

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 3,494 SF

LEASE RATE: TBD

LOT SIZE: 0 Acres

BUILDING SIZE: 248,840 SF

YEAR BUILT: 1970

ZONING: CM-1

MARKET: Fort Wayne

SUB MARKET: Wayne Township

CROSS STREETS: At The Corner Of S. Calhoun St. And W. Berry St.

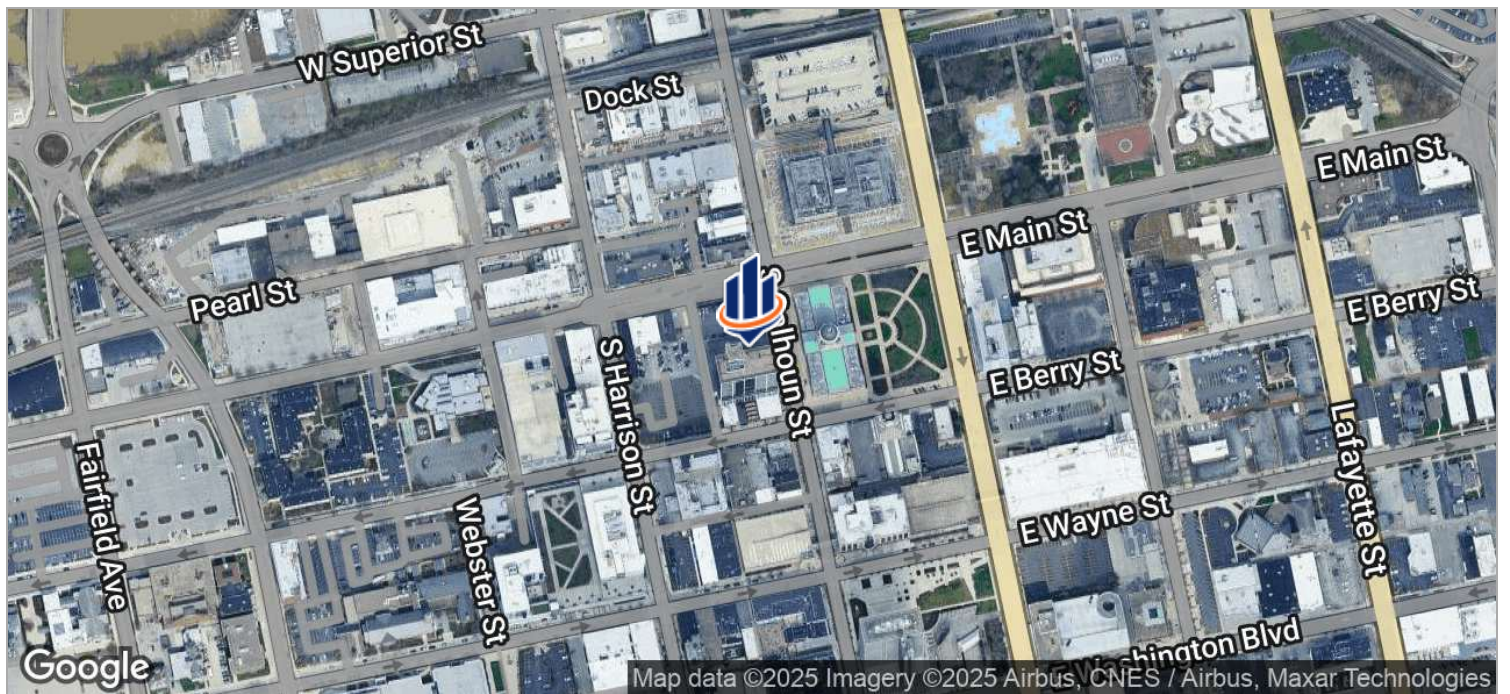
PROPERTY DESCRIPTION

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.

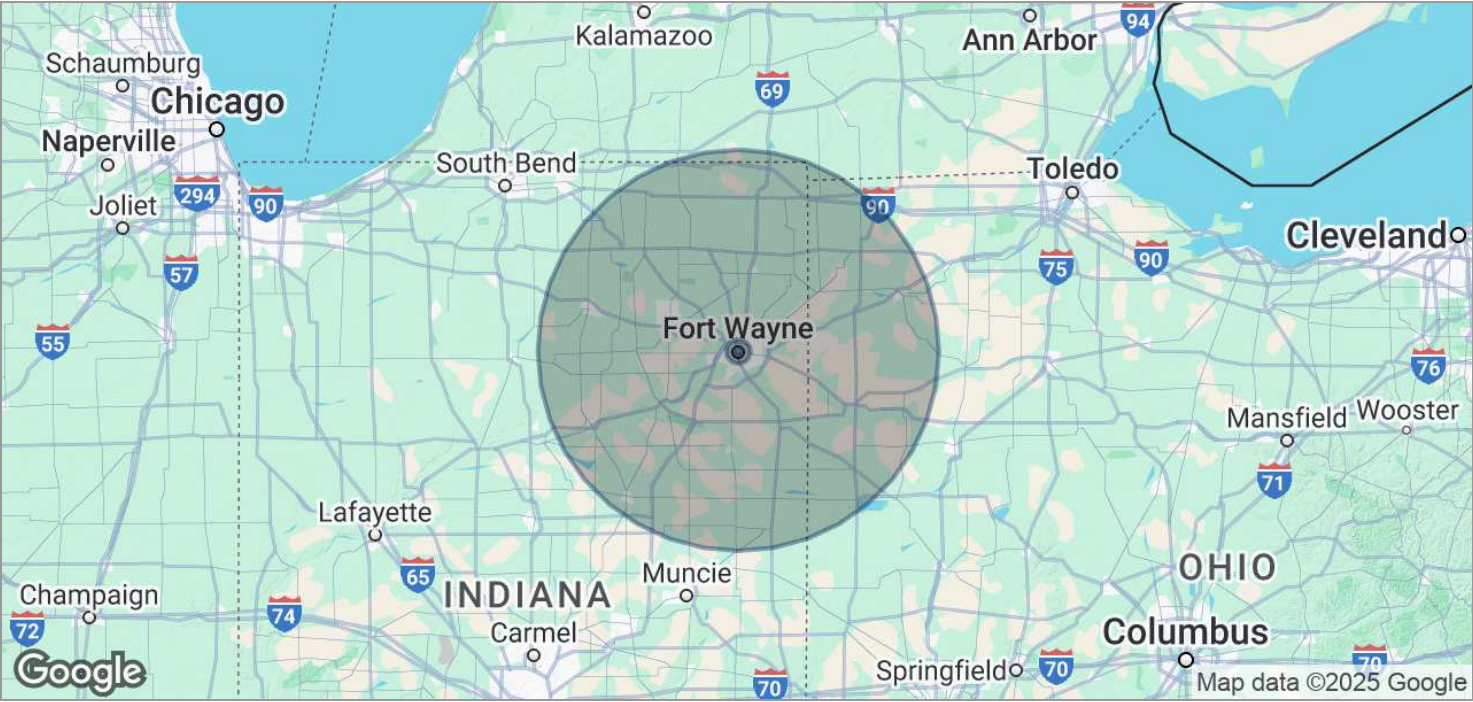
LOCATION OVERVIEW

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.

Location Maps



Demographics Map



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

Advisor Bio & Contact 1



Diana Parent, CCIM

Executive Director
SVN | Parke Group

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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