

# 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   | \$5,100,000              |
| Lease Rate   | Negotiable               |
| Building SF  | 89,480 SF                |
| Lot Size     | 6.47 Acres               |
| Availability | Immediately              |
| Parcel       | 02-12-07-151-001.000-074 |



**Carolyn Spake-Leeper, SIOR**  
Senior Broker & Managing Dir., NE Indiana  
carolyn@bradleyco.com  
c 260.437.8745

**Stanley C. Phillips**  
Senior Broker  
sphillips@bradleyco.com  
c 260.466.5950

[www.bradleyco.com](http://www.bradleyco.com)

# For Sale & Lease

1712 Magnavox Way, Fort Wayne, IN 46804



## 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.**



# For Sale & Lease

1712 Magnavox Way, Fort Wayne, IN 46804



|            |             |
|------------|-------------|
| Sale Price | \$5,100,000 |
| Lease Rate | Negotiable  |

## 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             |
| Total                       | \$493,055 | \$5.51             |
|                             |           | <i>(Year 2024)</i> |

## 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<br>Sprinkler System (Wet)<br>Auditorium w/ Raised Floor<br>Breakroom/Several Kitchenettes<br>Fitness Center with Showers<br>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**



**Expansive Open Floor Plate**



**Open/Flexible Square Footage**



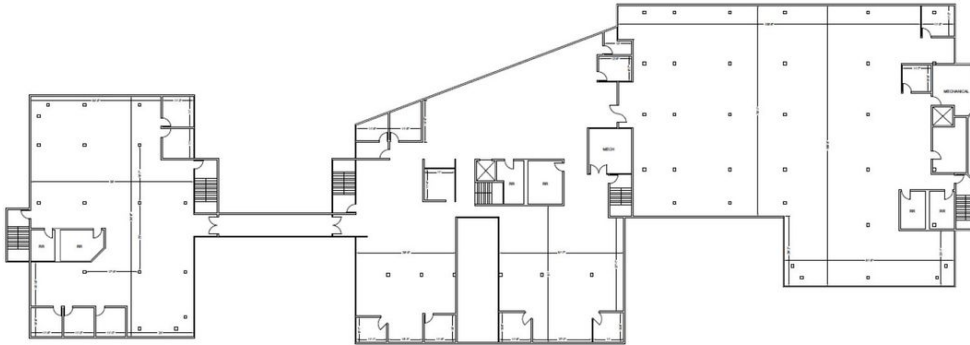
**Raised Floor Auditorium**



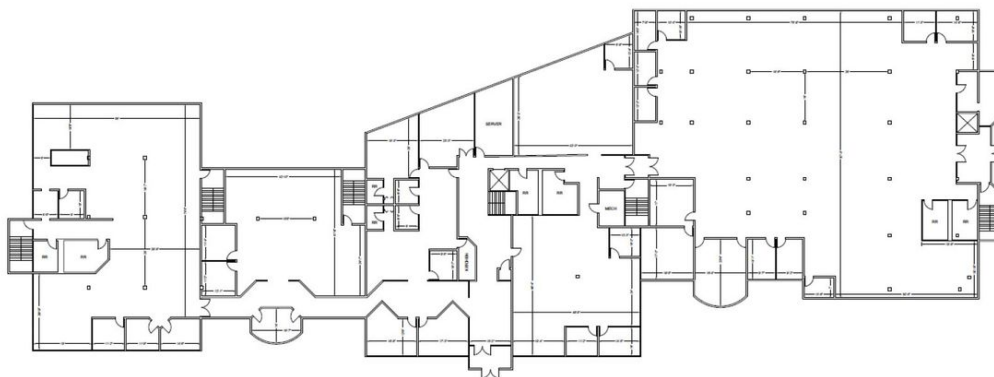
**Private Executive Office**

# Floor Plans

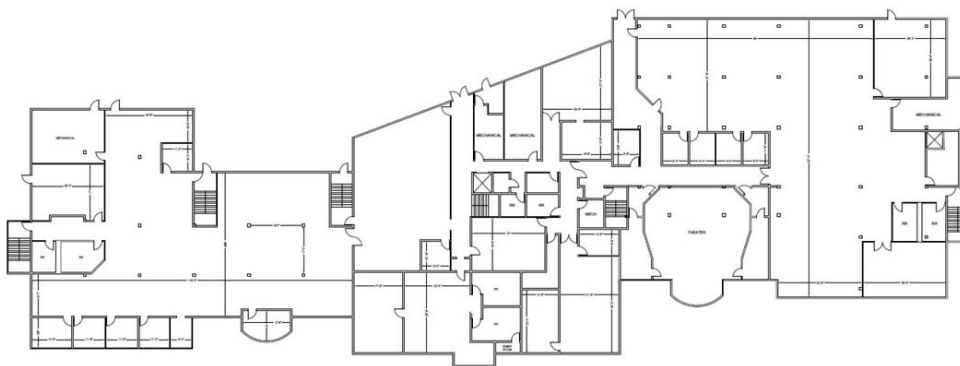
1712 Magnavox Way, Fort Wayne, IN 46804



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



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



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

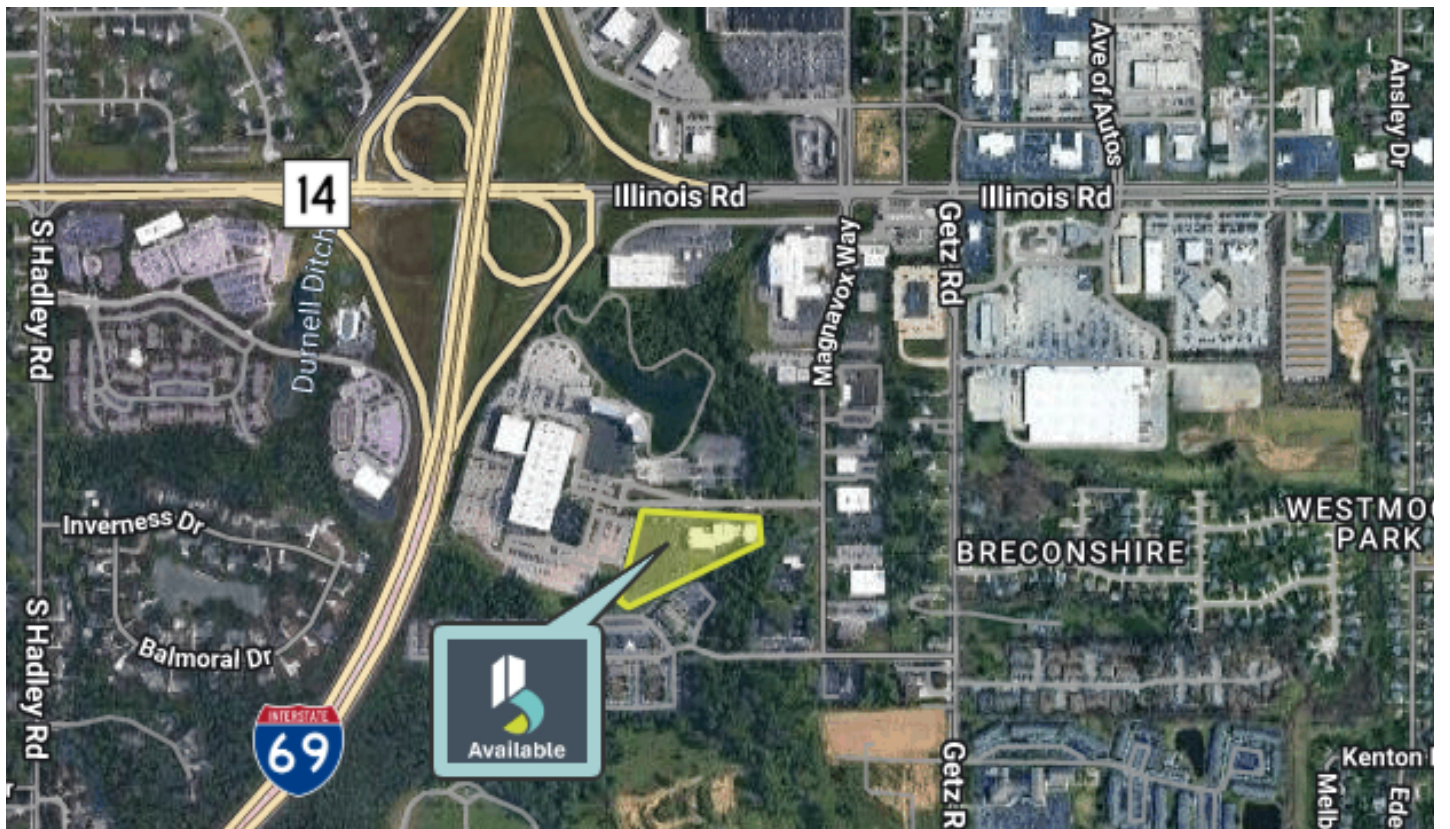


\*Rentable SF

NOT TO SCALE

# Site Plan

1712 Magnavox Way, Fort Wayne, IN 46804



# Area Map

1712 Magnavox Way, Fort Wayne, IN 46804



# Demographics

1712 Magnavox Way, Fort Wayne, IN 46804



## 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 |