

# 110 WEST BERRY STREET

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## PNC CENTER

Fort Wayne, IN 46802

### PRESENTED BY:

DIANA PARENT, CCIM

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## OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	248,840 SF
AVAILABLE SF:	947 - 20,507 SF
LOT SIZE:	0.82 Acres
YEAR BUILT:	1970
ZONING:	CM-5
MARKET:	Northeast Indiana
SUBMARKET:	Fort Wayne
APN:	02-12-02-415-009.001-074

## PROPERTY OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- Downtown Class "A" High rise Office Building
- Conference Facilities on site
- On Site Management and Concierge Services
- 24/7 On Site Security and Maintenance Staff

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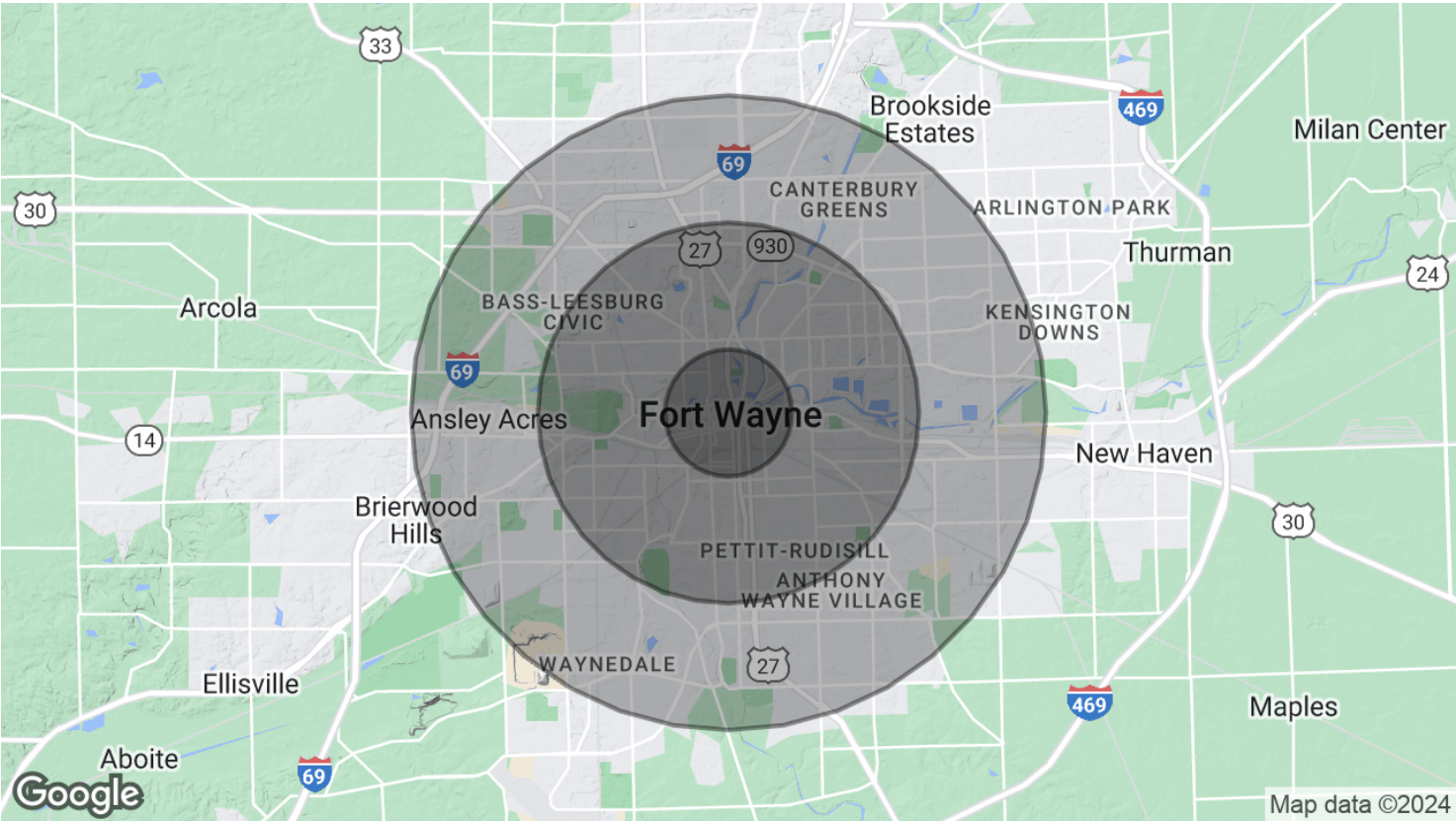
LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	947 - 20,507 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
0100	4,330 SF	Gross	Negotiable
0190W+0190WF	5,539 SF	Gross	Negotiable
710	947 SF	Gross	Negotiable
1000	11,020 SF	Gross	Negotiable
1014	1,736 SF	Gross	Negotiable
1200	1,294 SF	Gross	Negotiable
1214	2,749 SF	Gross	Negotiable
1200 & 1214	4,043 SF	Gross	Negotiable
1502	4,149 SF	Gross	Negotiable
1600	11,599 SF	Full Service	Negotiable
1700	11,020 SF	Gross	Negotiable
1806	6,753 SF	Gross	Negotiable
1809	1,664 SF	Gross	Negotiable
1812	1,419 SF	Gross	Negotiable
1809-1812	3,083 SF	Gross	Negotiable
2500 & 2600	20,507 SF	Gross	Negotiable

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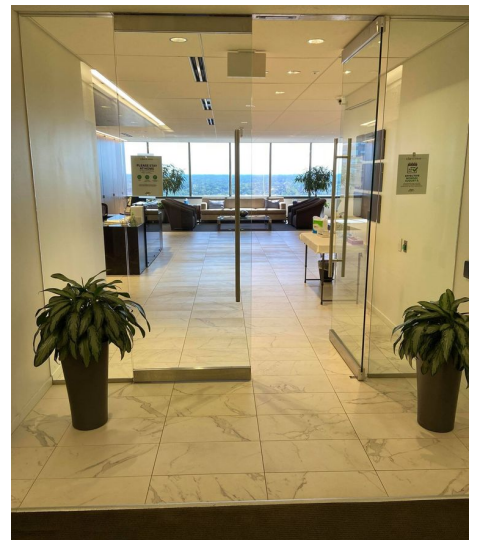
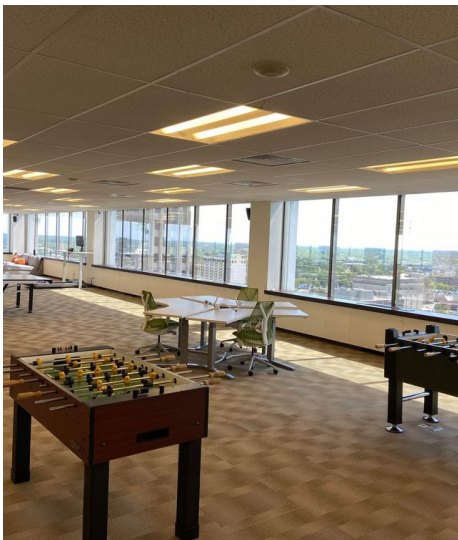
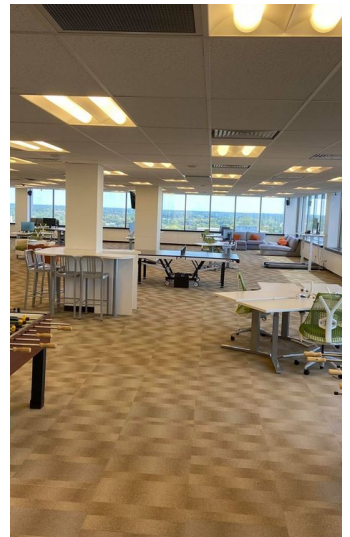
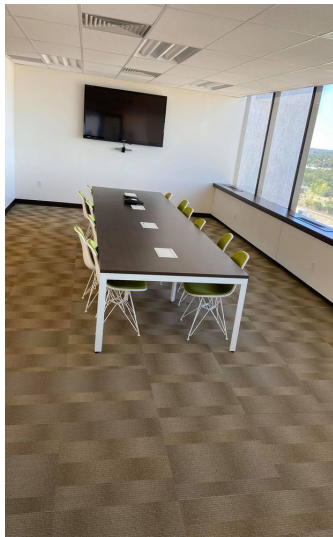
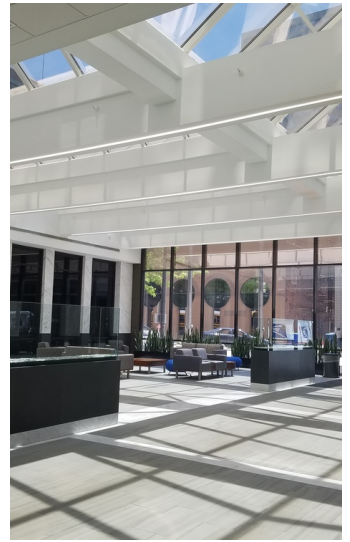
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,854	97,627	195,651
AVERAGE AGE	30.4	31.2	32.7
AVERAGE AGE (MALE)	29.4	30.7	31.1
AVERAGE AGE (FEMALE)	32.1	31.7	34.1

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

\* Demographic data derived from 2020 ACS - US Census

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## DIANA PARENT, CCIM

Executive Director

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## PROFESSIONAL BACKGROUND

Diana Parent serves as the managing director for SVN/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 SVN 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.

### SVN | Parke Group

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