



PNC CENTER

110 WEST BERRY STREET
FORT WAYNE, IN 46802

Diana Parent, CCIM
Executive Director
260.489.8500
diana.parent@svn.com

PNC Center | Overview



OFFERING SUMMARY

Lease Rate:	tbd (Gross)
Building Class:	A
Year Built:	1970
Building Size:	234,211 SF
Zoning:	CM-5
Cross Street:	Calhoun Street
Market:	Northeast Indiana
Submarket:	Fort Wayne

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.

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.

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
- Skyline Event Center on site- 25th & 26th Floors

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PNC Center | Space Available

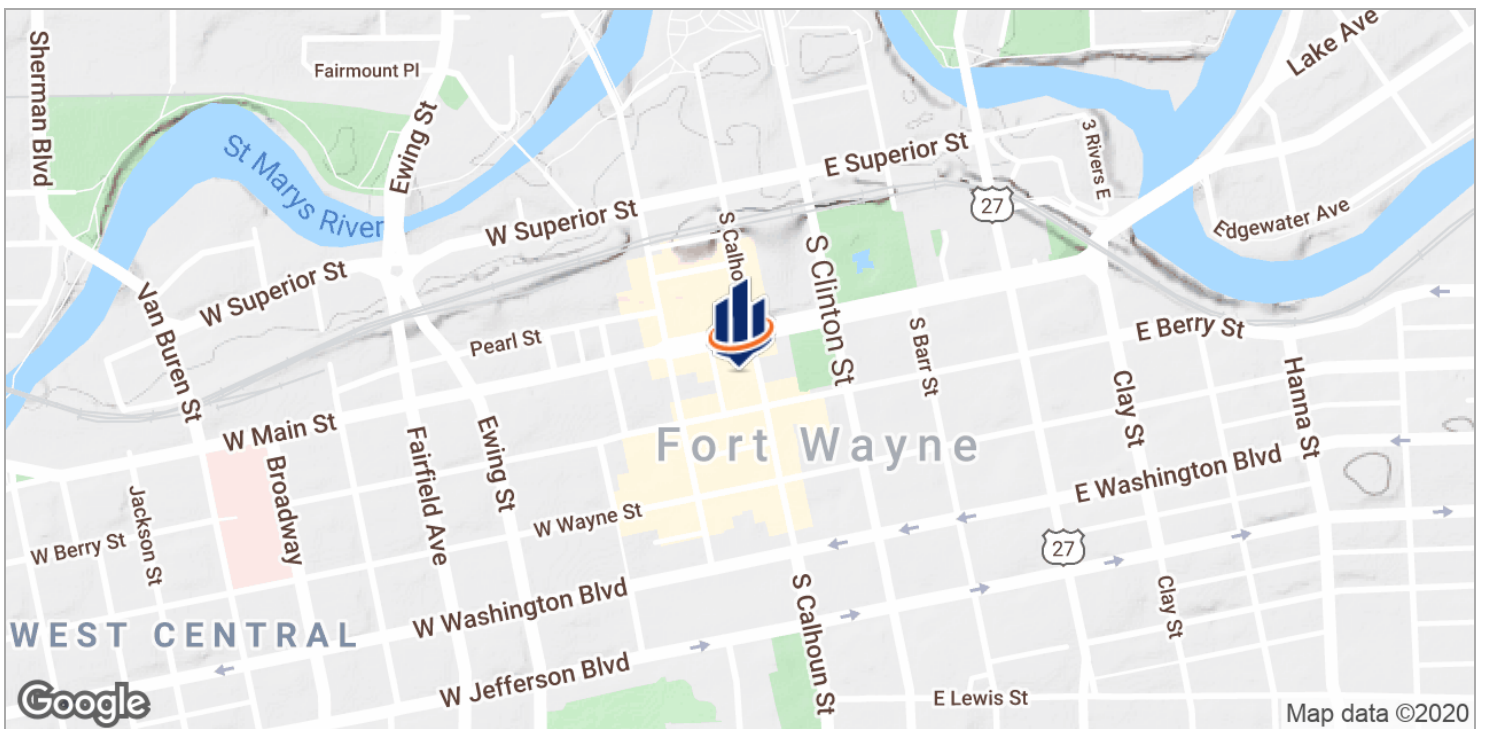
SPACE	SPACE USE	LEASE TYPE	SIZE	TERMS
0001	Office Building	Gross	18,614 SF	Negotiable
0007	Street Retail	Gross	1,195 SF	Negotiable
0100	Office Building	Gross	3,494 SF	Negotiable
1000	Office Building	Gross	11,020 SF	Negotiable
1400	Office Building	Gross	5,354 SF	Negotiable
1502	Office Building	Gross	4,149 SF	Negotiable
1700	Office Building	Gross	11,020 SF	Negotiable
1809	Office Building	Gross	1,627 SF	Negotiable
1812	Office Building	Gross	1,419 SF	Negotiable
1900	Office Building	Gross	869 SF	Negotiable
1902	Office Building	Gross	660 SF	Negotiable
1914	Office Building	Gross	869 SF	Negotiable
2006	Office Building	Gross	2,134 SF	Negotiable
2007	Office Building	Gross	1,416 SF	Negotiable
2014	Office Building	Gross	1,382 SF	Negotiable

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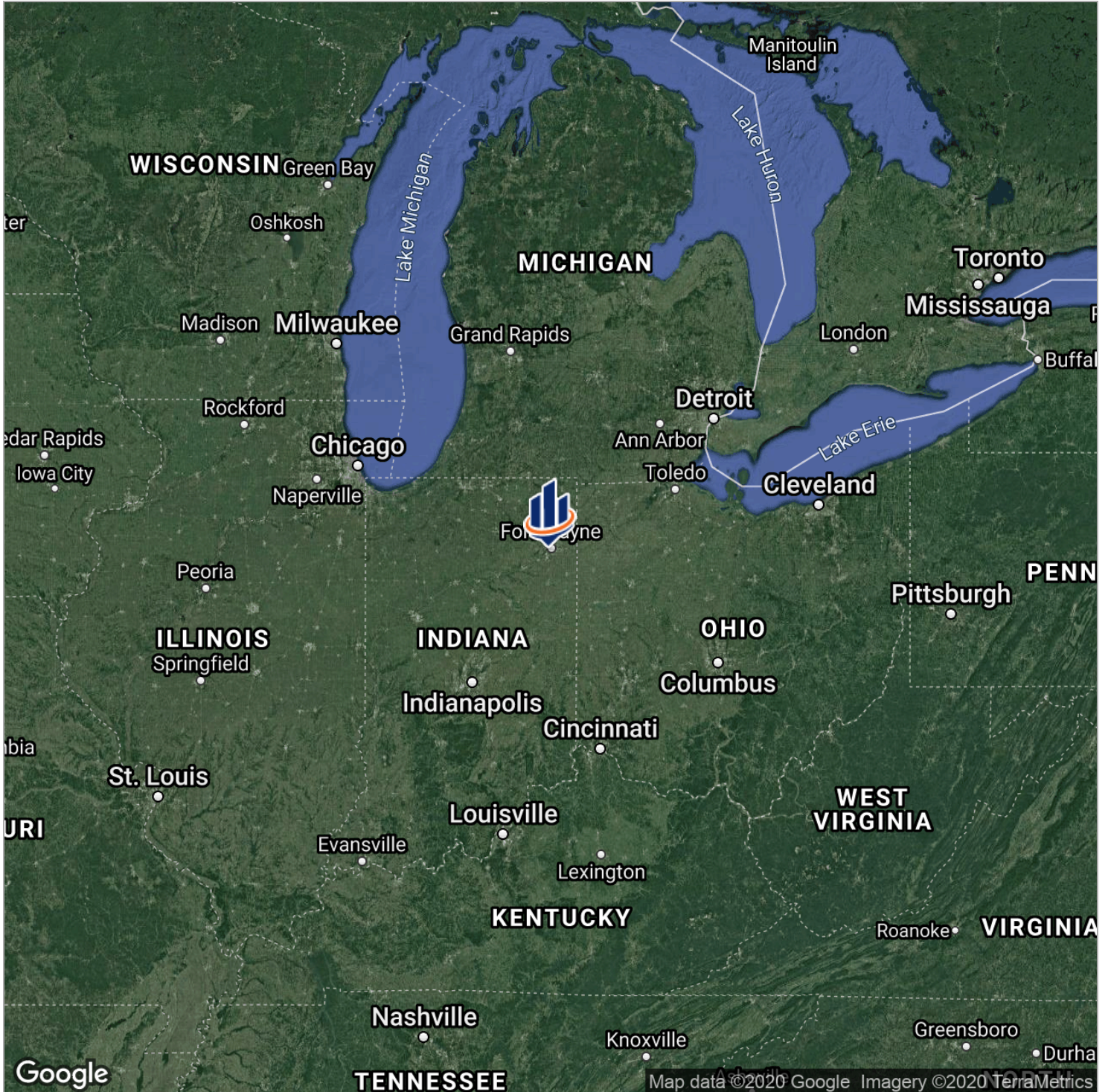


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PNC Center | Regional Map



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PNC Center | Demographics



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

* Demographic data derived from 2010 US Census

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PNC Center | Advisor

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.

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