



FOR LEASE | OFFICE

PNC CENTER

110 West Berry Street, Fort Wayne, IN 46802



LEASE OVERVIEW

AVAILABLE SF:	660 - 11,020 SF
LEASE RATE:	\$17.00 SF/Yr [Gross]
LOT SIZE:	0.0 Acres
BUILDING SIZE:	234,211 SF
BUILDING CLASS:	A
YEAR BUILT:	1970
ZONING:	CM-5
MARKET:	Northeast Indiana
SUB MARKET:	Fort Wayne
CROSS STREETS:	Calhoun Street

PROPERTY DESCRIPTION

PNC Center is a 26 story, multi-tenant, class A office building with covered parking, beautiful fountain/garden courtyard entrance, fully furnished conference room, hair care, banking services and after-hours security.

LOCATION OVERVIEW

Fort Wayne, Indiana, which is the second largest city in the state, is located in the northeast portion of Indiana conveniently located within a short drive to Toledo, OH, Detroit, MI, Indianapolis, IN, Columbus, OH and Chicago, IL. Among the city's largest employers are General Motors Truck and Bus Group, ITT Aerospace, Raytheon and Vera Bradley.



DIANA PARENT, CCIM
Executive Director
260.489.8500
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Lease Rate: \$17.00 SF/YR [GROSS] **Total Space:** 660 - 11,020 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1000	Office Building	\$17.00 SF/YR	Gross	11,020 SF	Negotiable	
1214	Office Building	\$17.00 SF/YR	Gross	1,374 SF	Negotiable	
1400	Office Building	\$17.00 SF/YR	Gross	5,354 SF	Negotiable	
1500	Office Building	\$17.00 SF/YR	Gross	8,016 SF	Negotiable	
1700	Office Building	\$17.00 SF/YR	Gross	11,020 SF	Negotiable	
1902	Office Building	\$17.00 SF/YR	Gross	660 SF	Negotiable	
1904	Office Building	\$17.00 SF/YR	Gross	818 SF	Negotiable	
2000	Office Building	\$17.00 SF/YR	Gross	1,494 SF	Negotiable	
2006	Office Building	\$17.00 SF/YR	Gross	2,134 SF	Negotiable	
2007	Office Building	\$17.00 SF/YR	Gross	1,416 SF	Negotiable	
2014	Office Building	\$17.00 SF/YR	Gross	1,382 SF	Negotiable	
2110	Office Building	\$17.00 SF/YR	Gross	3,752 SF	Negotiable	
2202	Office Building	\$17.00 SF/YR	Gross	3,092 SF	Negotiable	



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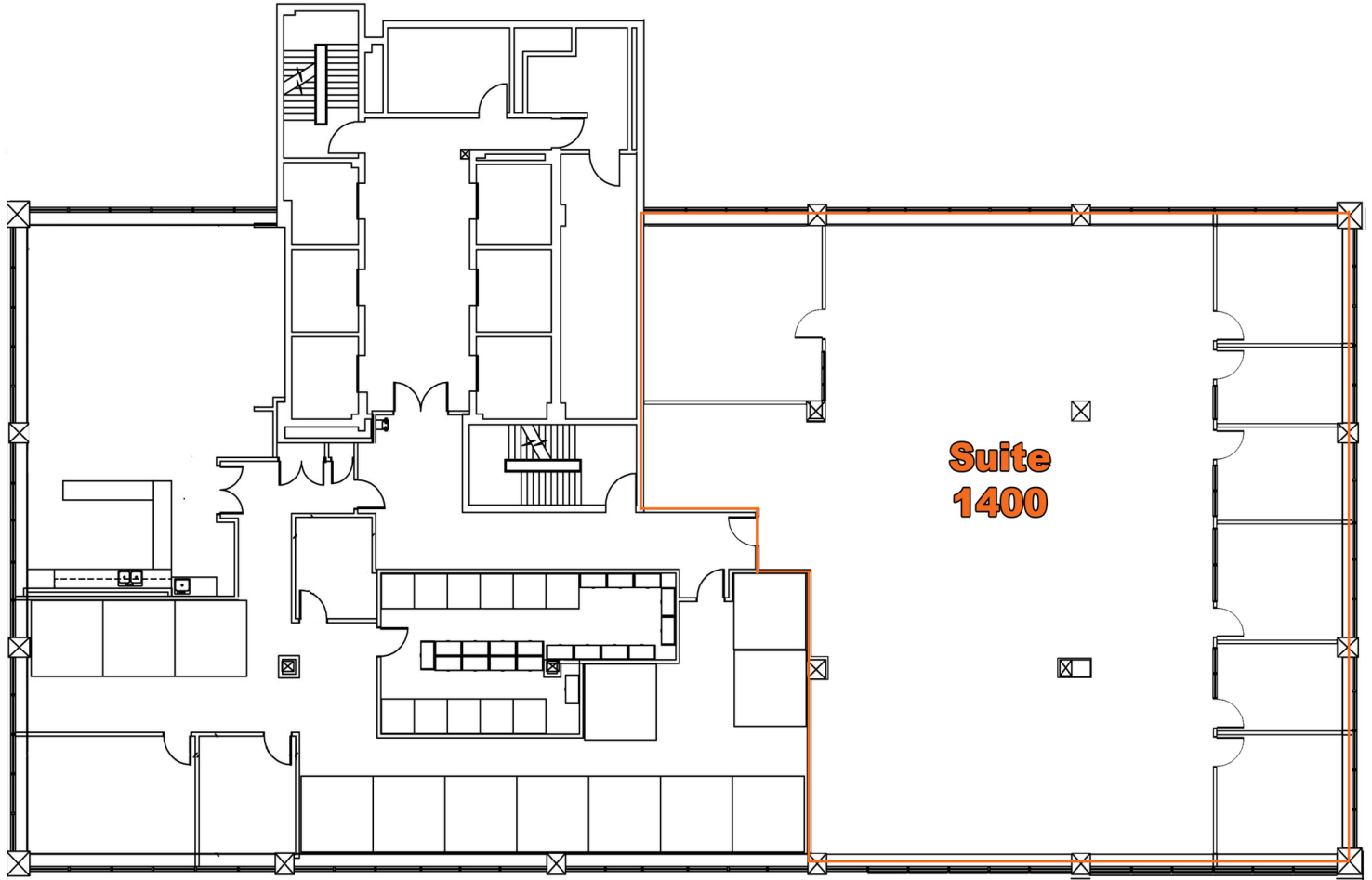
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Suite 1400 - 5,354 RSF Available



**Suite
1400**



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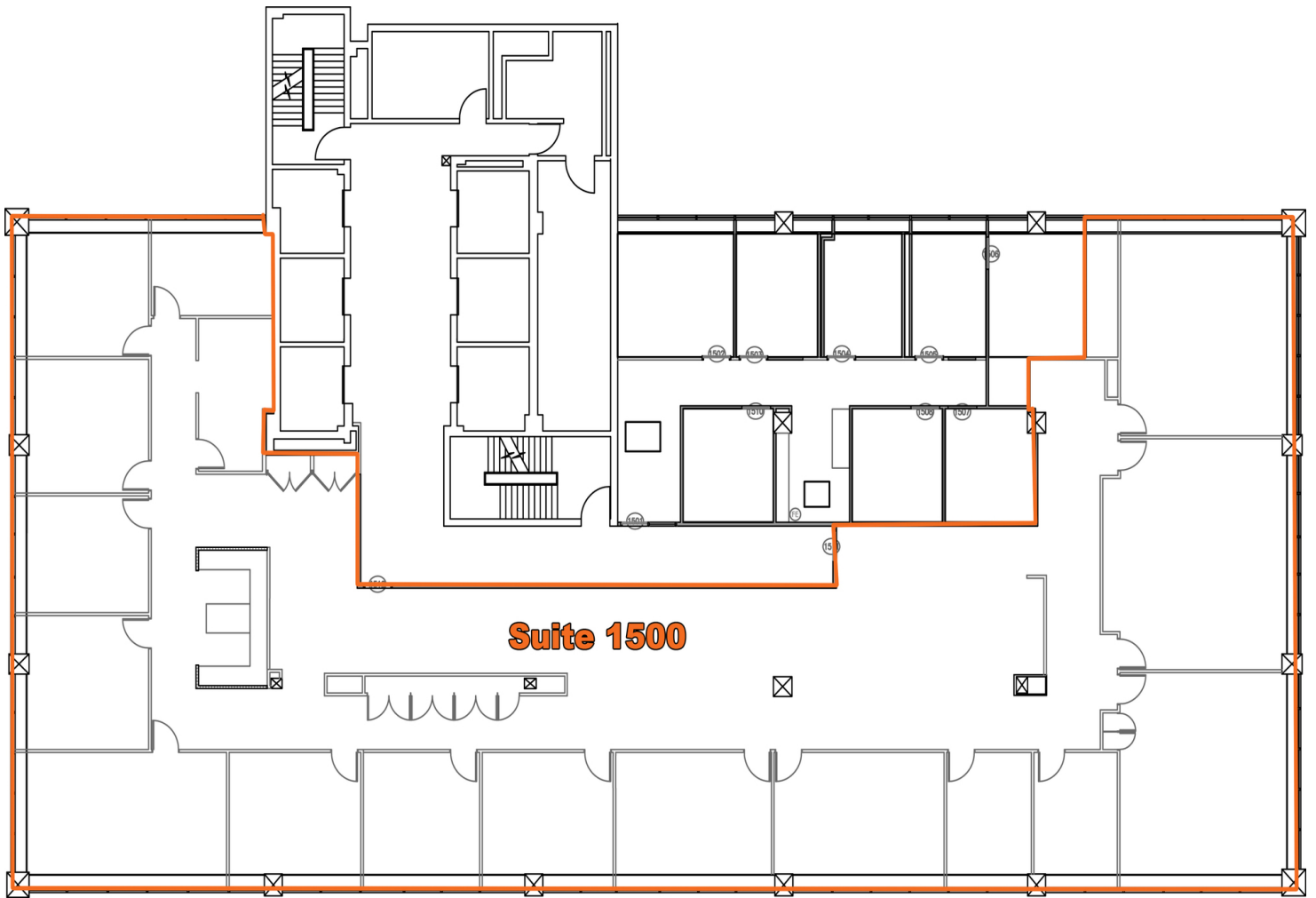
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15th Floor - 8,016 RSF Available



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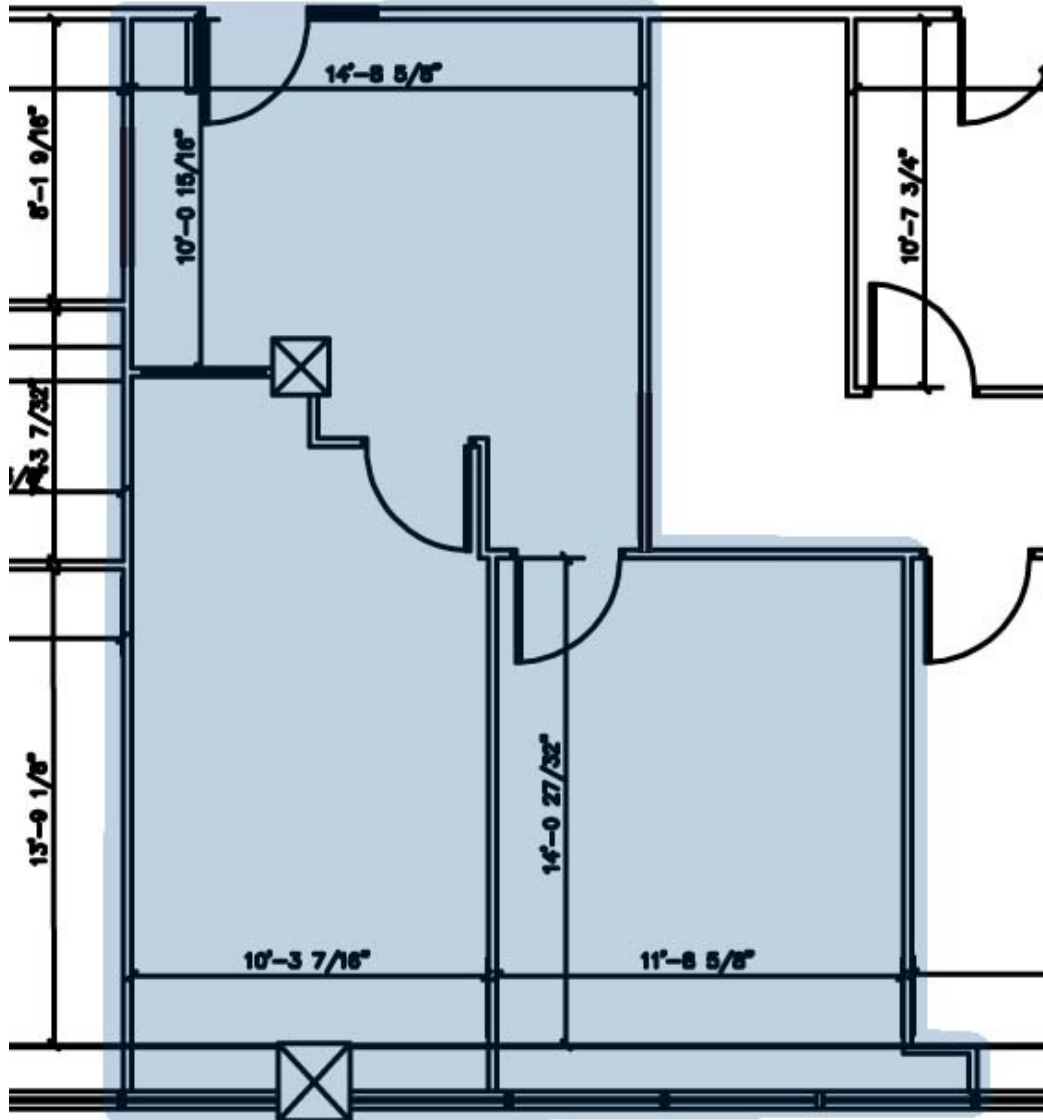
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Suite 1902, 660 SF Available



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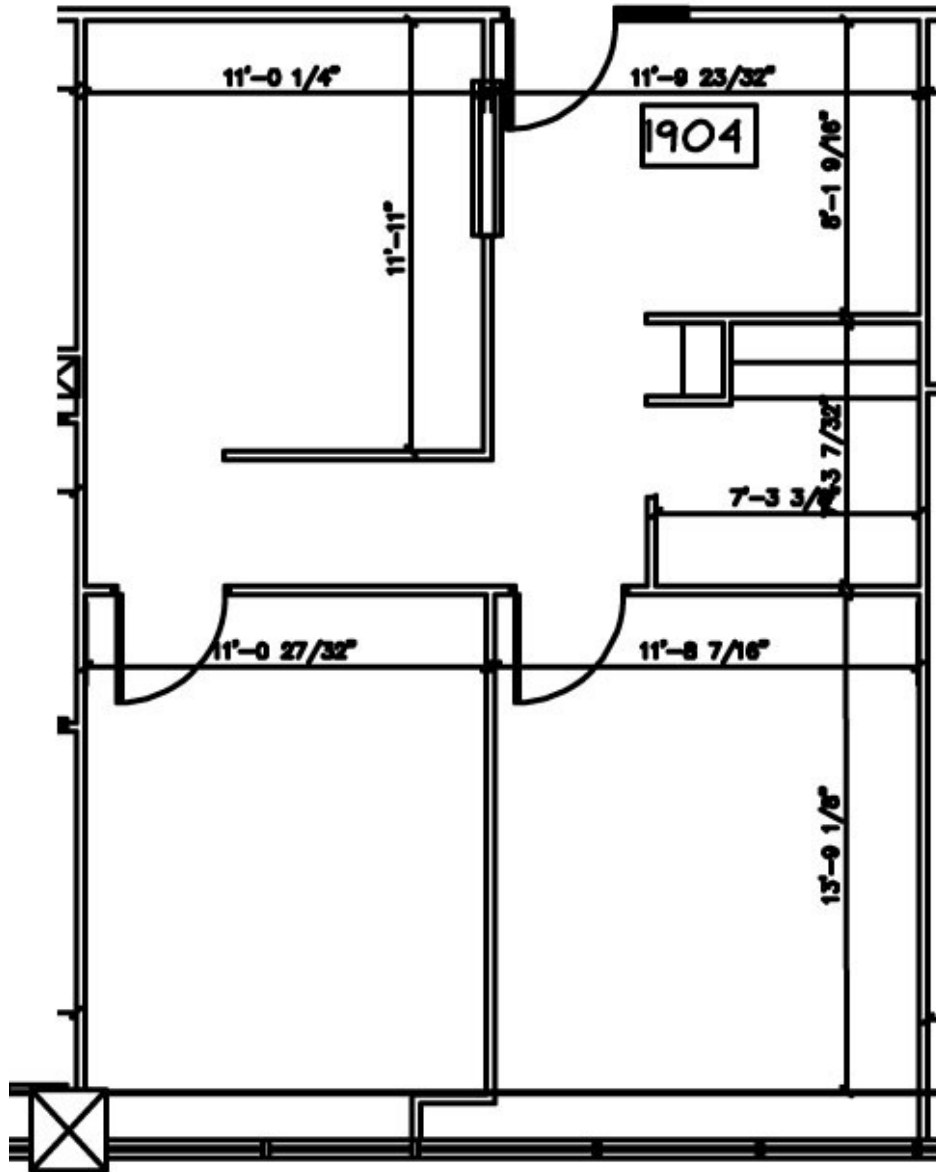
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Suite 1904, 818 SF Available



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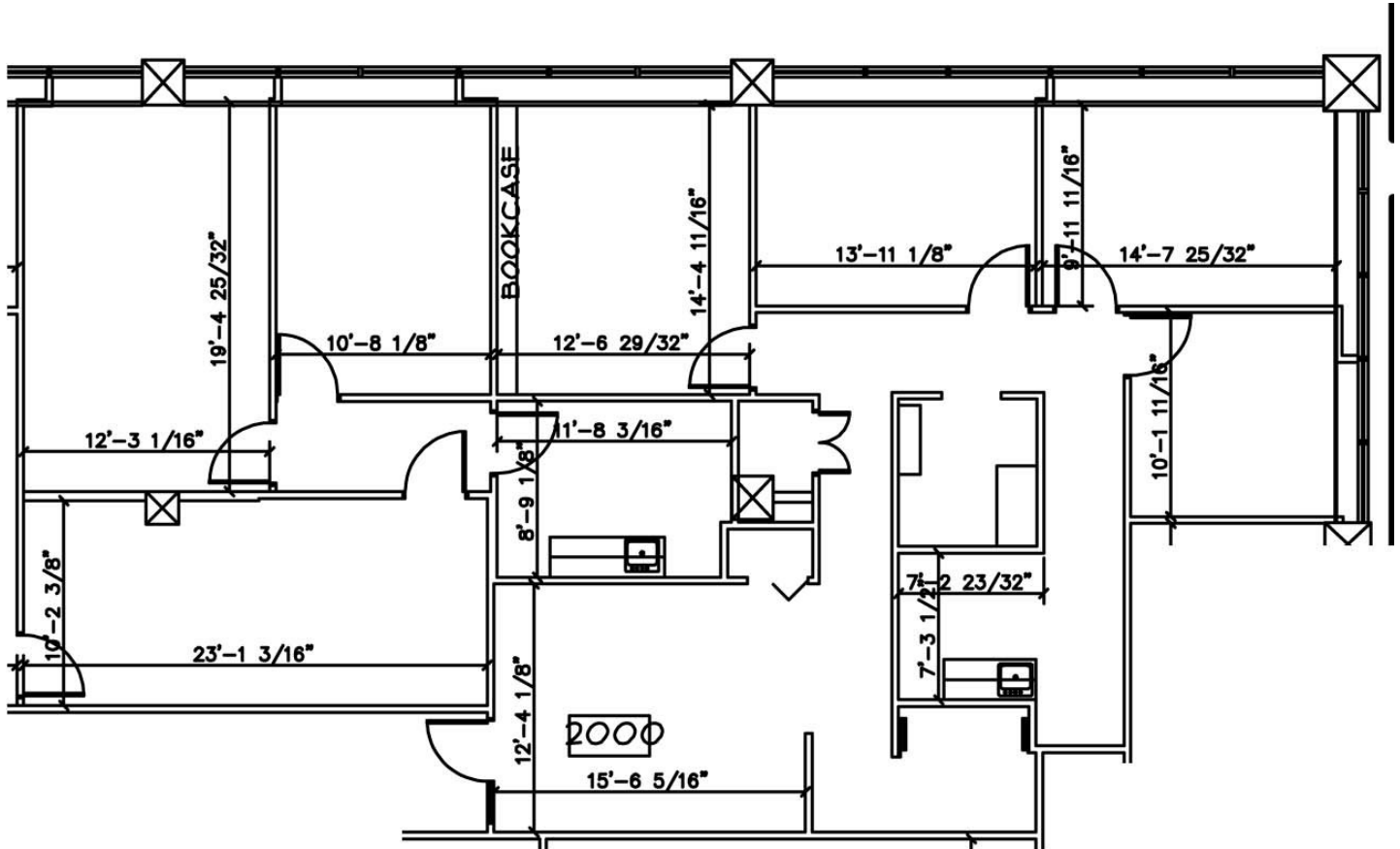
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20th Floor, 1,494 SF Available



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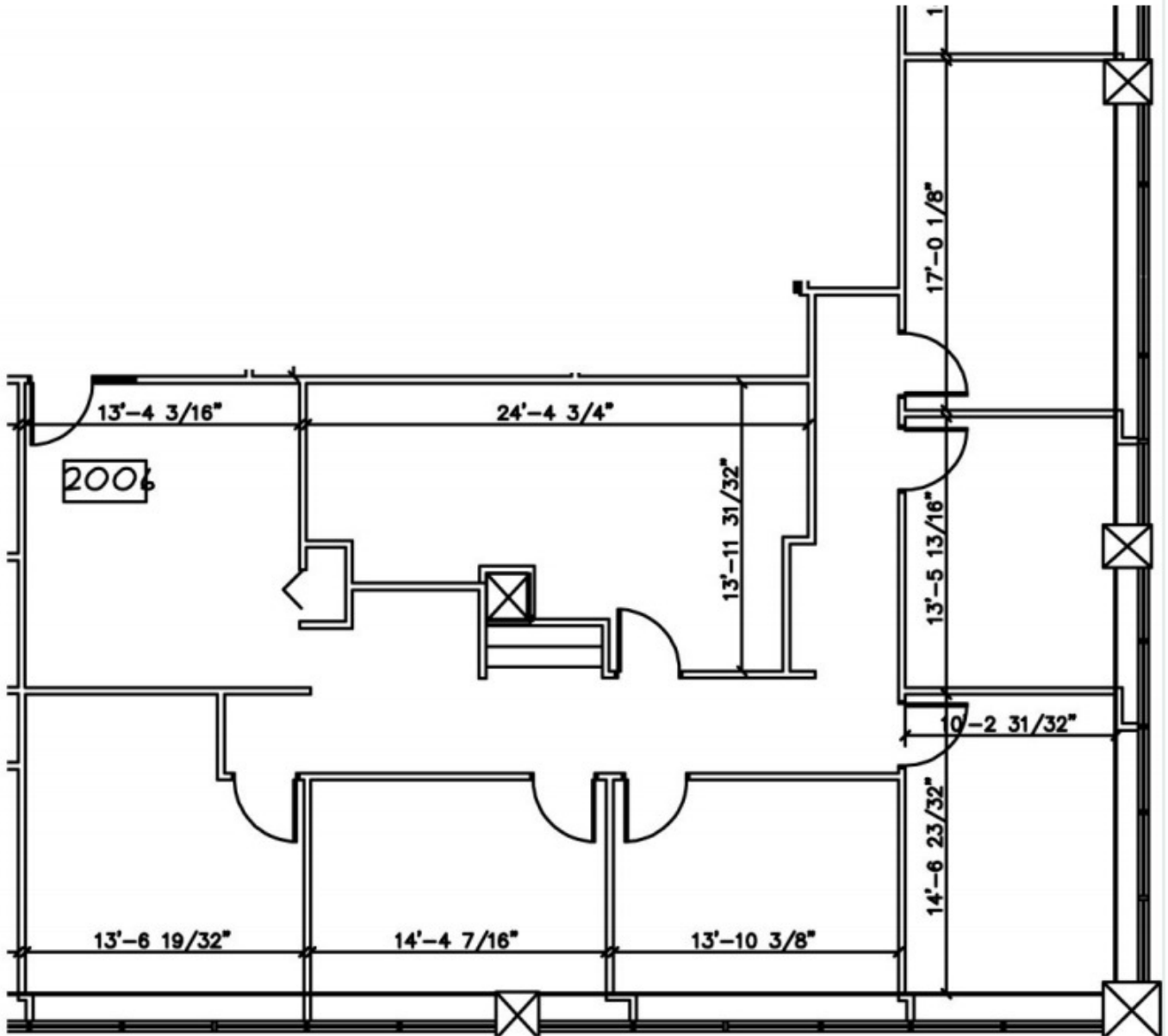
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Suite 2006 - 2,134 RSF Available



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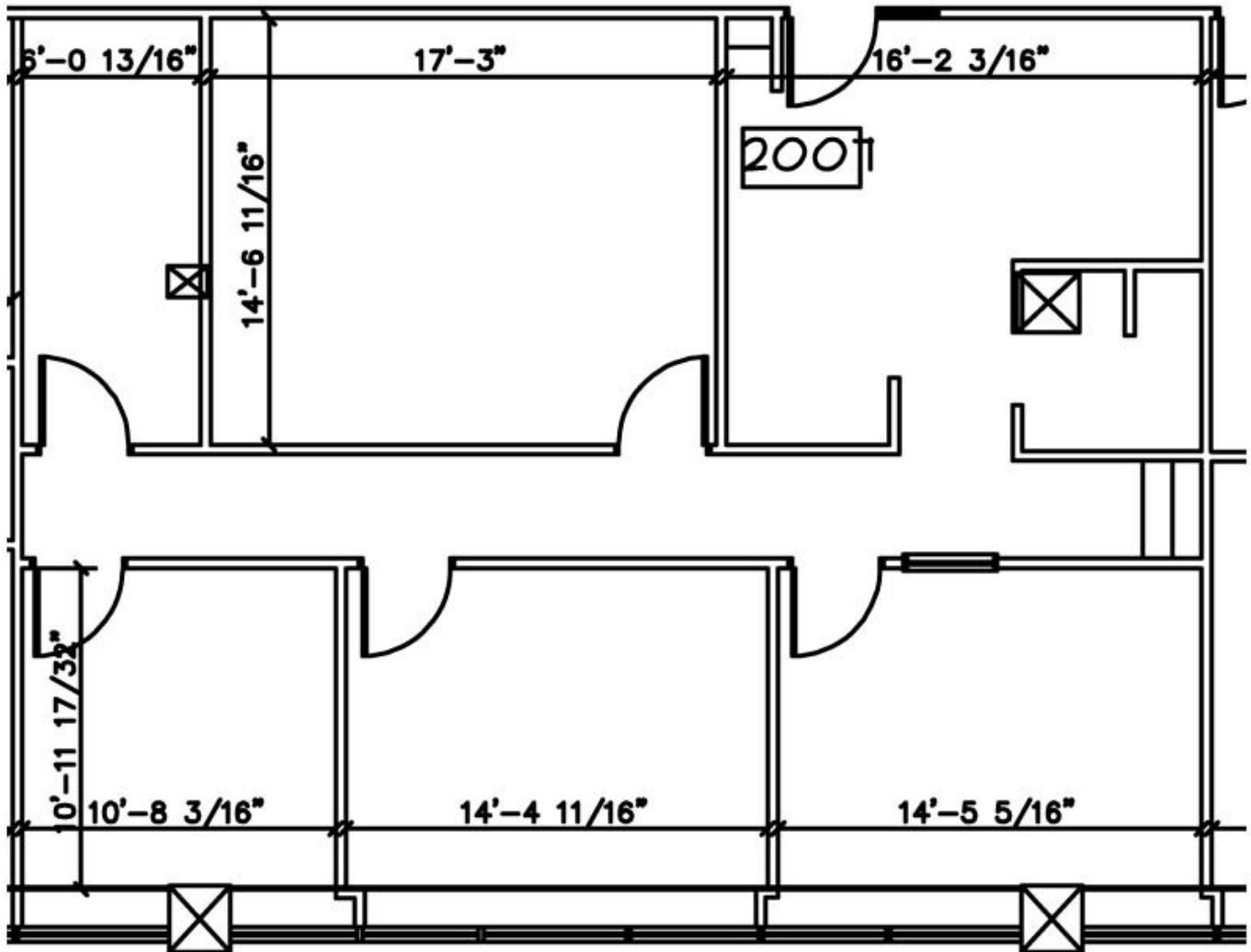
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Suite 2007, 1,416 SF Available



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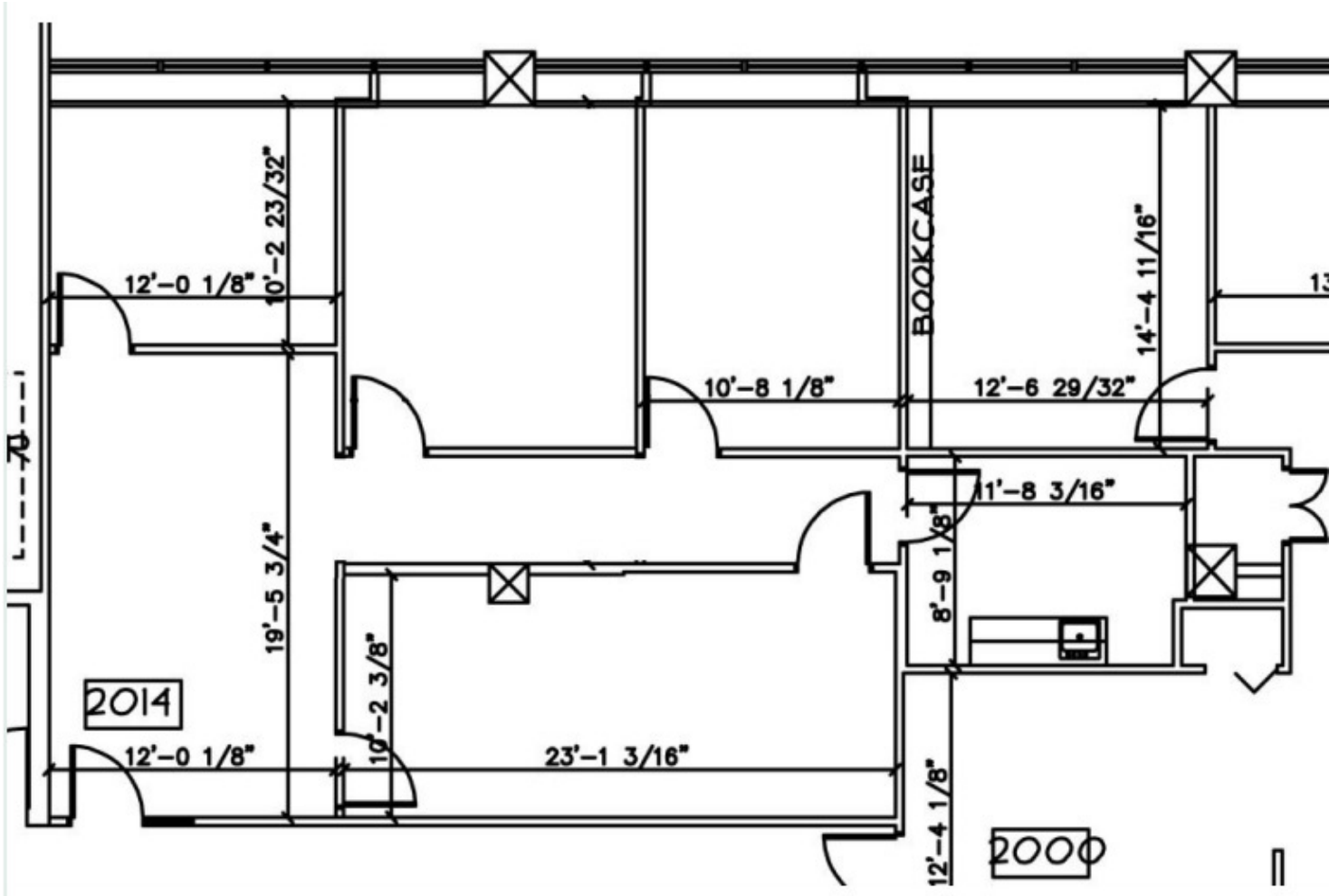
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Suite 2014 - 1,382 RSF Available



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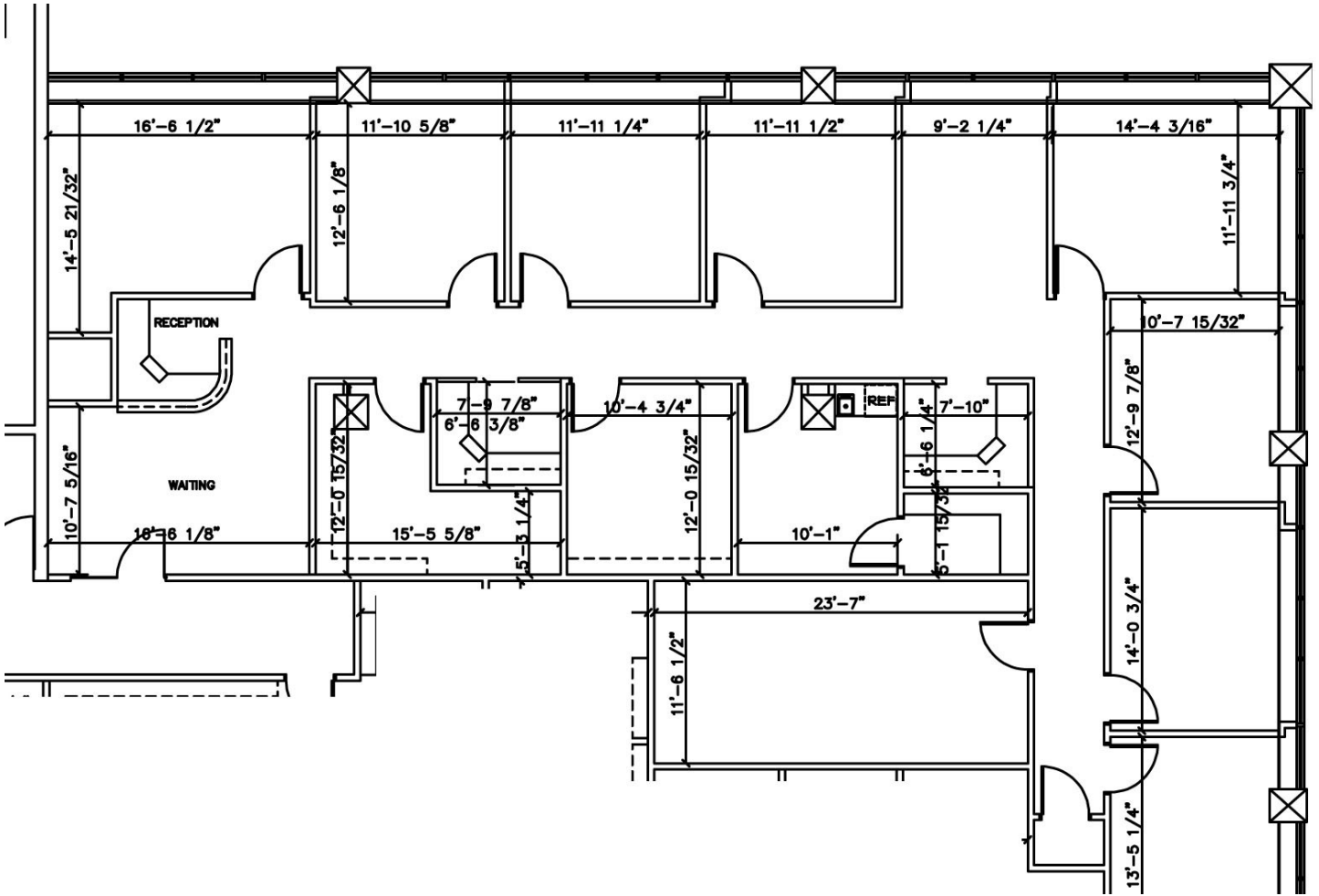
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Suite 2202 - 3092 RSF Available



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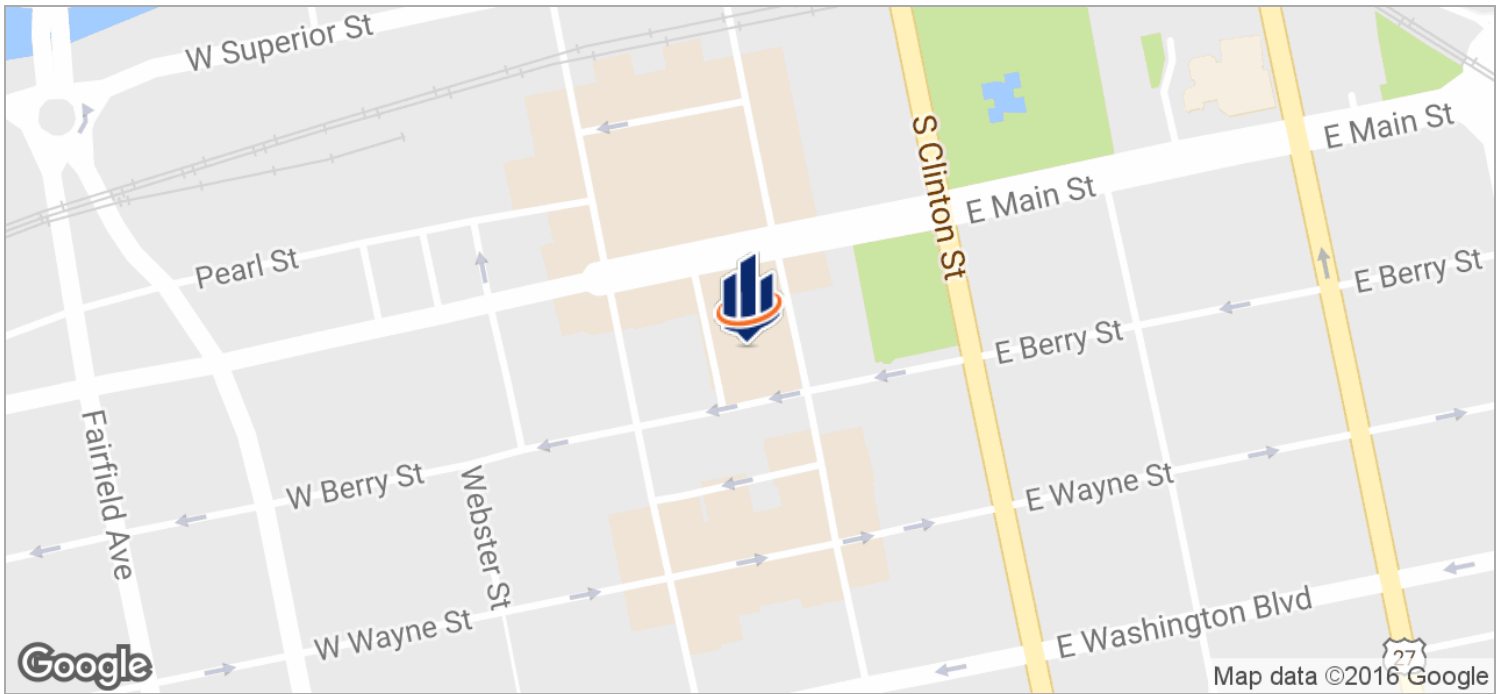
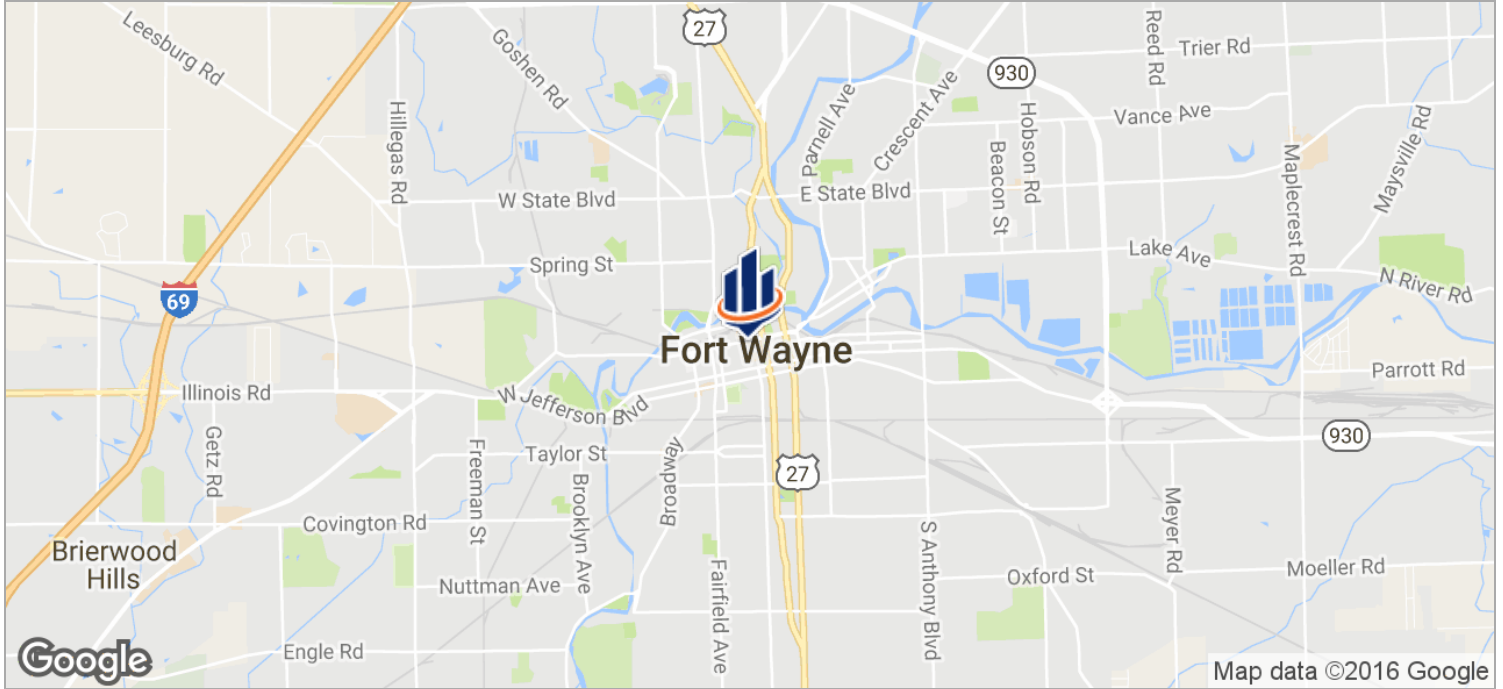
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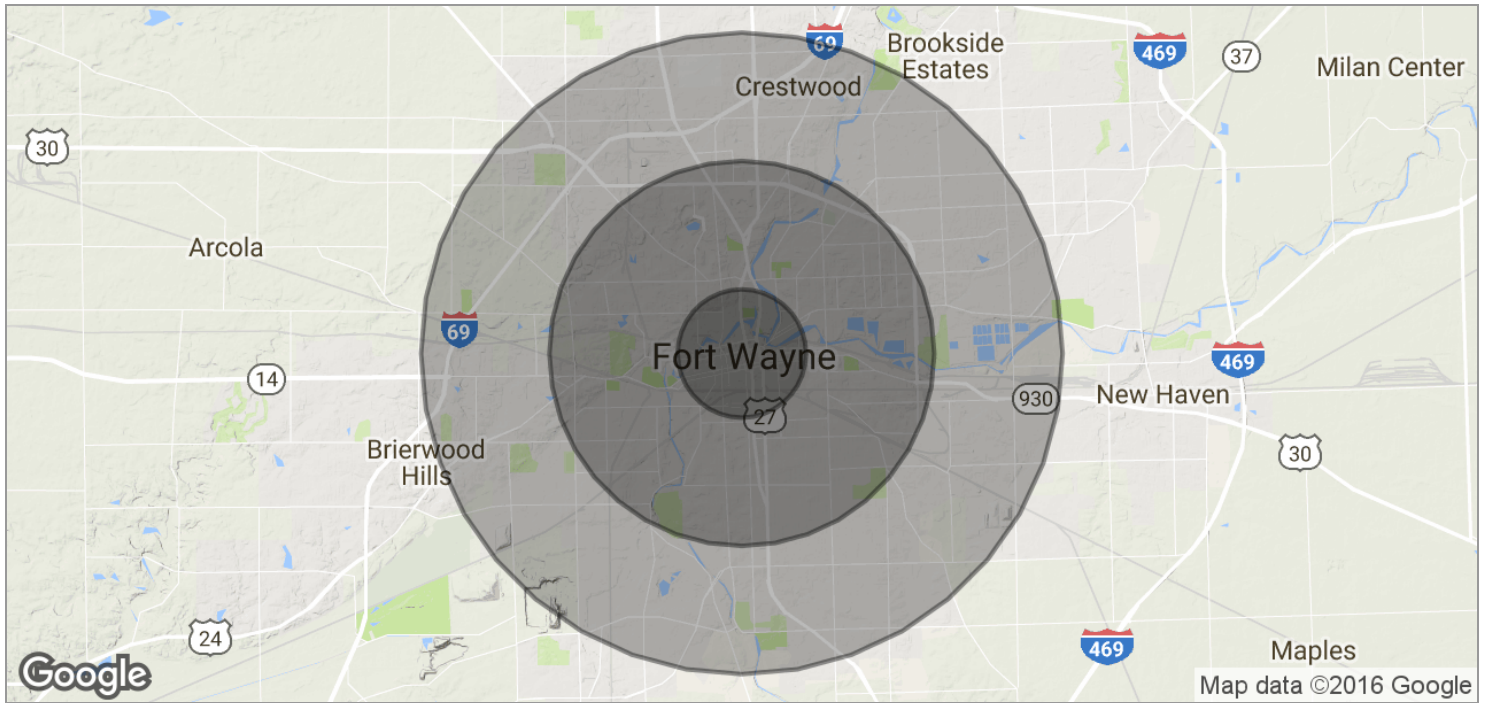


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,854	97,627	195,651
MEDIAN AGE	30.4	31.2	32.7
MEDIAN AGE (MALE)	29.4	30.7	31.1
MEDIAN AGE (FEMALE)	32.1	31.7	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,064	38,707	79,093
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$34,760	\$40,861	\$42,987
AVERAGE HOUSE VALUE	\$76,049	\$81,596	\$91,460



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Diana Parent, CCIM

Executive Director
SVN | Parke Group

Diana Parent serves as the managing director for Sperry Van Ness/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by Sperry Van Ness Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the "Future 40" business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children's Hope, Vincent House, and Indiana Women's CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.



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