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 ±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	**$5,100,000**
Lease Rate	**$16.55/SF Full Service**
Building SF	89,480 SF
Lot Size	6.47 Acres
Availability	Immediately
Parcel	02-12-07-151-001.000-074

THE BRENTWOOD

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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
TOTAL	$6,086,800
Annual Taxes	$139,892 ($1.56/SF)
County	Allen

***Tax reassessment currently in process - significant reduction anticipated.**

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BRADLEY COMPANY

Sale Price	**$5,100,000**
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

(Based on 89,480 SF)	**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
Total	$493,055	$5.51

(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 Amenaties	Private Executive Suite with Restroom Sprinkler System (Wet) Auditorium w/ Raised Floor Breakroom/Several Kitchenettes Fitness Center with Showers Walking Trail & Picnic Area

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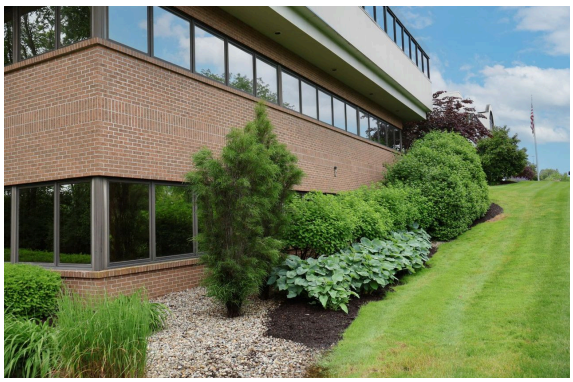
Exterior Photos

1712 Magnavox Way, Fort Wayne, IN 46804



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Interior Photos

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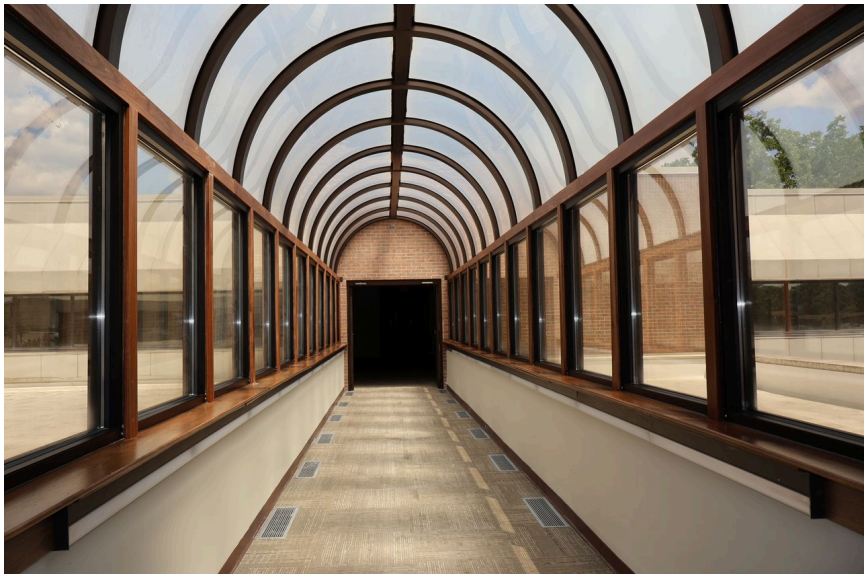
Main Level Conference Room

Fitness Center

Expansive Open Floor Plate



Walkway to East Square Footage

Open/Flexible Square Footage

Raised Floor Auditotium

Private Executive Office

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Floor Plans

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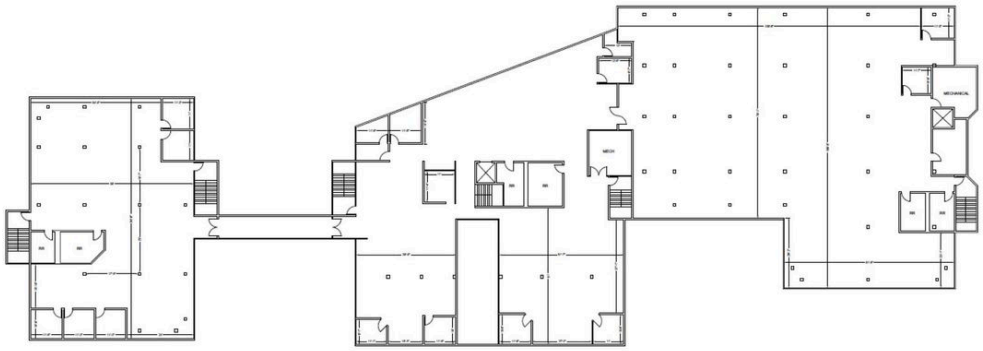
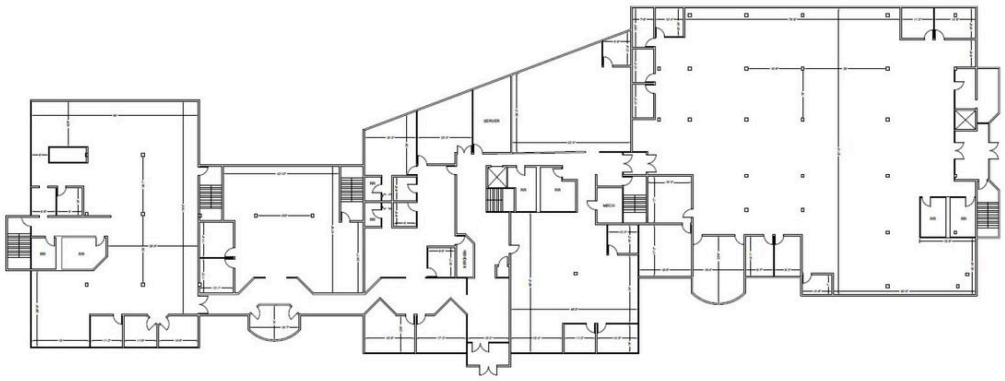
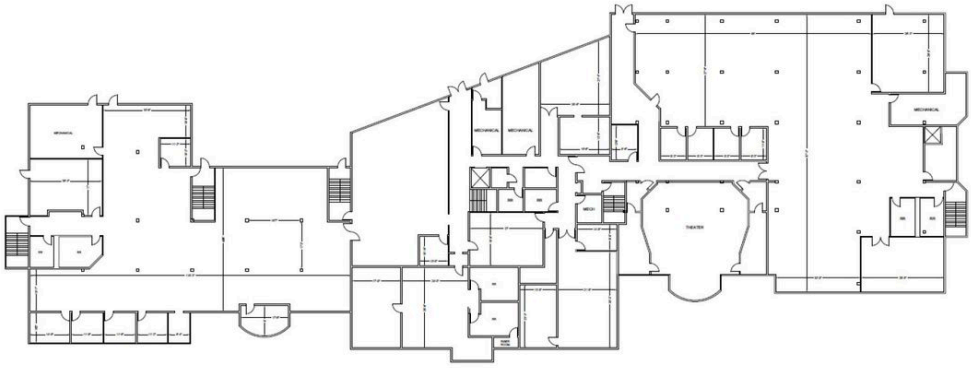


SECOND FLOOR - 29,897 SF*



FIRST FLOOR - 29,968 SF*



GROUND LEVEL - 29,615 SF*

N

*Rentable SF

NOT TO SCALE

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Site Plan

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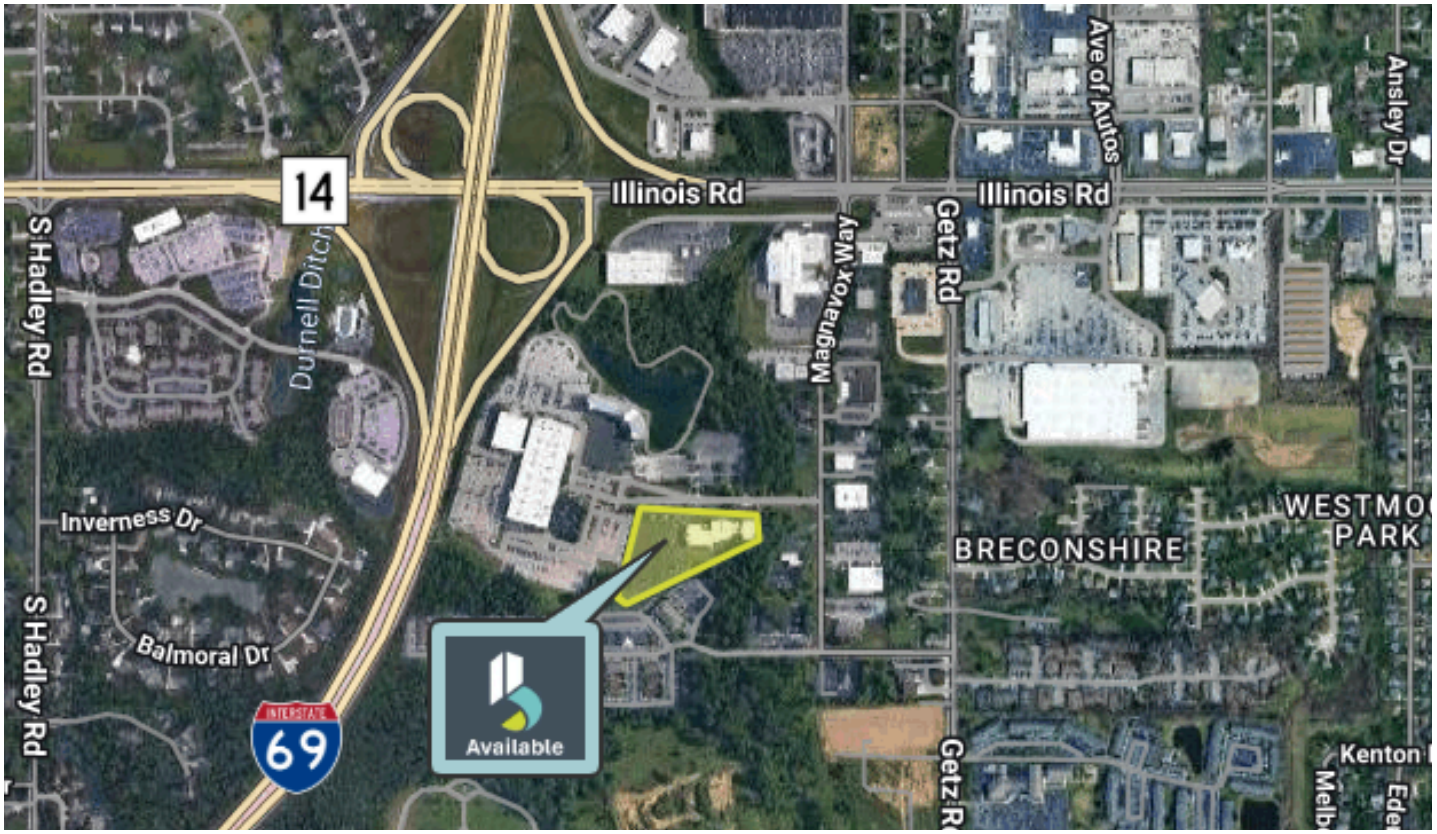

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Area Map

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Demographics

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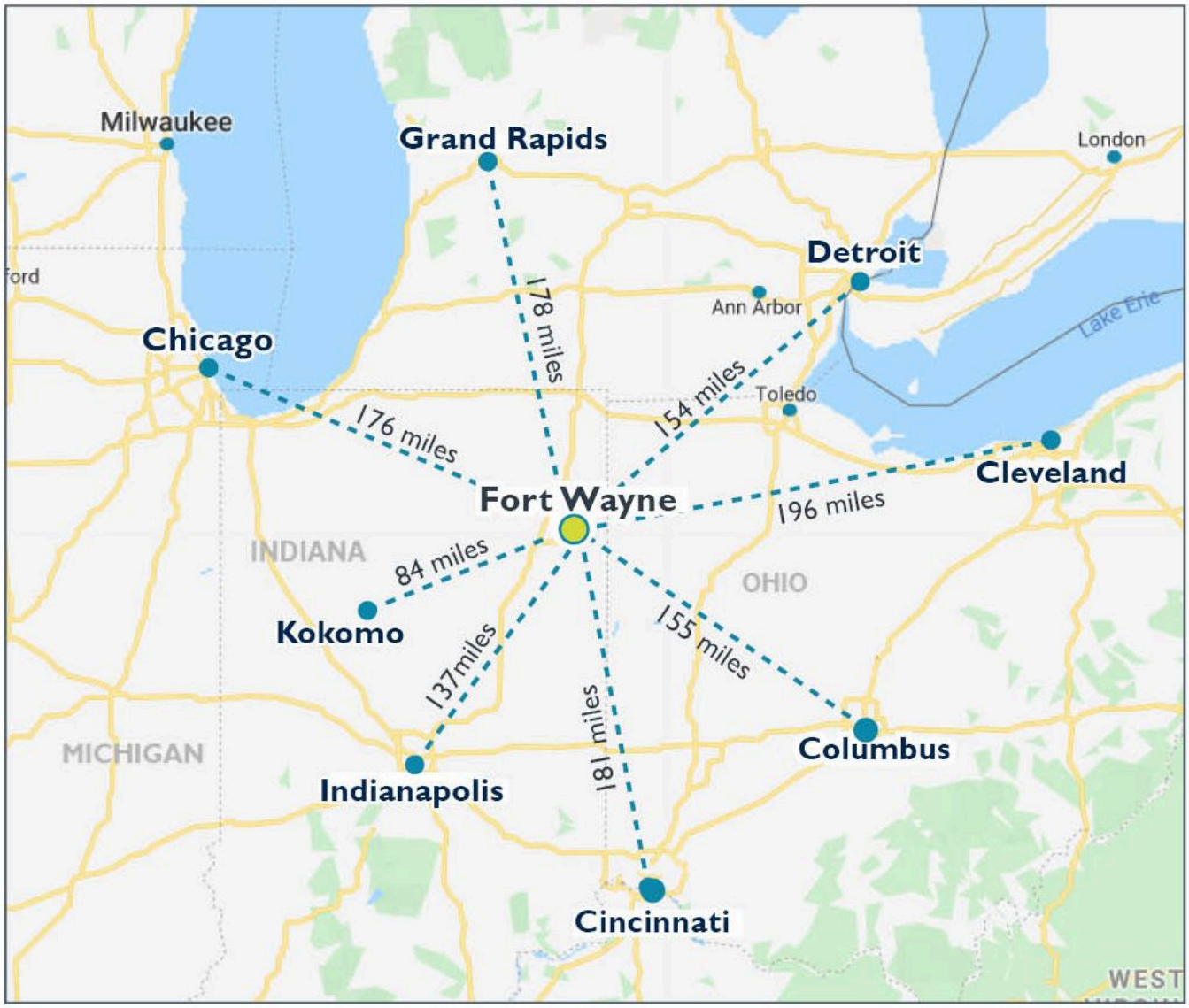

Summary

- 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

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