, including its office at 340 Northpoint Ave in Huntington and an additional location in Fort Wayne, reflecting steady regional growth and an established community presence. Known for its emphasis on personalized customer service, the agency serves both personal and commercial insurance needs and has built a long-standing reputation for trust and reliability in the local market.

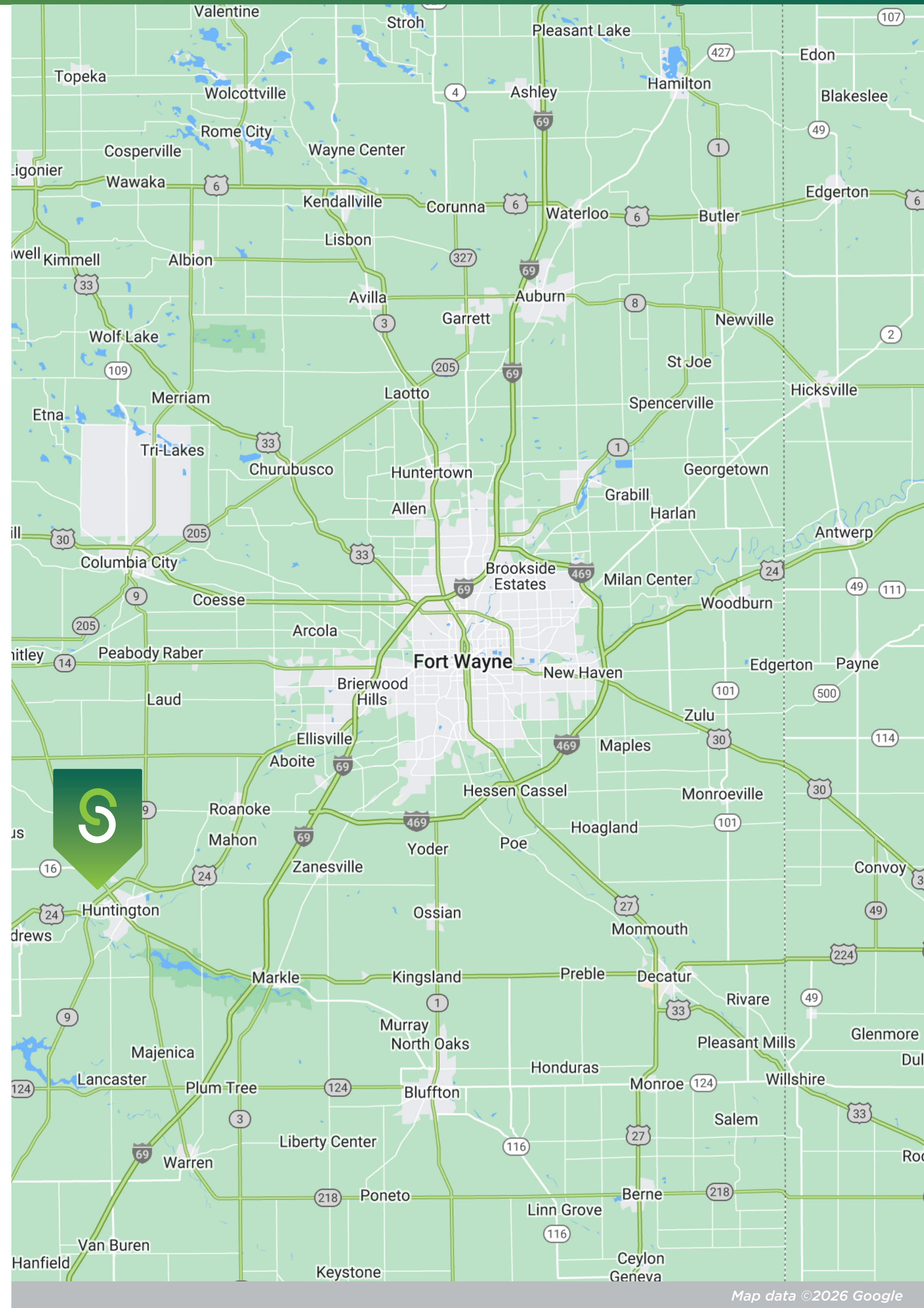
ELLIOT INSURANCE	
Lease Type	NNN
Lease Rate	$13.80/SF/Yr
Lease Commencement	11/1/2024
Lease Expiration	10/31/2029
Increases	None
Options	One five-year option (FMV with 3% increases)

EXCELLENT LOCATION

SITUATED ALONG NORTHPOINT AVE in Huntington's primary commercial corridor, 340 Northpoint Ave benefits from strong visibility and convenient access for both daily commuters and the surrounding residential population. The property sits near the intersection of US 24 and SR 9, two of the region's most traveled arterials, providing consistent daily traffic counts and easy accessibility from multiple directions. The immediate area features a healthy mix of retail, medical, and professional service tenants, reflecting the corridor's role as a primary destination for everyday goods and services within the county.

HUNTINGTON IS A COMMUNITY OF APPROXIMATELY 17,000 RESIDENTS and serves as the county seat of Huntington County, with a stable local economy anchored by manufacturing, healthcare, and professional services. Major area employers include Huntington County Community School Corporation, Huntington County Memorial Hospital, and a number of light industrial and logistics operations that reflect the region's strong manufacturing heritage. Huntington University, a four-year liberal arts institution located within the city, further contributes to the area's educated workforce and consistent consumer base.

REGIONALLY, THE PROPERTY IS LOCATED approximately 20 miles southwest of Fort Wayne, Indiana's second-largest city and a major regional economic hub, offering tenants and their clients proximity to a large metro market while benefiting from Huntington's lower-cost operating environment. Interstate 69 is accessible within a short drive, providing a direct connection to Fort Wayne to the northeast and Indianapolis to the south. Fort Wayne International Airport, offering commercial passenger service and cargo operations, is located approximately 23 miles from the site, ensuring strong regional connectivity for business travelers and logistics operations alike.



ABOUT NORTHEAST INDIANA

NORTHEAST INDIANA IS A VIBRANT REGION anchored by Fort Wayne, the #2 fastest-growing metro in the Great Lakes region and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

THIS REGION IS JUST A SHORT DRIVE from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

NORTHEAST INDIANA ATTRACTS OVER 9 MILLION VISITORS per year with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

SEVERAL BUSINESSES AND CITY DEVELOPMENT ORGANIZATIONS have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over $47.9 million in workforce development and training programs over the last five years.

INDIANA RESIDENTS ALSO MAINTAIN A HEALTHY WORK-LIFE BALANCE, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

THE STATE'S ECONOMY IS CHARACTERIZED BY DIVERSITY, with strengths across sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly $2 billion in capital investment has been made in Northeast Indiana from 2018-2022 and more than $1 billion in investments has taken place over the last ten years in downtown Fort Wayne.

NORTHEAST INDIANA IS IN GOOD HANDS. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.


DOWNTOWN FORT WAYNE, INDIANA
visitfortwayne.com

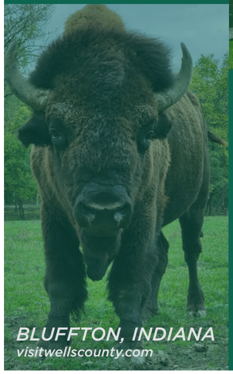

AUBURN, INDIANA
visitdekalb.org

#9
Top State for Doing Business
(CNBC, 2025)

9+
Million Annual Visitors


WARSAW, INDIANA
visitdowntownwarsaw.com


ANGOLA, INDIANA
visitsteubencounty.com


BLUFFTON, INDIANA
visitwellscounty.com

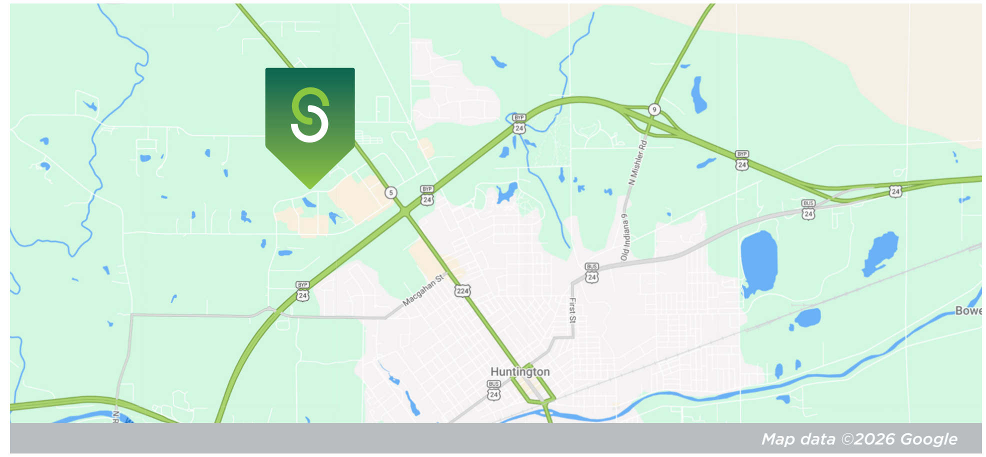
$2B
in Capital Investment


ELKHART, INDIANA
visitelkhartcounty.com

MARKET SUMMARY

HUNTINGTON'S PROFESSIONAL SERVICES MARKET IS CHARACTERIZED BY a stable, community-oriented consumer base with consistent demand along its primary commercial corridors.

- **POPULATION:** Huntington County has a population of approximately 36,000 residents.
- **TRAFFIC:** US 24 carries approximately 18,000 – 22,000 vehicles per day near Northpoint Ave.
- **EMPLOYMENT:** Major employers include Huntington County Memorial Hospital, Huntington University, and several manufacturing and logistics firms.



PROPERTY SUMMARY	
PROPERTY NAME	Northpoint Office Building
PROPERTY ADDRESS	340 Northpoint Avenue, Huntington, IN 46750
CURRENT OCCUPANCY	100%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	2
ZONING	BP
YEAR BUILT	2001
YEAR RENOVATED	2024
LAND AREA	0.59 AC
RENTABLE SF	2,000

OCCUPANCY

	TOTAL UNITS	TOTAL AREA	PERCENTAGE	AVERAGE RENT PSF
OCCUPIED	2	2,000	100%	
VACANCY	0	0	0%	
TOTAL	**2**	**2,000**		**$14.54**

CURRENT RENT ROLL

SUITE	TENANT	LEASE TYPE	SF	LEASE FROM	LEASE TO	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PER AREA	RECOVERY PER SF	ANNUAL RECOVERY
A	Edward Jones	Off Net	1,000	7/1/2023	6/30/2028	1,273	15,276	15.28	8.64	8,640
B	Elliot Insurance	Off Net	1,000	11/1/2024	10/31/2029	1,150	13,800	13.80	8.96	8,960
GRAND TOTAL			**2,000**			**2,473**	**29,076**	**14.54**	**8.80**	**17,600**

2025 NOI

REVENUE		$ / SF
Total Rent Revenue	$28,854	$14.43
CAM Reimbursement Revenue	$15,072	$7.54
Total Revenue / Income	**$43,926**	**$21.96**

OPERATING EXPENSES		$ / SF
Cleaning	$345	$0.17
Utilities (Gas, Electric, Water / Sewer)	$0	$1.00
Repairs and Maintenance	$3,080	$1.54
Parking Lot	$1,502	$0.75
Landscaping / Snow Removal	$7,362	$3.68
Property Taxes	$1,288	$0.64
Property Management Fees	$6,420	$3.21
Total Expenses	**$23,885**	**$11.94**

NET OPERATING INCOME	**$20,041**	**$10.02**

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