



FOR LEASE | OFFICE

# PNC CENTER

110 West Berry Street, Fort Wayne, IN 46802



## LEASE OVERVIEW

AVAILABLE SF:	1,382 - 11,020 SF
LEASE RATE:	\$17.00 SF/Yr (Gross)
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**  
Managing Director  
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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**Lease Rate:** \$17.00 SF/YR [GROSS]

**Total Space** 1,382 - 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	
1400	Office Building	\$17.00 SF/YR	Gross	5,354 SF	Negotiable	
1500	Office Building	\$17.00 SF/YR	Gross	8,016 SF	Negotiable	
2006	Office Building	\$17.00 SF/YR	Gross	2,134 SF	Negotiable	
2014	Office Building	\$17.00 SF/YR	Gross	1,382 SF	Negotiable	



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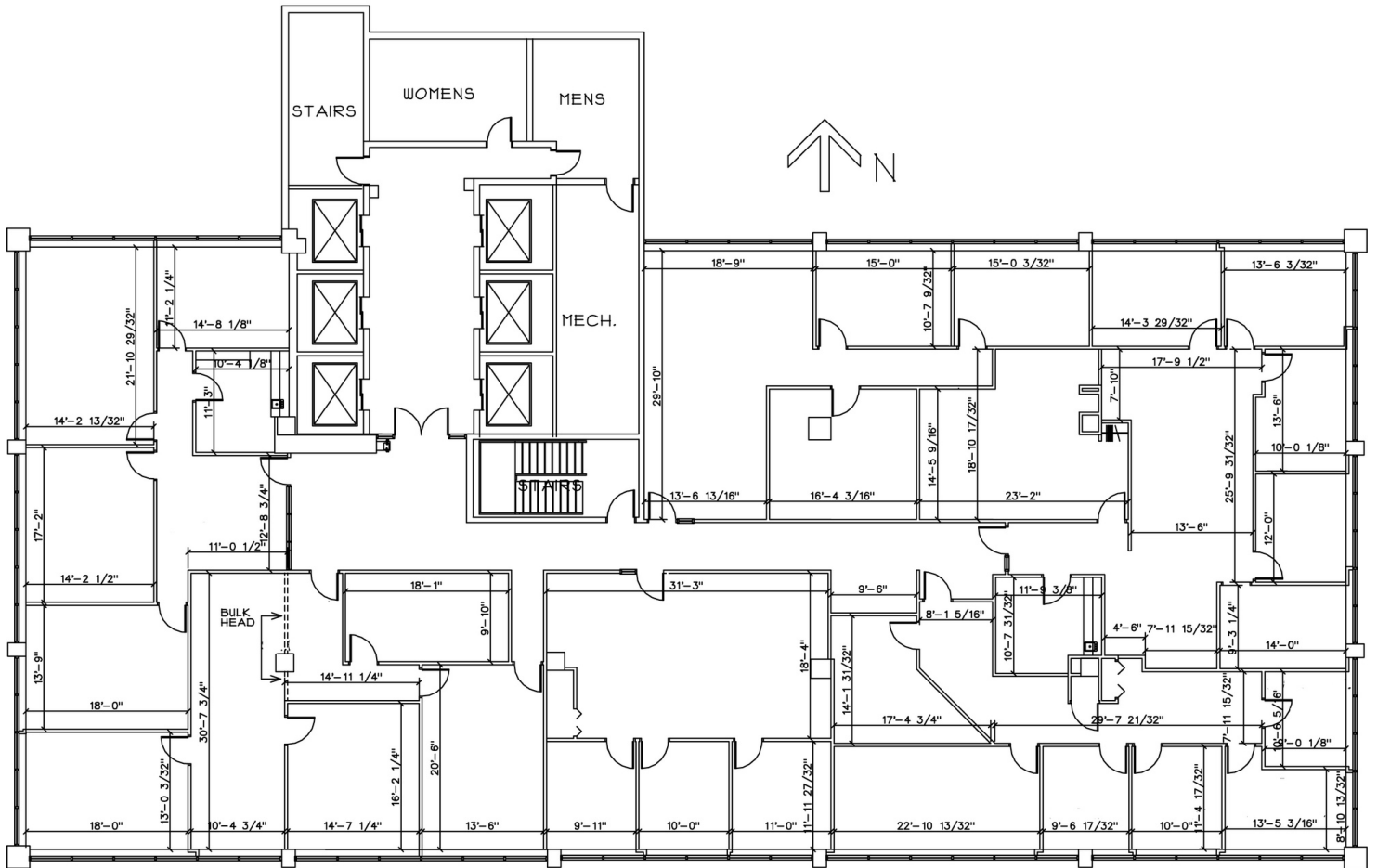
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Suite 1000 - 11,020 RSF Available



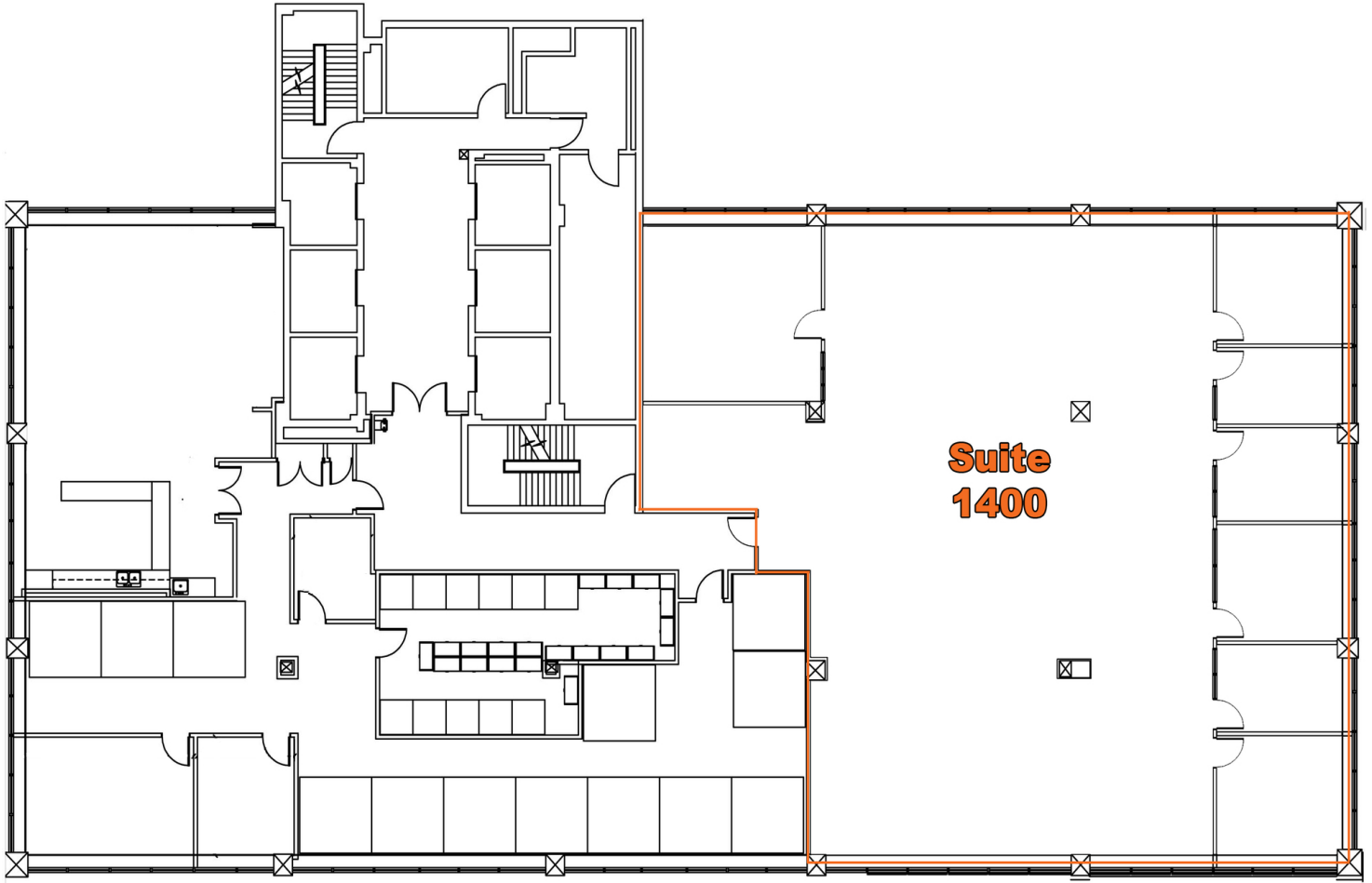




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Suite 1400 - 5,354 RSF Available

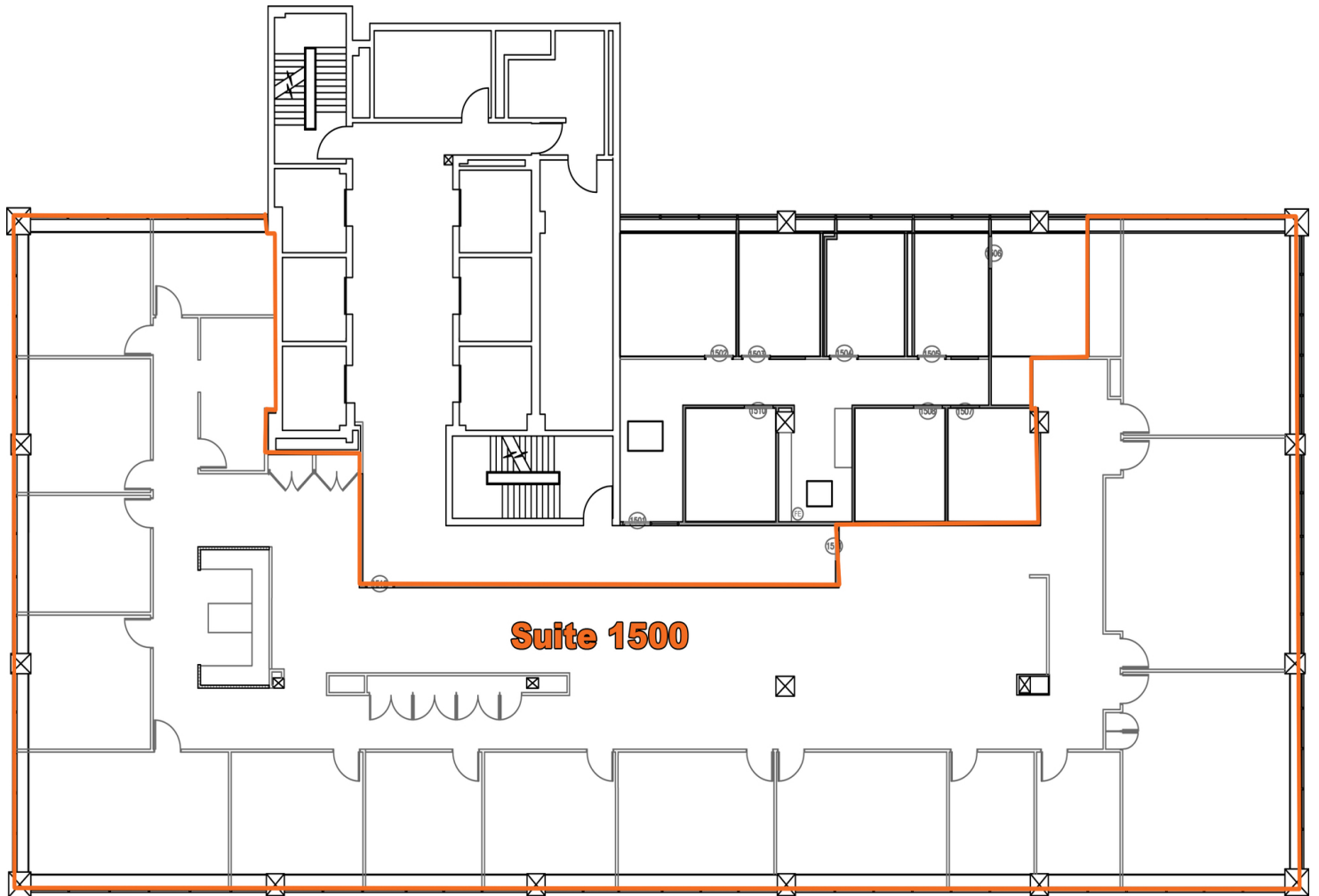




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15th Floor - 8,016 RSF Available

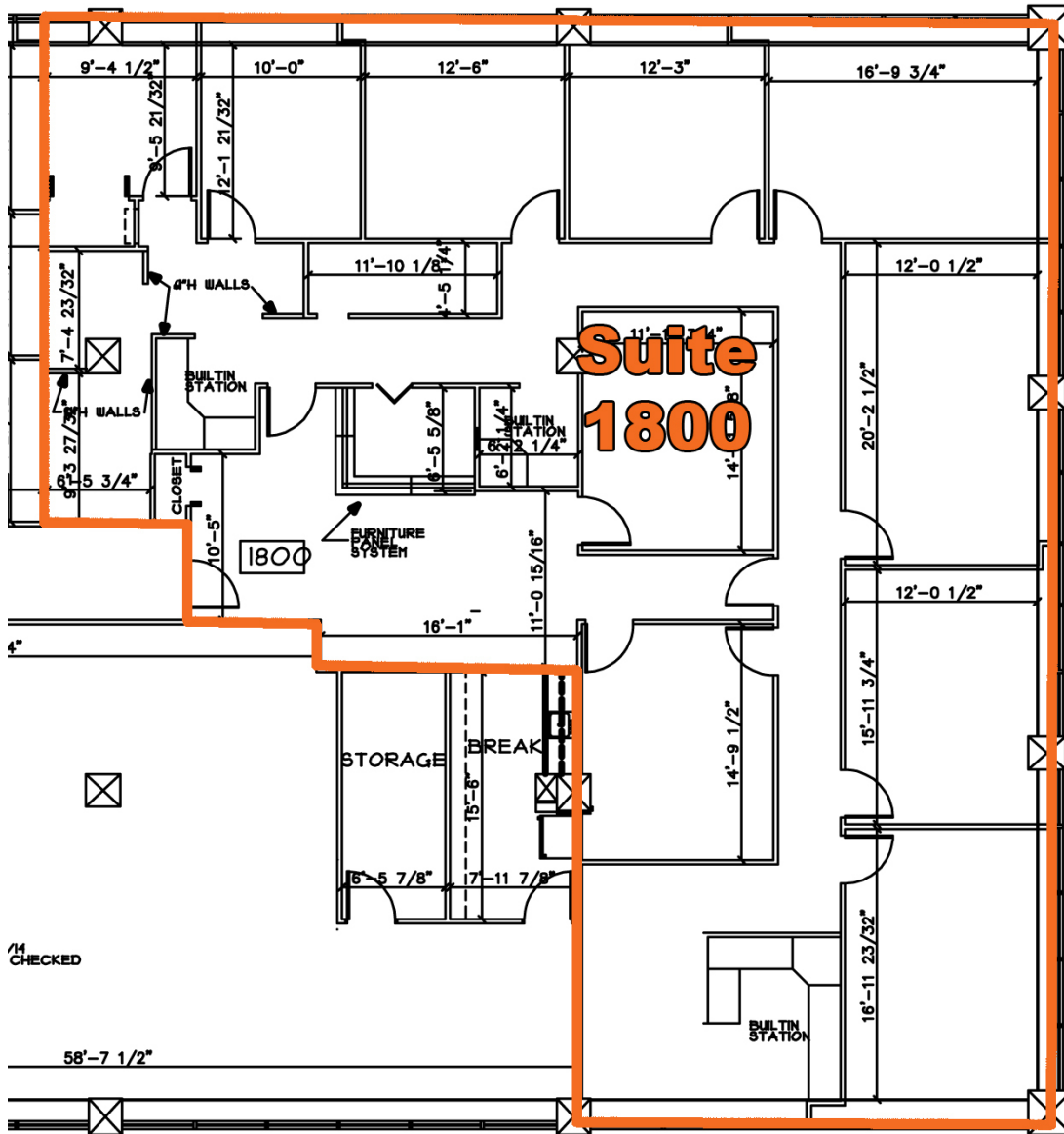




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# PNC CENTER

Suite 1800 - 3,734 RSF Available

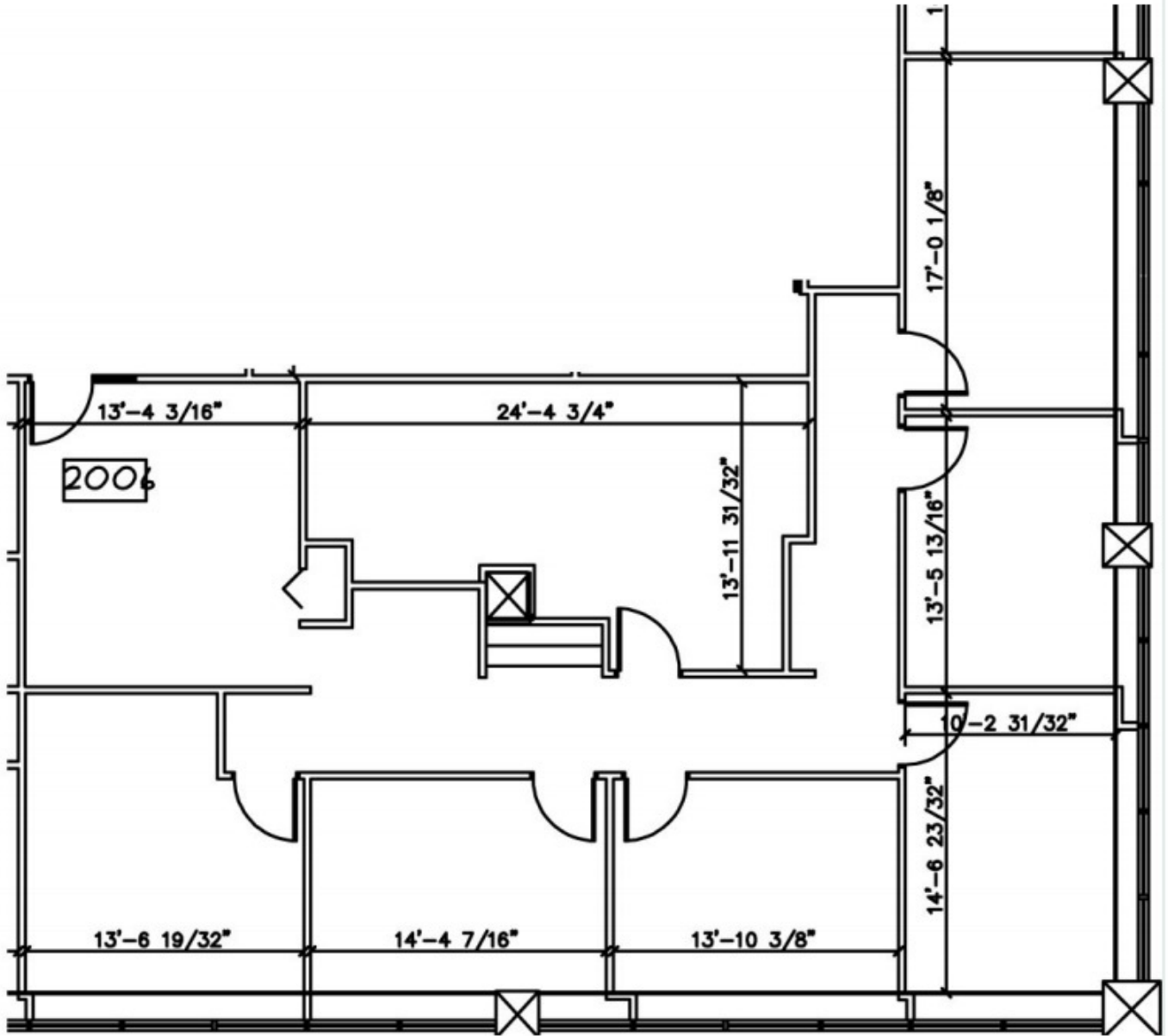




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# PNC CENTER

Suite 2006 - 2,134 RSF Available



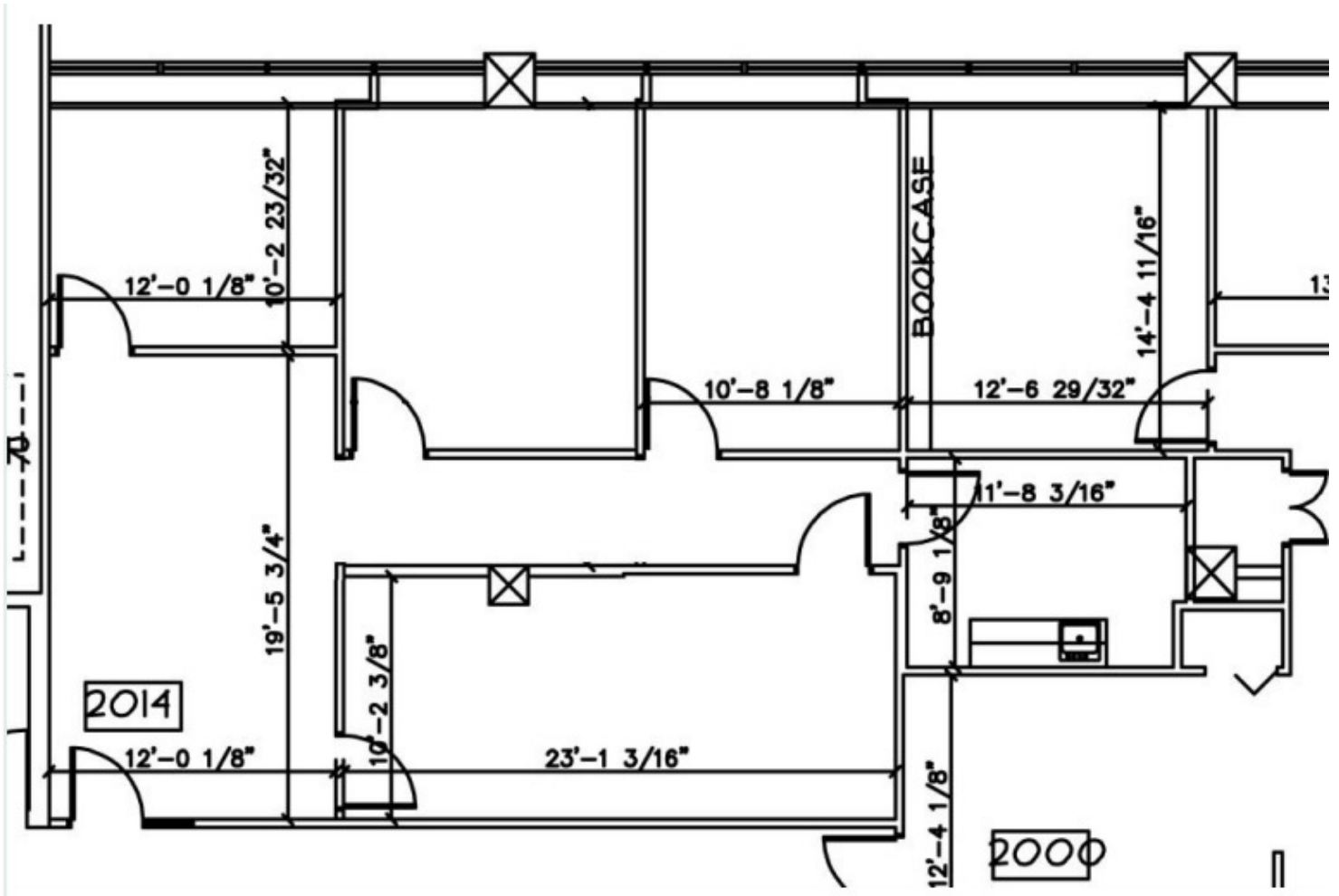




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# PNC CENTER

Suite 2014 - 1,382 RSF Available





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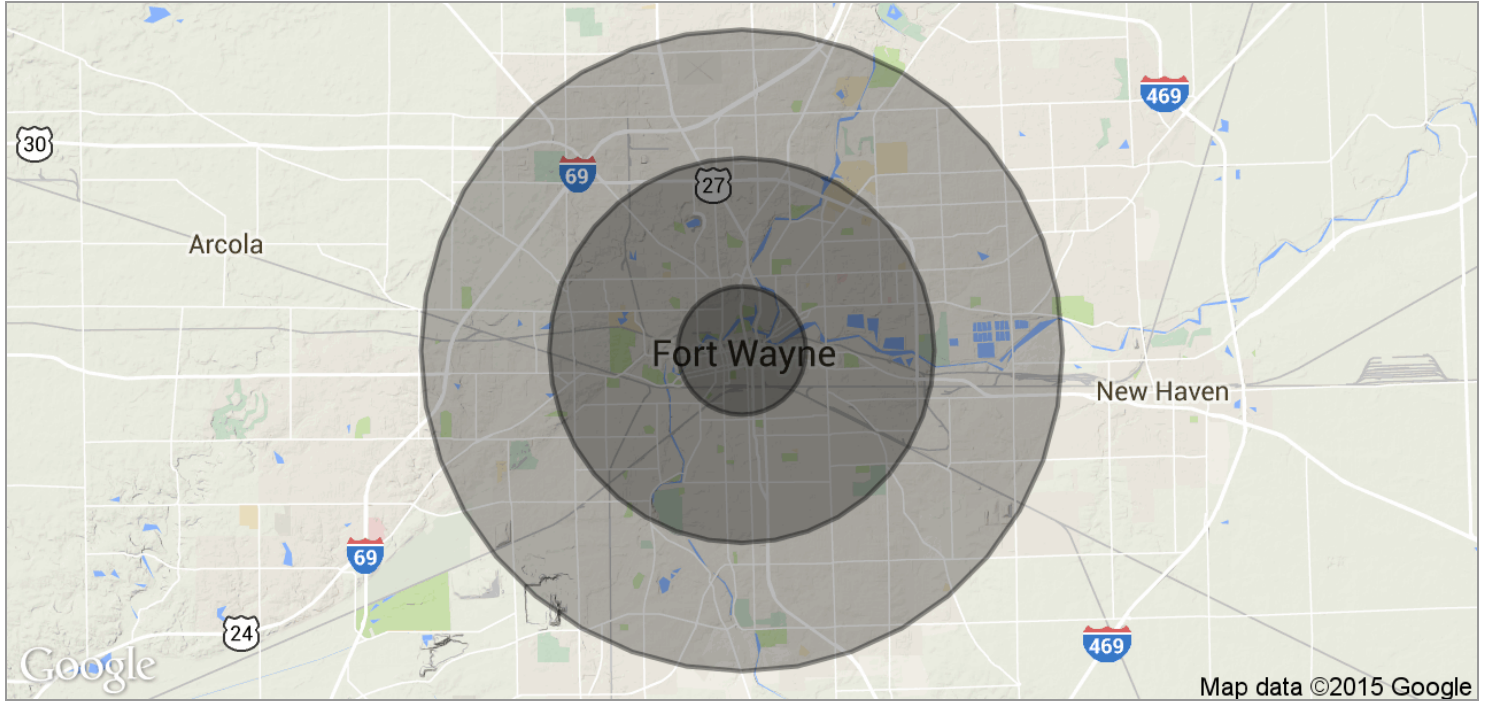


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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

Managing Director  
Sperry Van Ness / 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. In 2010, Sperry Van Ness Corporate ranked Diana 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.

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