



Magnavox Way Corporate Center

1700 Magnavox Way | Fort Wayne, IN 46804

Property Features

- Magnavox Way Corporate Center offers exceptional office space with a variety of suite options and modern, fully furnished setups ready for move-in
- Generous tenant improvement allowance
- Professionally managed building with maintenance technician on site
- Prestigious location in southwest Fort Wayne easily accessible to Illinois Road and I-69
- 5 +/- additional AC available for sale or lease; will build-to-suit starting at 50,000 SF

BUILDING SIZE	355,012 SF
AVAILABLE	5,000 SF - 153,473 SF
ZONING	C2
LEASE RATE	\$16.50 PSF FS



Virtual tours of available spaces - see floor plans

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

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General Property Information			
Name	Magnavox Way Corporate Center	Parcel Number	02-12-07-101-002.000-074 02-11-12-279-001.000-075
Address	1700 Magnavox Way	Total Building SF	355,012 SF
City, State, Zip	Fort Wayne, IN 46804	Acreage	35 AC
County	Allen	Year Built	1969
Township	Wayne	Zoning	C2
Parking	Asphalt	Parking Spaces	Ample Structured Spaces
Property Features			
Construction Type	Steel Frame, Masonry	Number of Floors	2 and sub-level
Roof	Flat	Foundation	Basement
Lighting	Fluorescent LED	Sprinklers	Yes
Electrical	Single & 3-Phase	Restrooms	Shared/Private
Heating	Gas Forced Air	Central Air	Yes
Docks	2	Signage	Directory in Lobby
Overhead Doors	4		
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Less Than 1 Mile
Water/Sewer	City of Fort Wayne	Nearest Highway	SR 14/Illinois Rd.
		Distance	Less Than 1/2 Mile
Lease Information			
Available	Suite 100: 39,327 SF Suite 101: 50,175 SF Suite 220: 26,568 SF Suite 2A: 5,000 SF Suite 2B: 11,712 SF Suite 2C: 18,091 SF LL: 18,949 SF	Office Space:	\$16.50/SF Full Service
		Build-to-Suit:	Negotiable
		Note:	All square footages are usable. Load factor of 1.13 for rentable.
	5+/- AC for Build-to-Suit		

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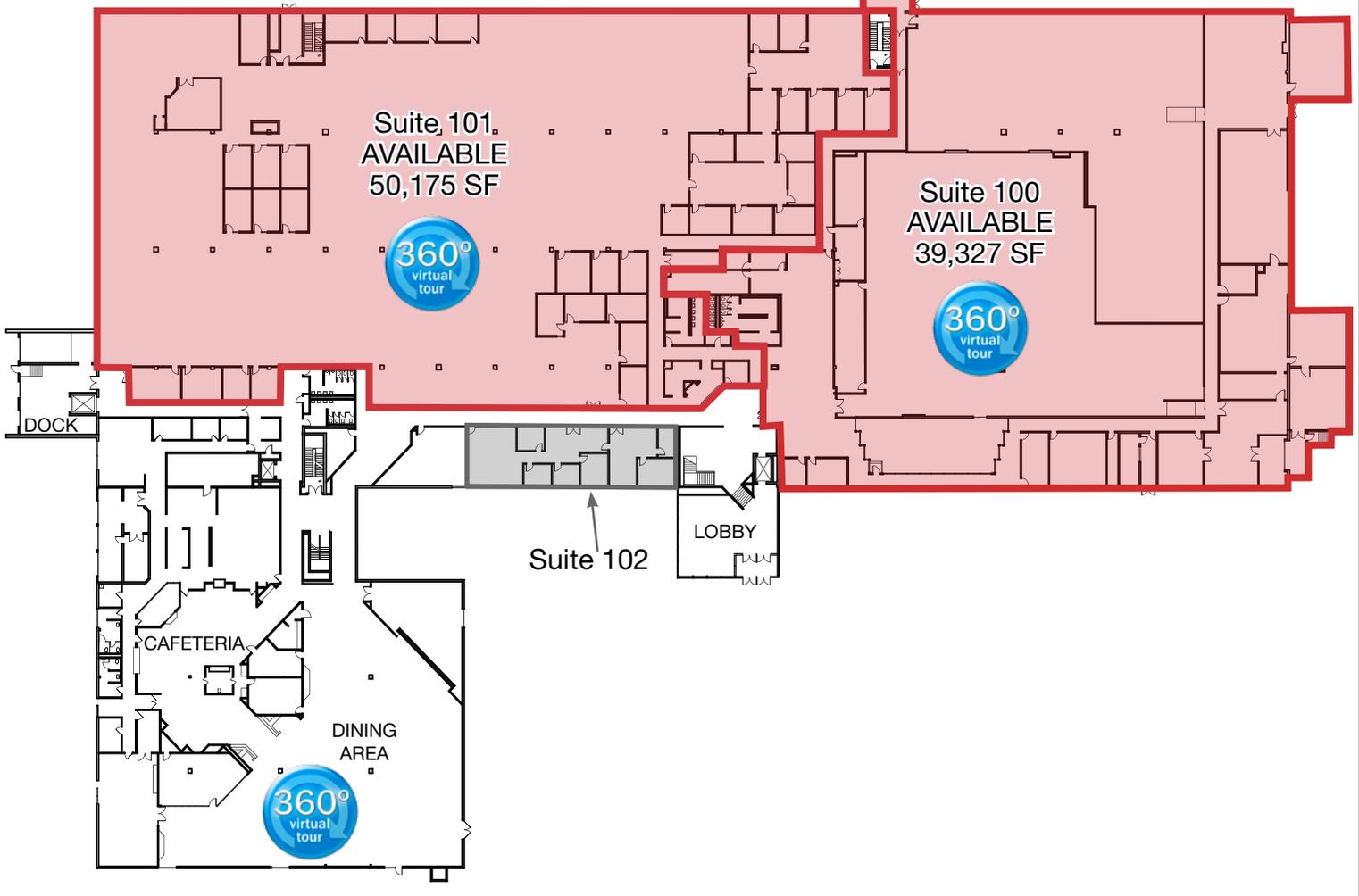
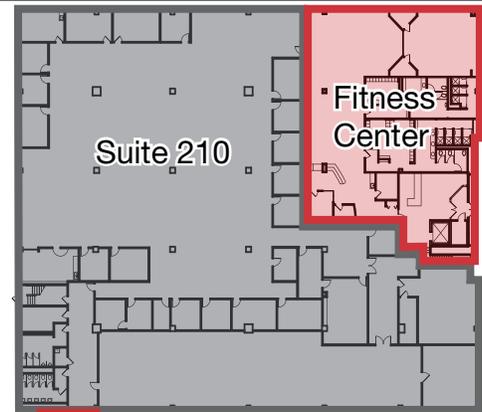
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FIRST FLOOR		
Suite	Size	Tenant
100	39,327 SF	Available
101	50,175 SF	Available
102	2,794 SF	Jones & Henry Engineers
210	20,943 SF	Division of Family Resources
Fitness Ctr.	5,152 SF	Available
Suite 100 & 101 can be combined for a total of 89,502 SF		

Floor plans may not depict actual space layout (walls, offices) but outline the demising walls between spaces. Square footages are usable.



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SECOND FLOOR		
Suite	Size	Tenant
200	20,943 SF	General Dynamics
201/202	45,641 SF	PHP
203	5,097 SF	Brigadoon
220	26,568 SF	Available
2A	5,000 SF	Available
2B	11,712 SF	Available
2C	18,091 SF	Available

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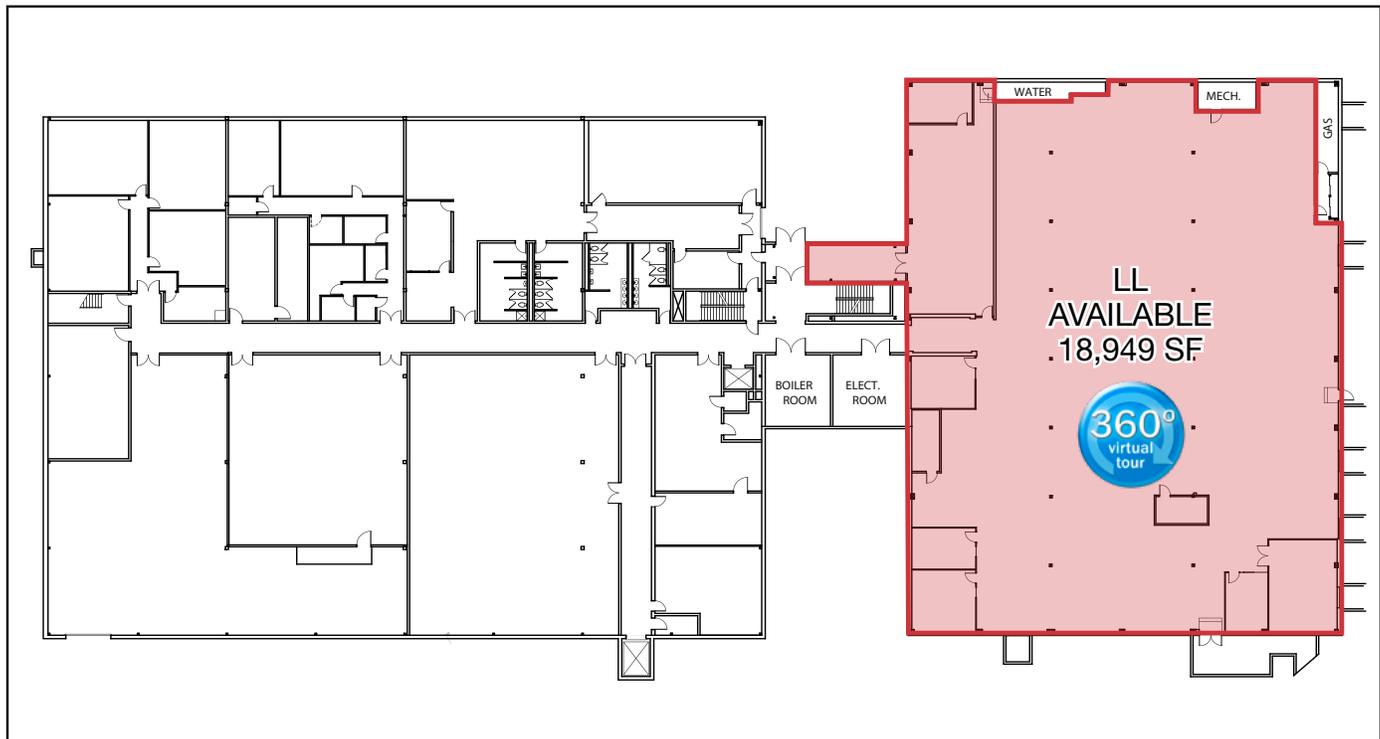
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LOWER LEVEL		
Suite	Size	Tenant
LL	18,949 SF	Available

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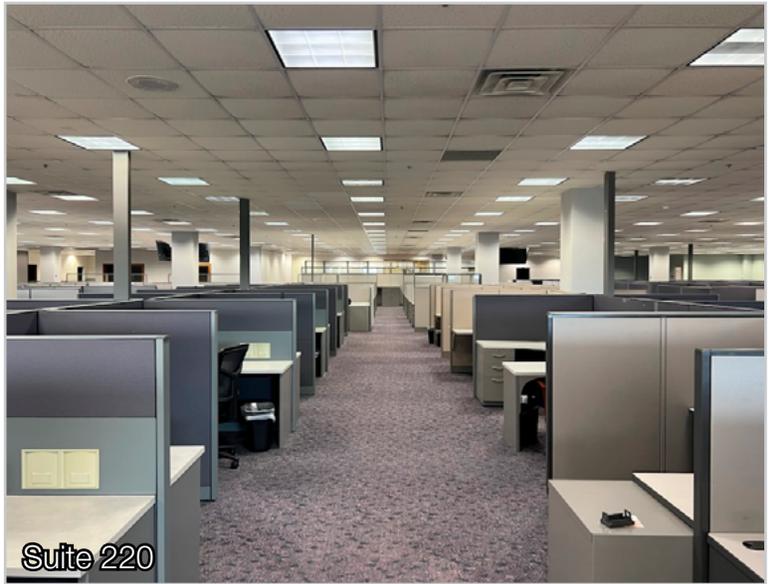
Suite 2B



Suite 2B



Suite 2B



Suite 220

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Shared conference room



Auditorium



East entrance

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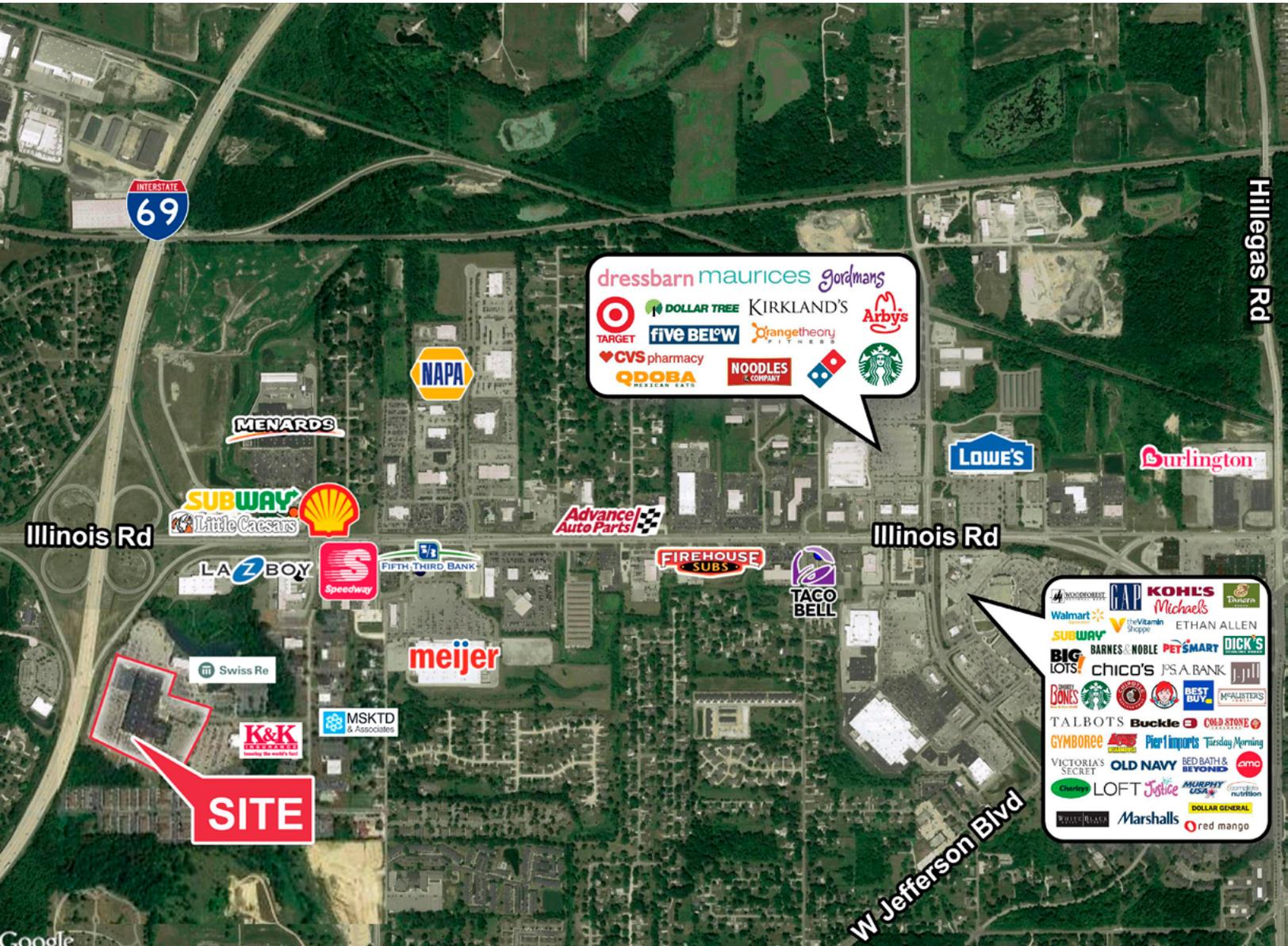
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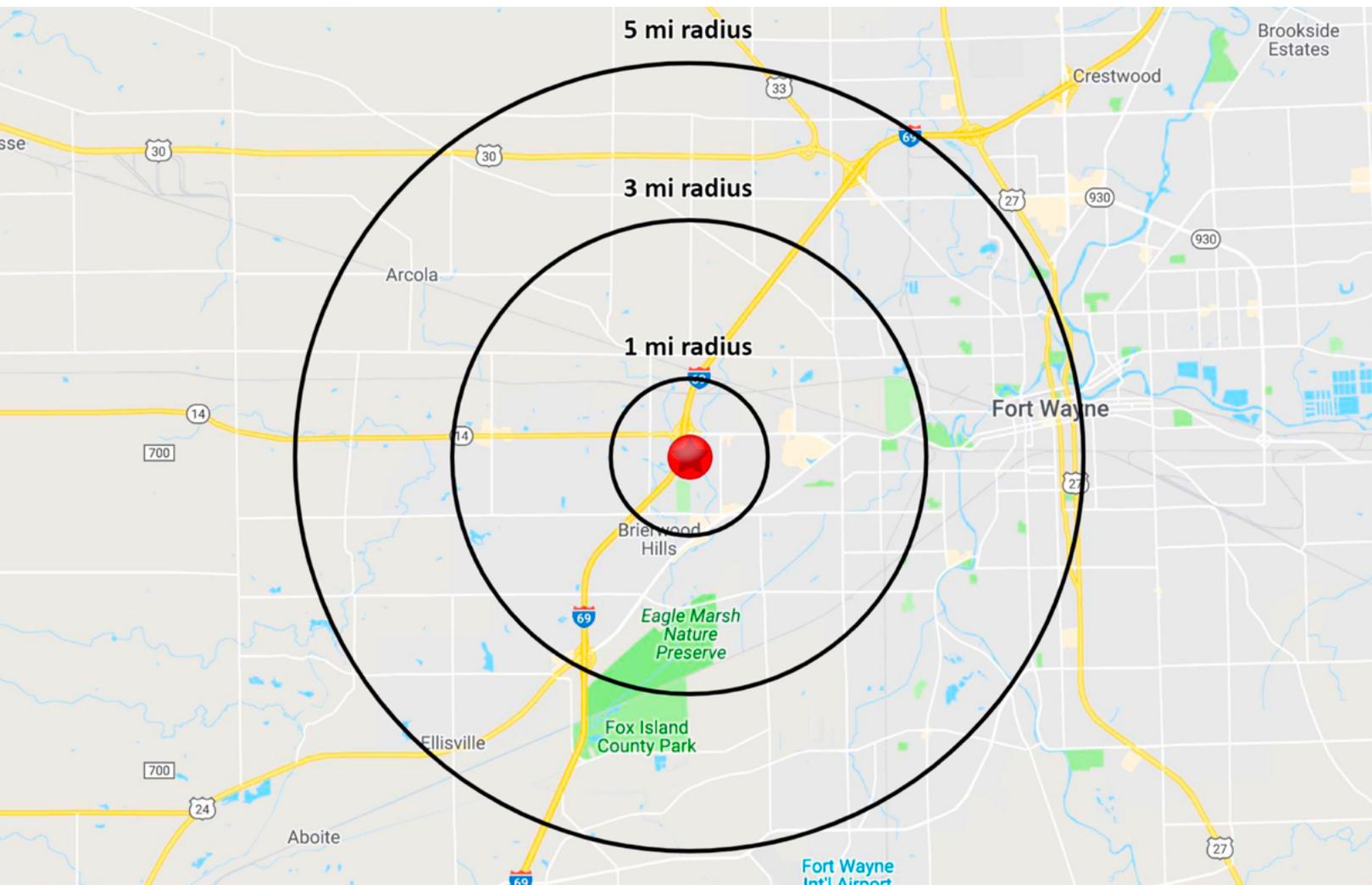


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,620	33,406	100,799
NUMBER OF HOUSEHOLDS	2,766	14,033	41,821
AVERAGE HOUSEHOLD INCOME	\$78,625	\$97,887	\$80,009
MEDIAN HOME VALUE	\$198,304	\$177,612	\$151,345
TRAFFIC COUNT	Illinois Road		35,742 VPD

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