

# For Sale & Lease

Office Property - 89,480 SF Available



## 1712 Magnavox Way - The Brentwood

Fort Wayne, IN, 46804

- Prime opportunity for a corporate headquarters, professional office user, or investor
- 89,480 SF Class-A office building located in Southwest Fort Wayne in a park-like setting
- Signature office asset ideally positioned in one of Fort Wayne's most desirable corridors
- Three expansive floors offering  $\pm 30,000$  SF per level, designed to accommodate flexible floor plans
- Striking architectural presence with elevated curb appeal and timeless design
- Ideally positioned less than a half mile from Interstate 69
- Ample parking with approximately 390 surface spaces to accommodate large user needs
- Prominent monument and building signage for maximum brand visibility
- High-speed connectivity throughout property

Sale Price \$5,725,500 / \$64.00/SF

Lease Rate \$16.55/SF Full Service

Building Size 89,480 SF

Lot Size 6.47 Acres

Availability Immediately

Parcel 02-12-07-151-001.000-074



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## Major Capital Improvements

- New windows, skylights, and modernized insulation
- Upgraded chillers, boilers, and HVAC controls
- New west entrance and elevator
- New roof

## Property Taxes 2024/2025

Assessment:

Land	\$563,700
Improvements	\$5,523,100
<b>TOTAL</b>	<b>\$6,086,800</b>

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Annual Taxes	\$139,892 (\$1.56/SF)
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County	Allen
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Lease Rate	\$16.55/SF Full Service

## Building Information

Building Size/Total	89,480 SF
Building Type	Office
Class	A
Year Built / Renovated	1956; Renovated: 2013, 2015 & 2023
Occupancy	0%
Number of Floors	3
Average Floor Size	±30,000 SF
Roof	White PVC

## Estimated Operating Costs

<i>(Based on 89,480 SF)</i>	Annual	PSF
Utilities	\$152,120	\$1.70
Insurance	\$53,915	\$0.60
Property Taxes	\$139,370	\$1.56
Building Maintenance	103,800	\$1.16
Lawn & Snow	\$43,850	\$0.49
<b>Total</b>	<b>\$493,055</b>	<b>\$5.51</b>

*(Year 2024)*

## Parking & Transportation

Parking Type	Asphalt/Surface
# of Parking Spots	±390 Spaces
Nearest Highway	I-69 (0.4 Miles)
To Fort Wayne International Airport (FWA)	7.7 Miles
To Downtown Fort Wayne	±4.5 Miles

## Utilities & Amenities

Handicap Access (ADA)	Yes
Restrooms	10 Sets / Includes 1 private RR)
Elevators	2
Landscaping	Immaculate
Irrigation System	Yes
Air Conditioning	Chillers/VAV Boxes
Heat Type	Boiler
Electric Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer	City of Fort Wayne
Sprinkler System	Yes (Wet)
Property Amenities	Private Executive Suite with Restroom Sprinkler System (Wet) Auditorium w/ Raised Floor Breakroom/Several Kitchenettes Fitness Center with Showers Walking Trail & Picnic Area

# Exterior Photos

1712 Magnavox Way, Fort Wayne, IN 46804



# Interior Photos

1712 Magnavox Way, Fort Wayne, IN 46804



Main Level Conference Room



Walkway to East Square Footage



Fitness Center



Open/Flexible Square Footage



Expansive Open Floor Plate



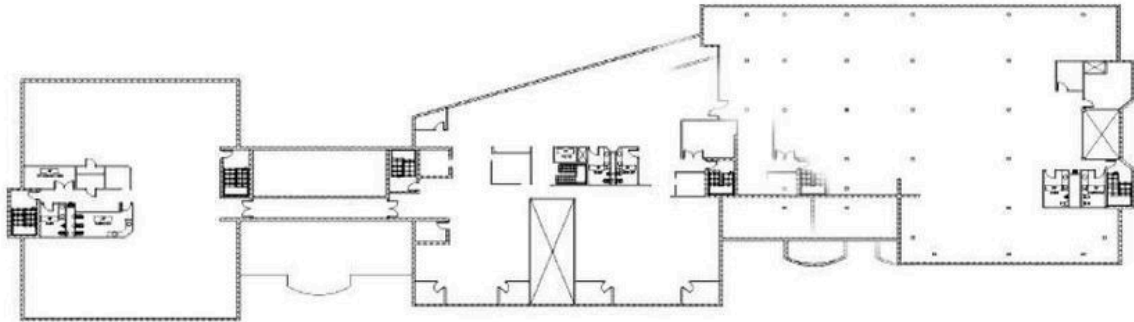
Raised Floor Auditorium



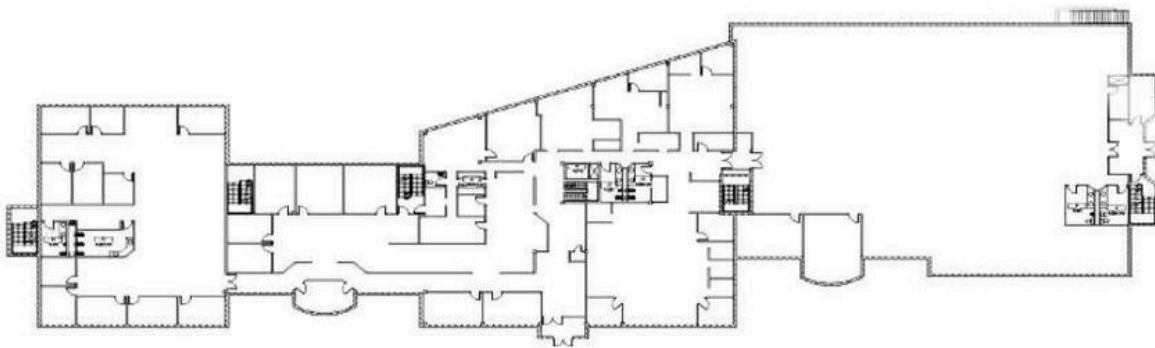
Private Executive Office

# Floor Plans

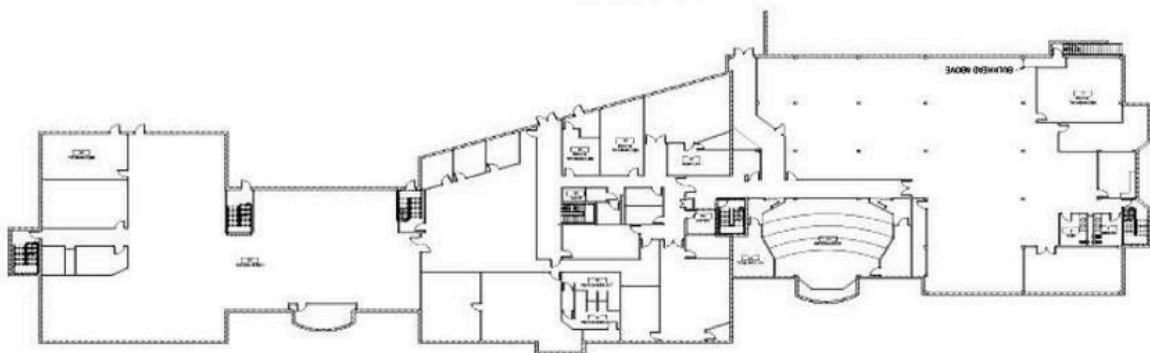
1712 Magnavox Way, Fort Wayne, IN 46804



**SECOND FLOOR - 29,897 SF\***



**FIRST FLOOR - 29,968 SF\***



**GROUND LEVEL - 29,615 SF\***

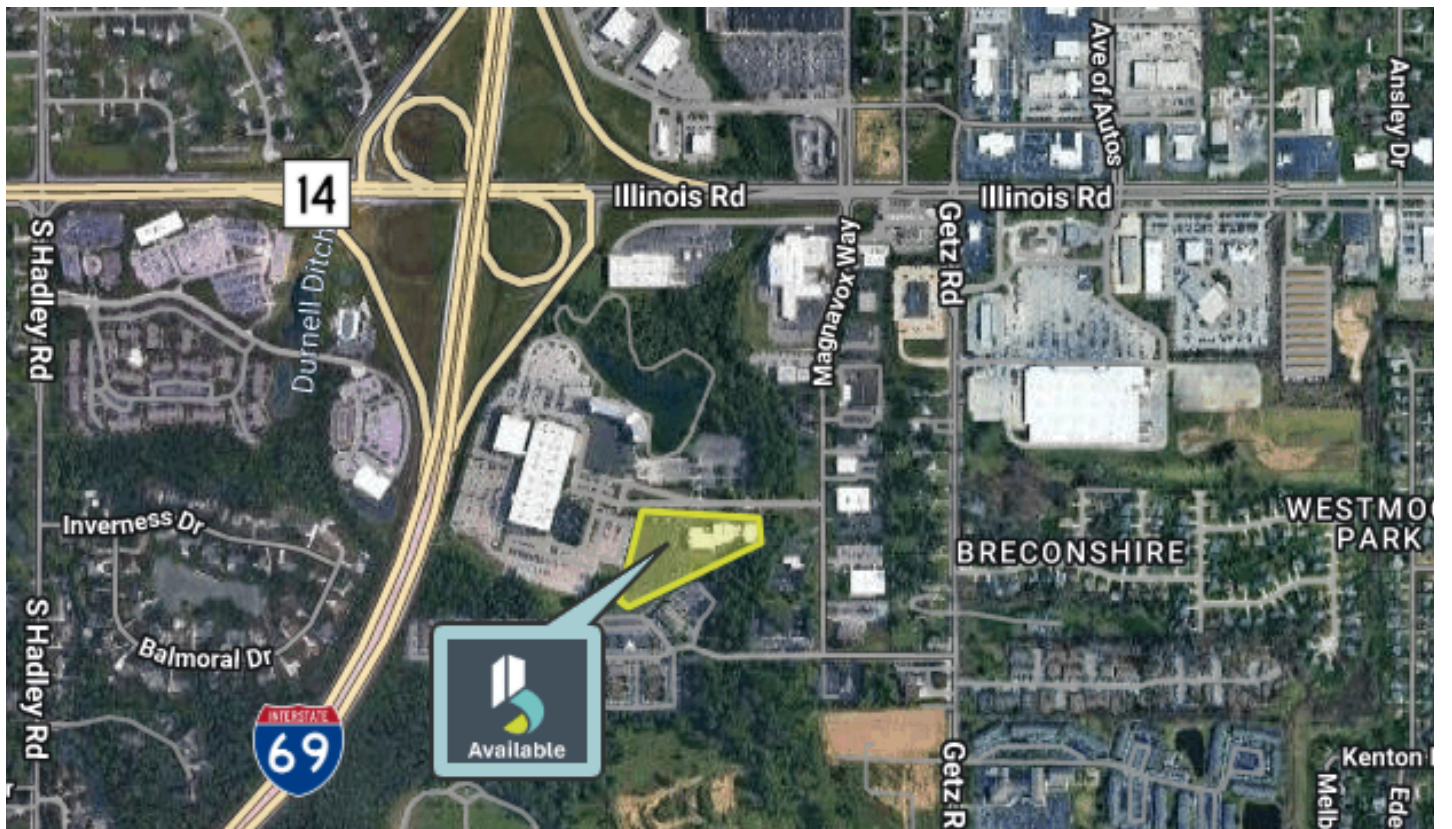


\*Rentable SF

NOT TO SCALE

# Site Plan

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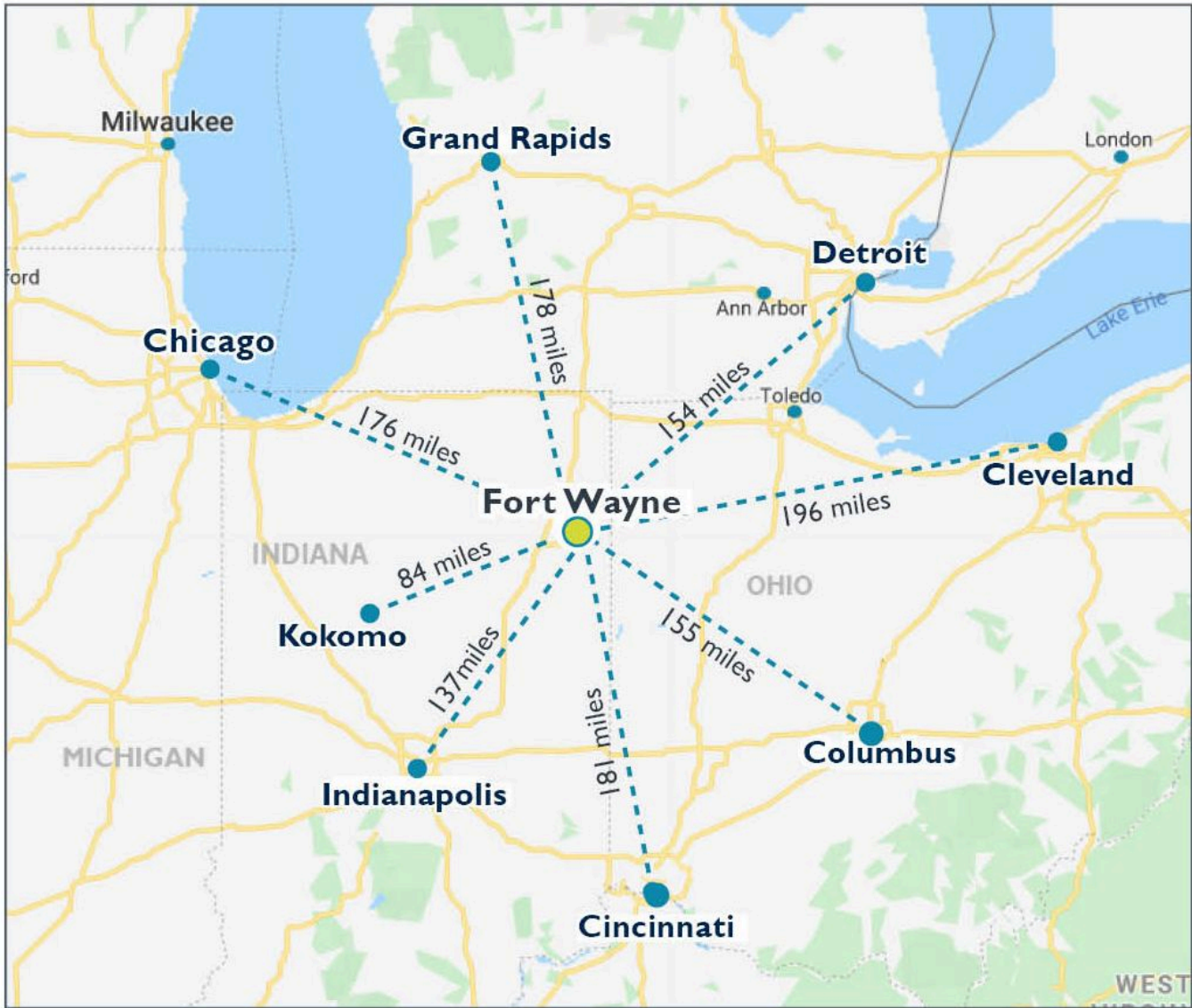
# Area Map

1712 Magnavox Way, Fort Wayne, IN 46804



# Demographics

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## Summary

- Fort Wayne is the fastest-growing city in the Midwest
- Fort Wayne has the most affordable housing market in the nation
- Recent investment of \$1.7 billion in downtown Fort Wayne
- \$125 Million deployed to improve Fort Wayne's airport

Population	3 Miles	5 Miles	10 Miles
Total Population	35,603	109,248	304,757
Average Age	41	39	38
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	15,452	46,185	124,059
Average HH Income	\$105,667	\$91,100	\$86,353
Average House Value	\$261,873	\$225,421	\$212,559