

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	Call Broker
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



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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)
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County	Allen
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Sale Price	\$5,725,500
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Lease Rate	\$16.55/SF Full Service
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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

(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



Expansive Open Floor Plate



Open/Flexible Square Footage



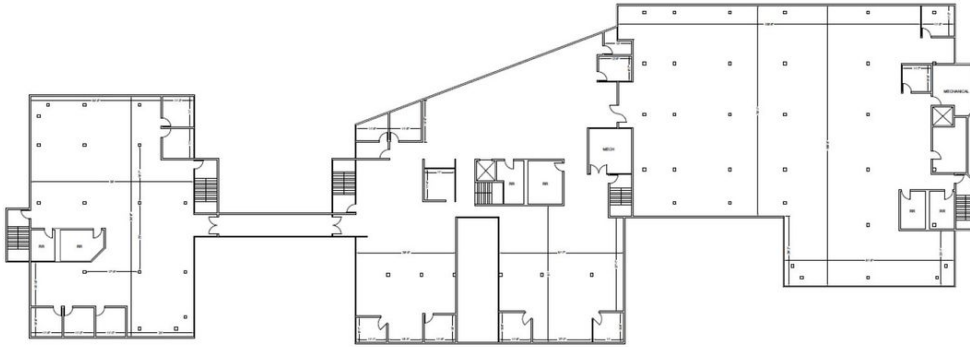
Raised Floor Auditorium



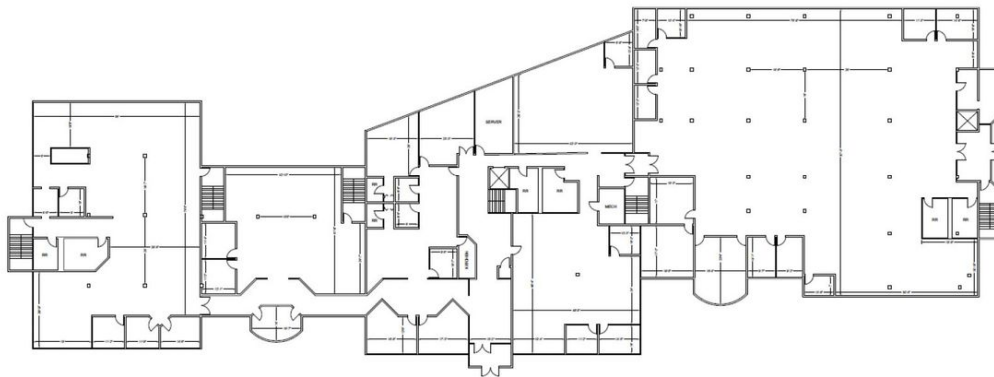
Private Executive Office

Floor Plans

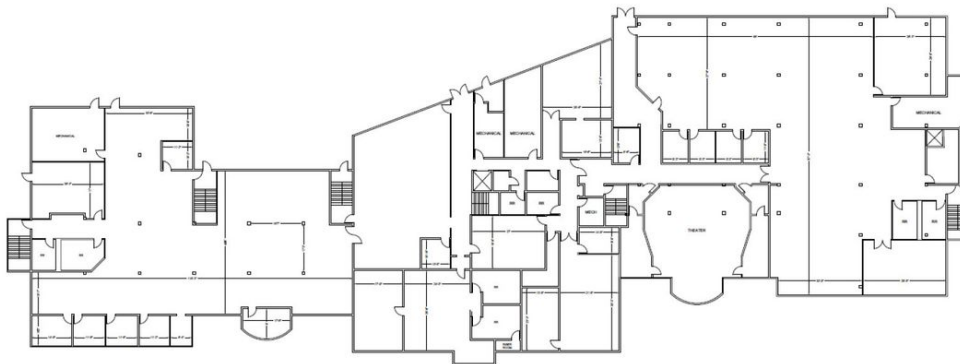
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SECOND FLOOR - 29,897 SF*



FIRST FLOOR - 29,968 SF*



GROUND LEVEL - 29,615 SF*

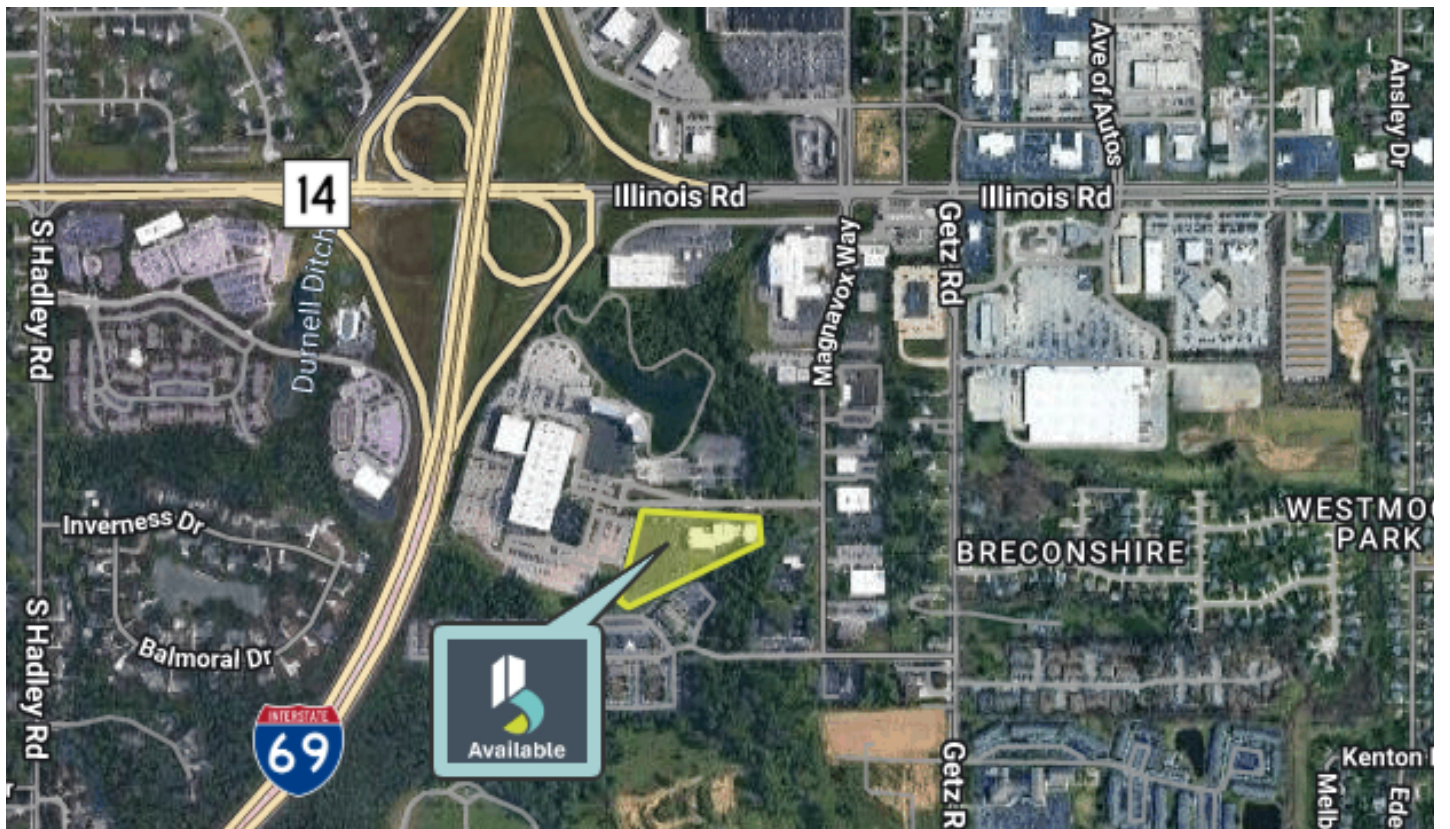


*Rentable SF

NOT TO SCALE

Site Plan

1712 Magnavox Way, Fort Wayne, IN 46804



Area Map

1712 Magnavox Way, Fort Wayne, IN 46804





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