

A low-angle photograph of the PNC Center, a tall skyscraper with a glass and white facade, reaching towards a clear blue sky. The building's design features vertical white columns and a grid of dark glass windows.

**LEASE**

# Executive Suites at PNC Center

**110 WEST BERRY STREET, SUITE 2101-2109**

Fort Wayne, IN 46802

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**PRESENTED BY:**

**DIANA PARENT, CCIM**

O: 260.489.8500

[diana.parent@svn.com](mailto:diana.parent@svn.com)

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The Executive Suites at PNC Center are located on the 21st floor and offer private offices with a full service lease. Wi-fi is included in your full-service lease along with access to shared conference rooms, lobby, kitchenette, and nightly janitorial. Building amenities include: covered parking, barbershop, and vending area.

### LOCATION DESCRIPTION

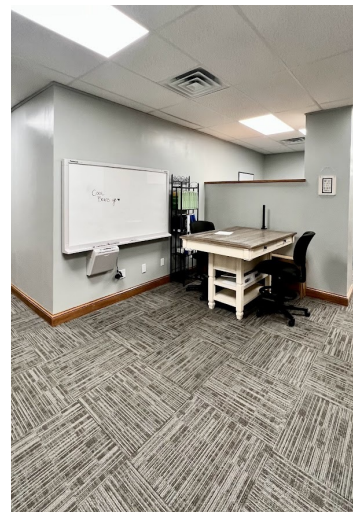
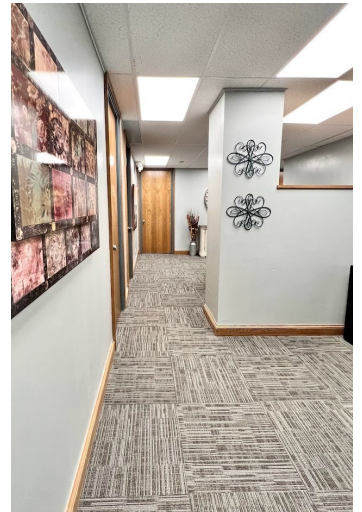
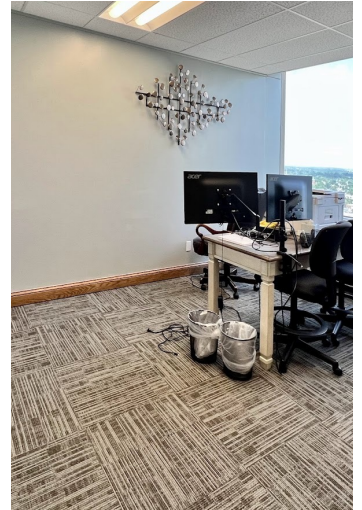
PNC Center is located in downtown Fort Wayne, next to the courthouse and City and County offices, Convention Center, museums, parks and performing arts, parking and public transportation.

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## ADDITIONAL PHOTOS



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PROPERTY DETAILS

LEASE RATE	\$650.00 - 825.00 PER MONTH
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LOCATION INFORMATION

BUILDING NAME	Executive Suites at PNC Center
STREET ADDRESS	110 West Berry Street, Suite 2101-2109
CITY, STATE, ZIP	Fort Wayne, IN 46802
COUNTY	Allen
MARKET	Fort Wayne
SUB-MARKET	Wayne Township
CROSS-STREETS	At the corner of S. Calhoun St. and W. Berry St.

BUILDING INFORMATION

BUILDING SIZE	248,840 SF
BUILDING CLASS	A
OCCUPANCY %	90.0%
NUMBER OF FLOORS	26
YEAR BUILT	1970

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CM-1
APN #	02-12-02-415-009.001-074

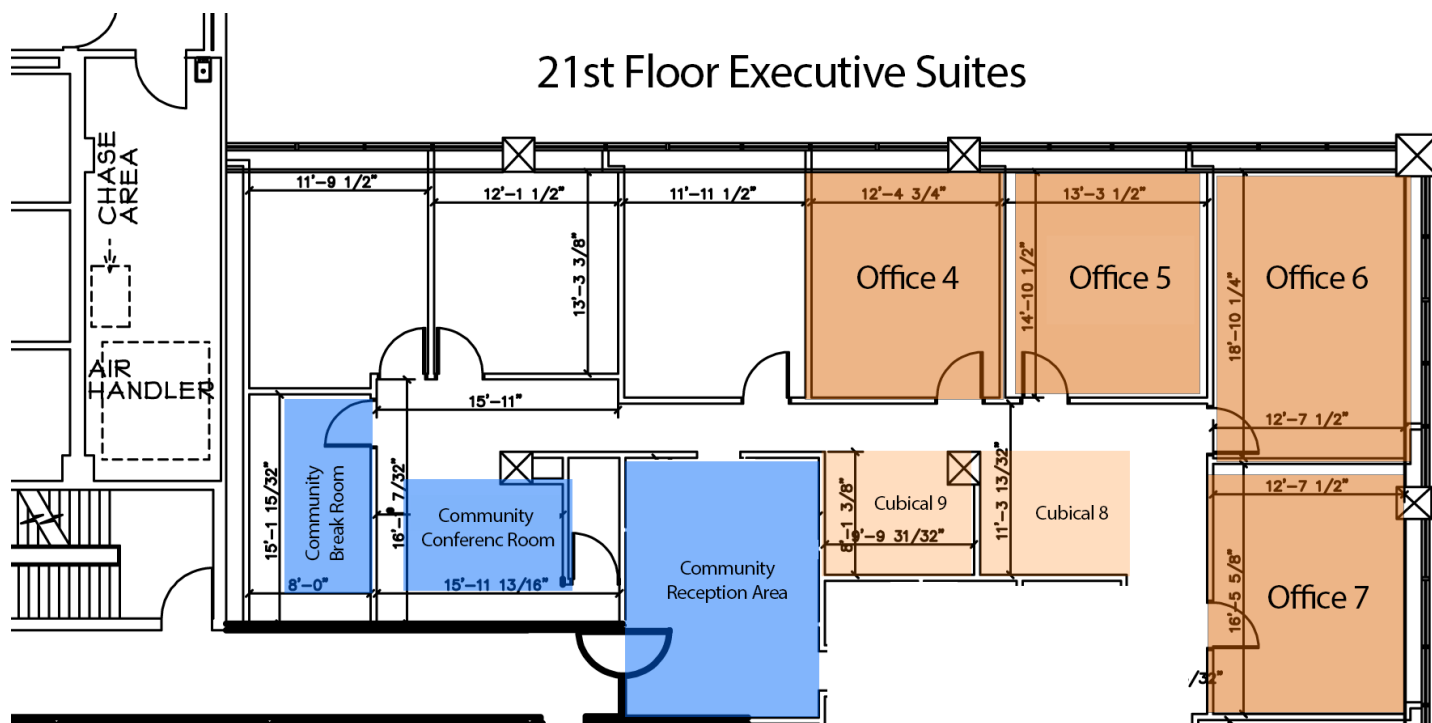
PARKING & TRANSPORTATION

PARKING RATIO	1.0
NUMBER OF PARKING SPACES	302

UTILITIES & AMENITIES

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## LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	306 - 429 SF	<b>LEASE RATE:</b>	\$650.00 - \$825.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2101	-	315 SF	Full Service	Negotiable	-
2102	-	270 SF	Full Service	Negotiable	-
2103	-	306 SF	Full Service	Negotiable	-
2104	Available	306 SF	Full Service	\$650 per month	-
2105	Available	335 SF	Full Service	\$650 per month	-
2106	Available	429 SF	Full Service	\$825 per month	-

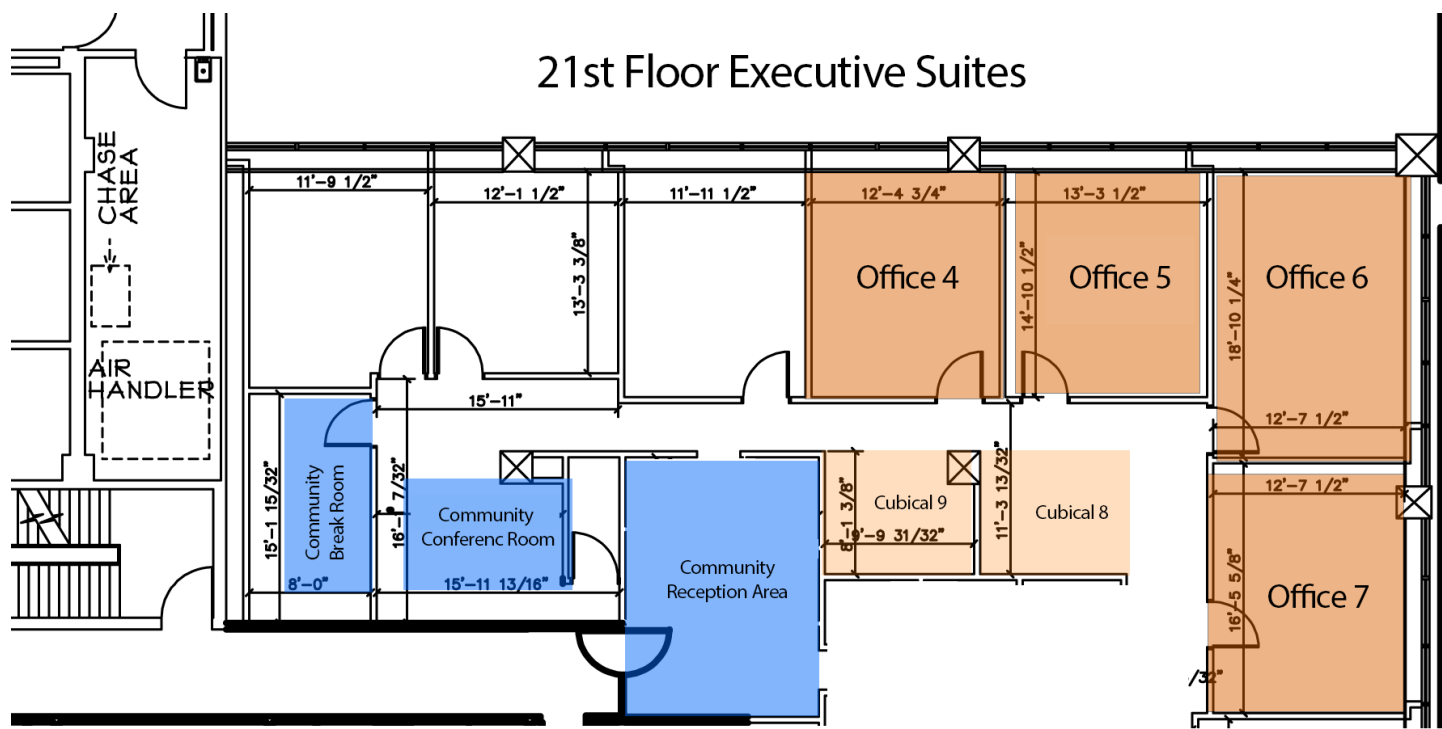
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LEASE SPACES

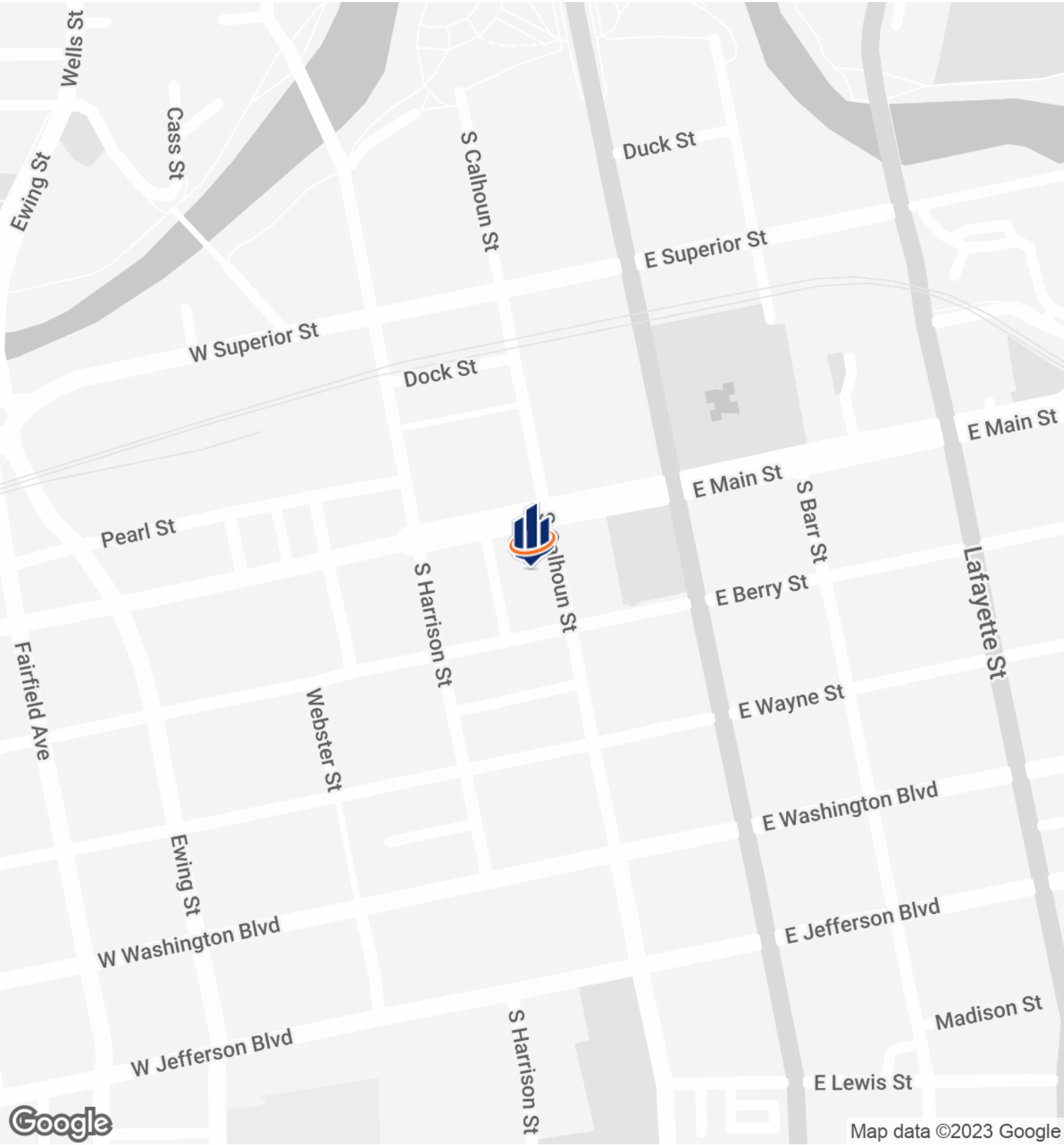
21st Floor Executive Suites



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2107	Available	349 SF	Full Service	\$750 per month	-
2108	-	125 SF	Full Service	Negotiable	-
2109	-	122 SF	Full Service	Negotiable	-

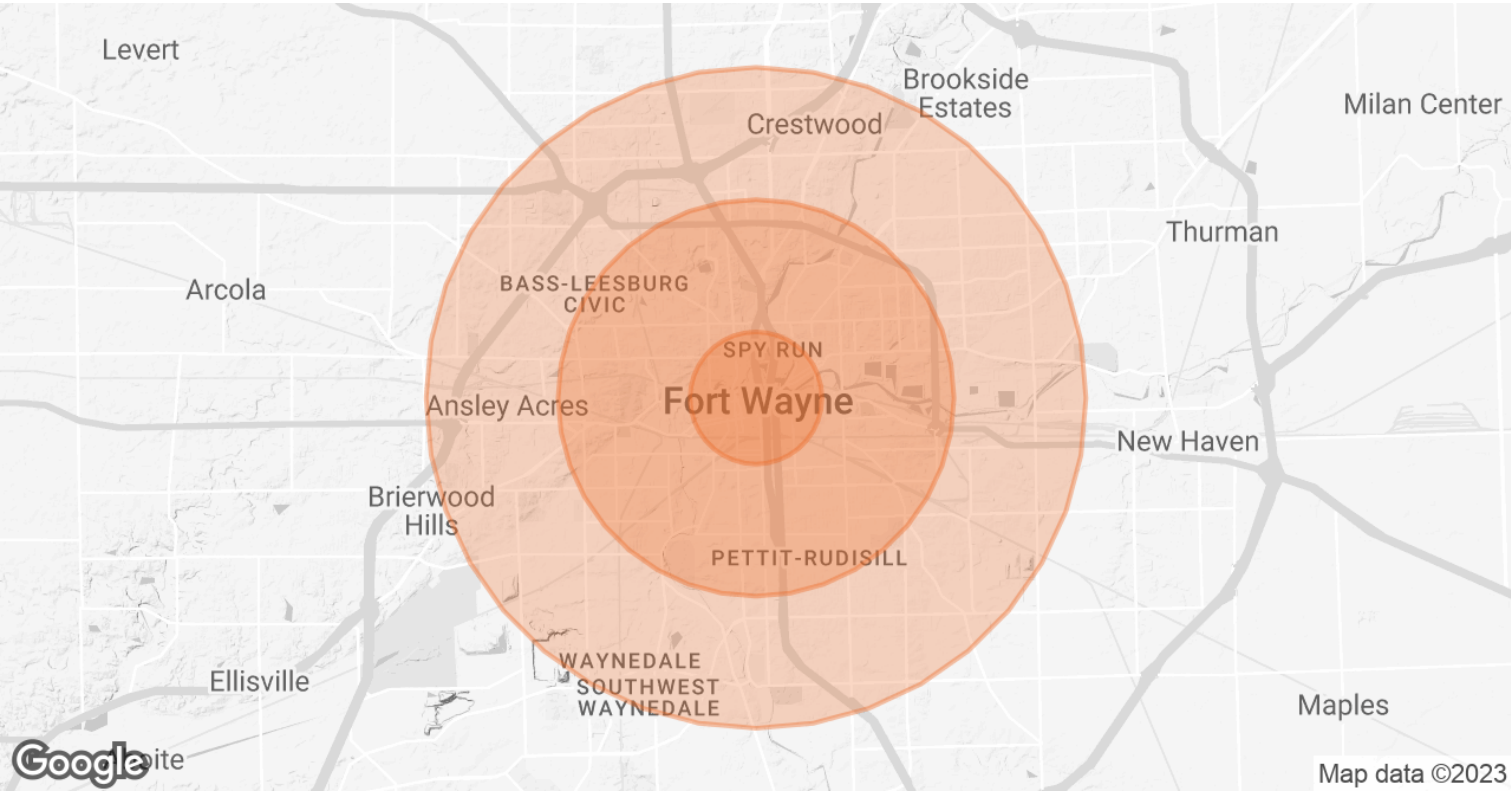
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,854	97,748	195,590
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	5,066	38,752	79,083
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$34,764	\$40,851	\$42,999
AVERAGE HOUSE VALUE	\$76,088	\$81,530	\$91,513

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO 1



### DIANA PARENT, CCIM

Executive Director

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**Direct:** 260.489.8500 | **Cell:**

## 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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