

TOWN CENTER MALL

119 EAST CENTER STREET
WARSAW, IN 46580

Diana Parent, CCIM
Executive Director
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Property Summary



OFFERING SUMMARY

Available SF:	778 - 1,082 SF
Lease Rate:	\$15.00 SF/yr (Gross)
Lot Size:	0.2 Acres
Year Built:	1916
Building Size:	17,177 SF
Zoning:	C-4 CBD (central business district) Commercial

PROPERTY OVERVIEW

Centrally located in downtown Warsaw, this historic, two-story, brick building has a welcoming entryway that opens into a beautifully sunlit atrium.

PROPERTY HIGHLIGHTS

- Building is anchored by KeyBank, a long-term tenant.
- Open, attractive common lobby with elevator access to 2nd floor.
- Excellent location at signalized street corner in Warsaw's Central Business District.

Available Spaces



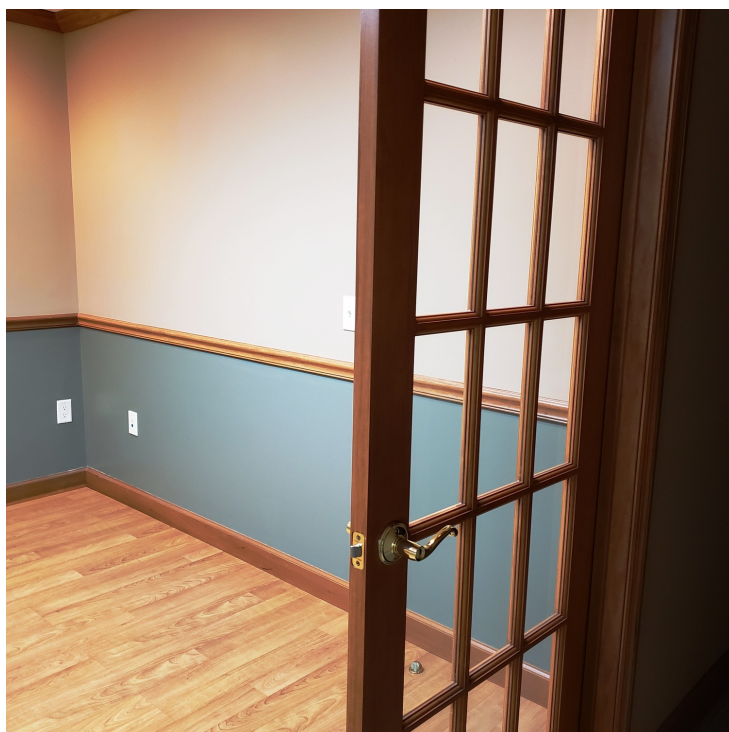
LEASE RATE:	\$15.00 SF/YR	TOTAL SPACE:	778 - 1,082 SF
LEASE TYPE:	Gross	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite B3	Office Building	\$15.00 SF/yr	Gross	1,082 SF	Negotiable	Former attorney's office.
Suite B4B	Office Building	\$15.00 SF/yr	Gross	778 SF	Negotiable	This immediate availability is a possible sub-lease through 11/30/2019. See Broker for details.

Property Photos

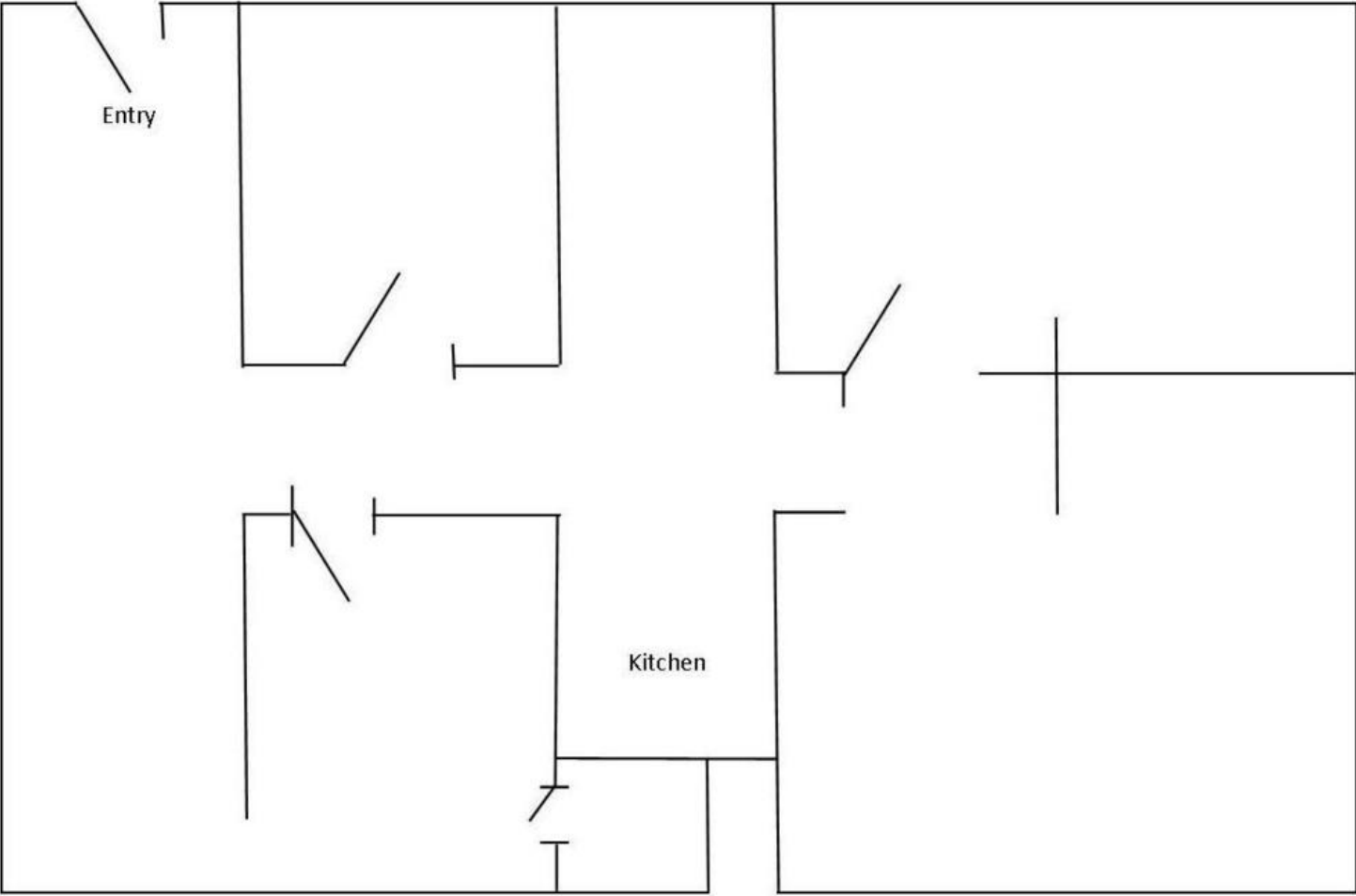


Additional Photos

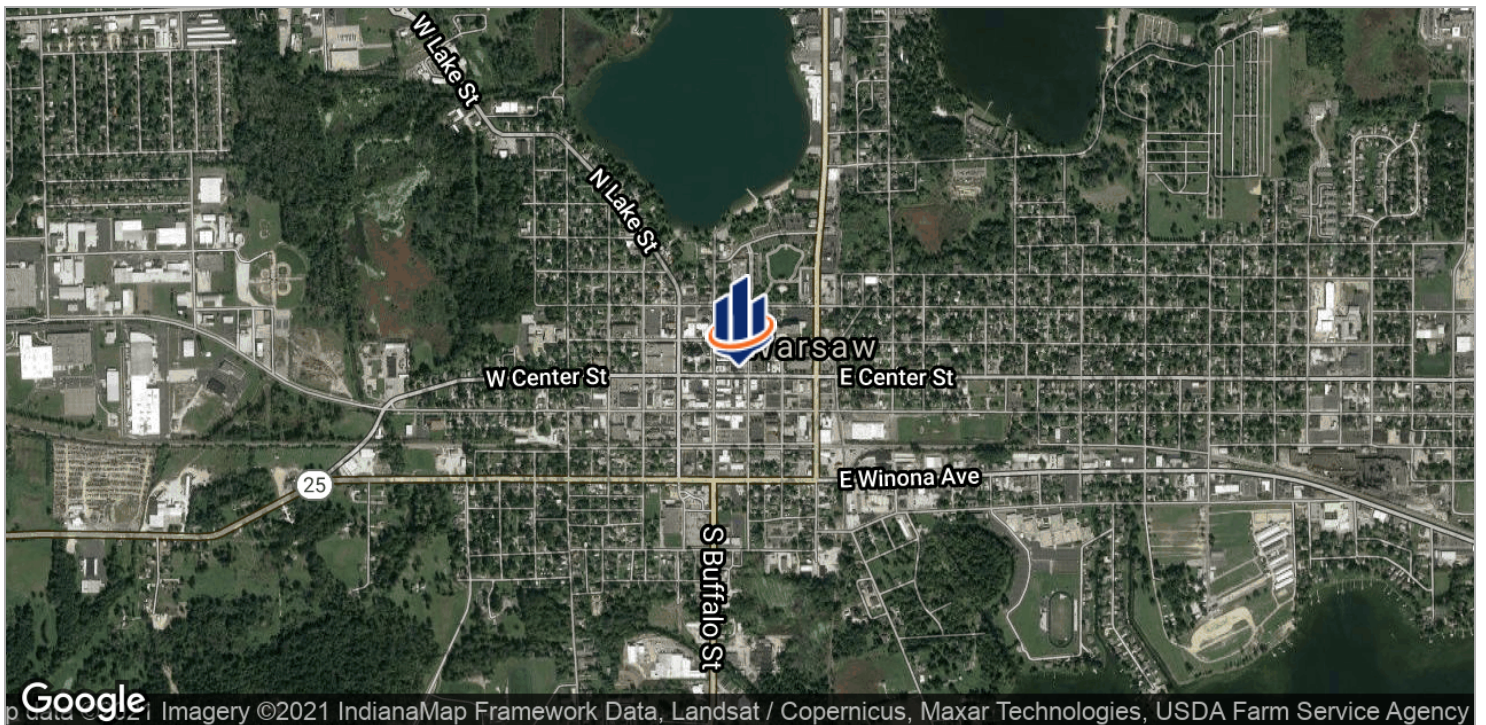


Floor Plan | Suite B-3

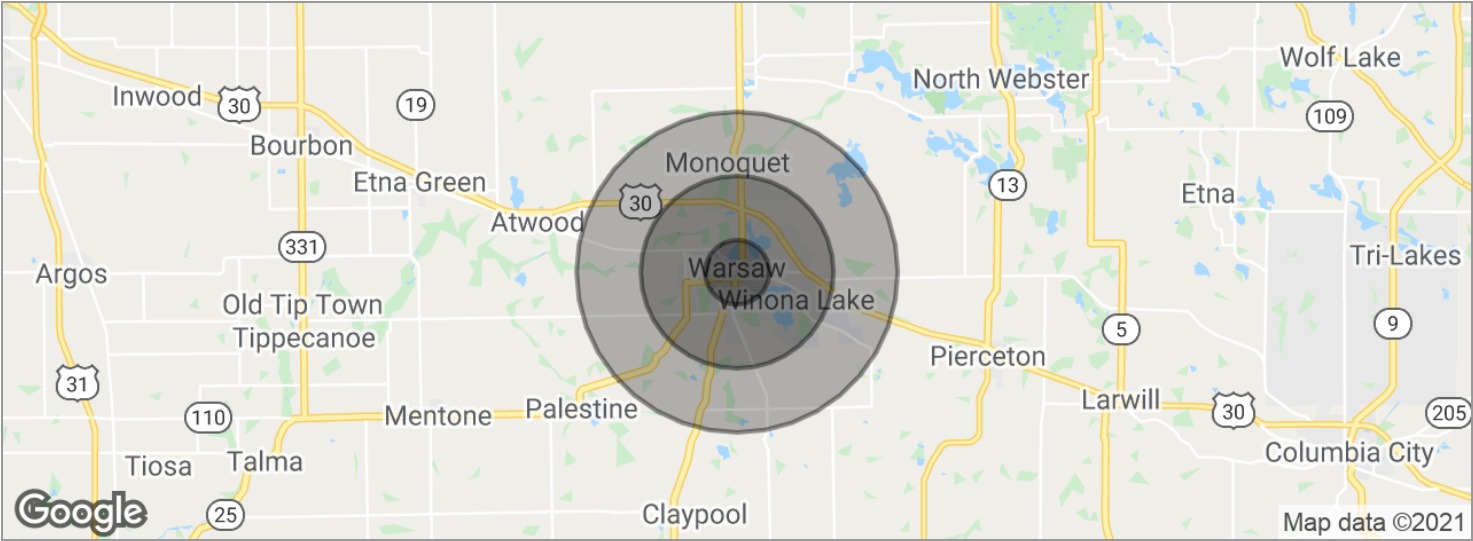
Suite B-3 | 1,082 SF



Location Maps



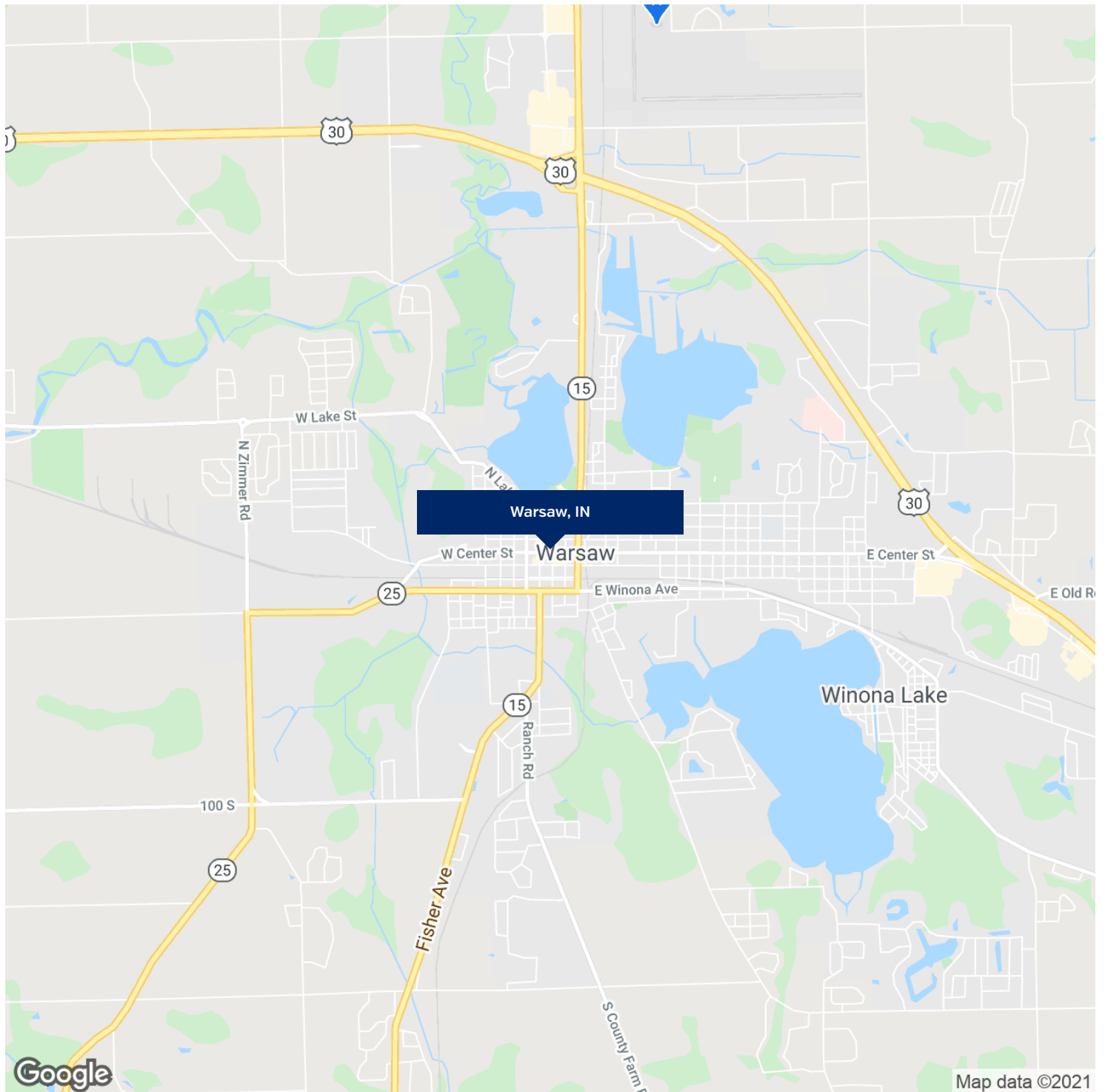
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,977	16,683	26,124
Median age	32.3	36.1	36.9
Median age [Male]	31.0	33.6	34.8
Median age [Female]	36.5	40.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,129	7,119	10,762
# of persons per HH	2.3	2.3	2.4
Average HH income	\$41,643	\$53,721	\$58,176
Average house value	\$151,363	\$169,440	\$186,107

* Demographic data derived from 2010 US Census

Regional Map



Advisor Bio 1



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.

SVN | PARKE GROUP

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Advisor Bio 2



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