



FOR LEASE | RETAIL

PNC CENTER RETAIL

110 West Berry Street, Fort Wayne, IN 46802



LEASE OVERVIEW

AVAILABLE SF:	2,970 SF
LEASE RATE:	\$17.00 SF/Yr (NNN)
BUILDING SIZE:	234,211 SF
YEAR BUILT:	1970
ZONING:	CM-1
MARKET:	Fort Wayne
SUB MARKET:	Wayne Township
CROSS STREETS:	Calhoun Street

PROPERTY DESCRIPTION

Ideally situated on the first floor in a 26 story multi-tenant class A office building, this prime retail space can be custom designed with its own direct entrance from the street. Don't miss this opportunity to join the growing downtown retail and residential area. The amenities of this building include covered parking, fully furnished conference room, hair care, banking services and after-hours security.

LOCATION OVERVIEW

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.



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.

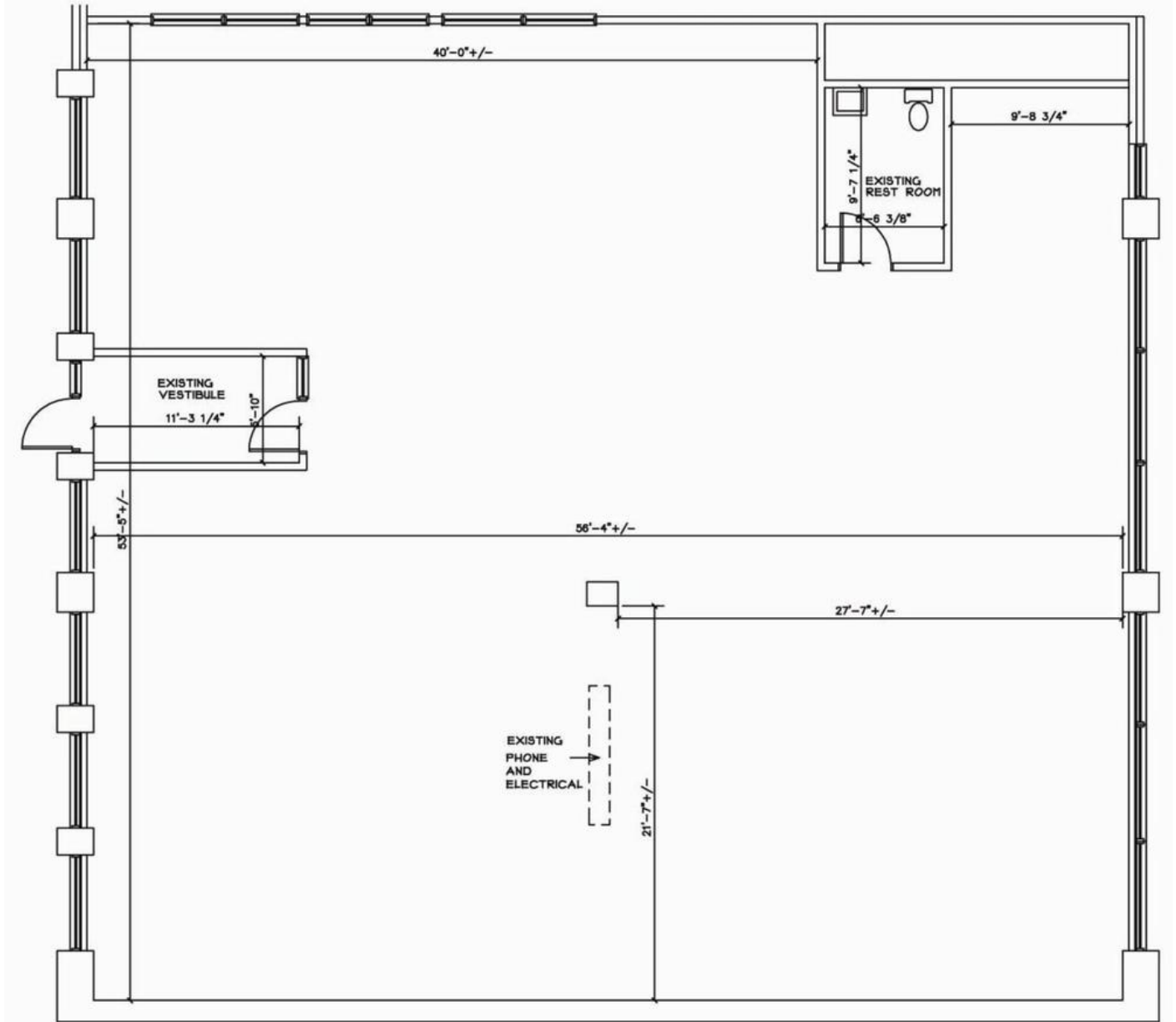
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1 PROPOSED FLOOR PLAN
1ST FLOOR RETAIL



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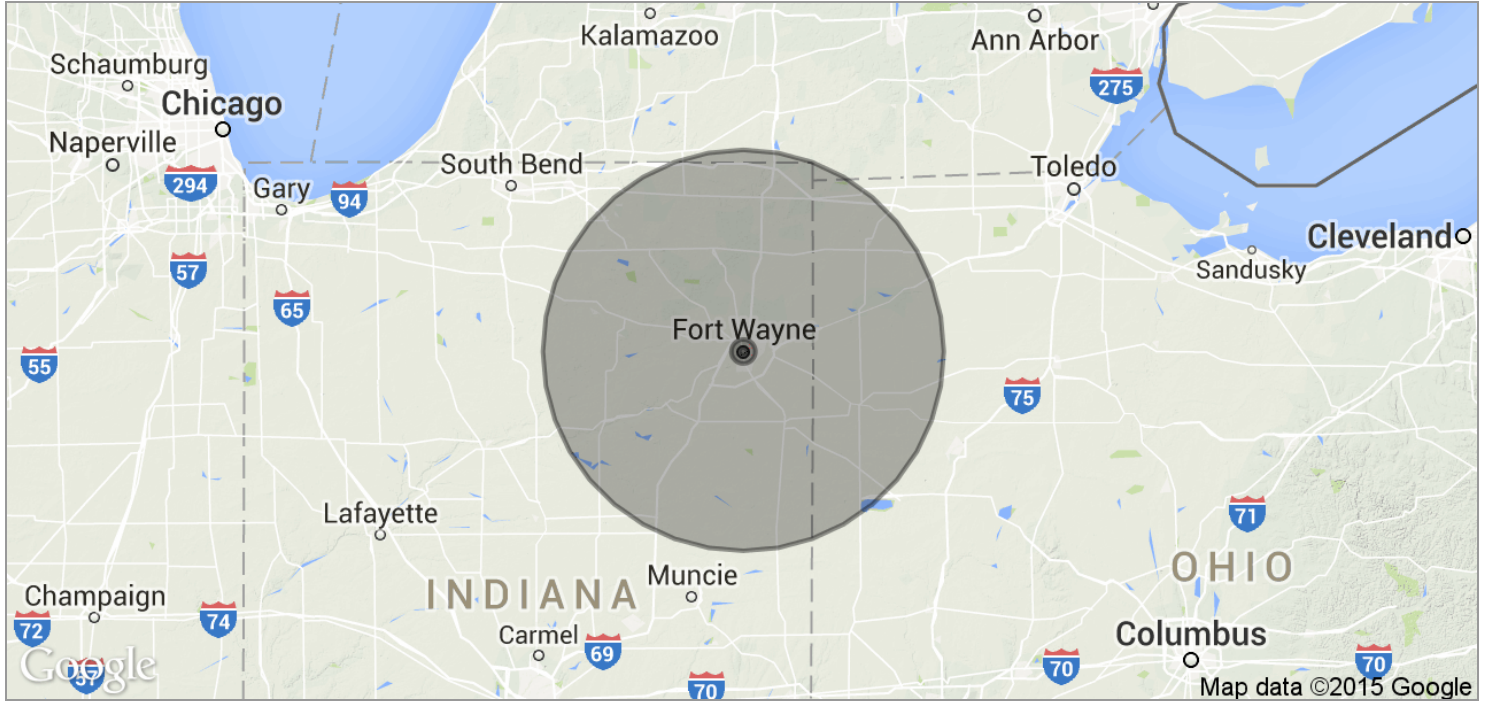
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POPULATION	1 MILE	3 MILES	50 MILES
TOTAL POPULATION	12,854	97,627	1,089,953
MEDIAN AGE	30.4	31.2	36.6
MEDIAN AGE (MALE)	29.4	30.7	35.6
MEDIAN AGE (FEMALE)	32.1	31.7	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	50 MILES
TOTAL HOUSEHOLDS	5,064	38,707	418,566
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$34,760	\$40,861	\$59,169
AVERAGE HOUSE VALUE	\$76,049	\$81,596	\$146,430



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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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