



FOR **SALE / LEASE**
OFFICE PROPERTY



1712 Magnavox Way
Fort Wayne, IN 46804

Exceptional 92,322 SF Office Building Available SW Fort Wayne

About The Property

- Excellent opportunity for a corporate headquarters, office user or office investor
- 3 Stories with 30,000 SF per floor
- Prestigious location in southwest Fort Wayne with easy access to I-69
- Abundant surface parking; 390 spaces
- Roof replaced in 2014
- Chillers, boilers and controls replaced in 2015
- New windows, skylight and insulation in 2023
- Monument and building signage
- Sale price: \$7,500,000 (\$81.24 psf)



the
Zacher
company

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PROPERTY INFORMATION

EXCEPTIONAL 92,322 SF OFFICE BUILDING AVAILABLE SW FORT WAYNE

BUILDING LOCATION/SIZE/ZONING

Street Address	1712 Magnavox Way
City, State, Zip	Fort Wayne, IN 46804
Total Building Size:	92,322 SF
Lower Level	30,734 SF
First Floor	30,734 SF
Second Floor	30,854 SF
Site Acreage	6.47 Acres
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Sale Price	\$7,500,000.00
Sale Price/SF	\$81.24
Lease Rate	\$17.00 SF/yr
Lease Type	Full Service with Expense Stop
Available	January 1, 2025

BUILDING DATA

Date of Construction:		
	29,965 SF	1985
	24,418 SF	1987
	37,939 SF	1989
Building Type		Office
Number of Stories		3
Heat		Boiler
Air Conditioning		Chiller/VAV Boxes
Roof		White PVC/Replaced 2014
Elevators		2
Sprinkler System/Wet		Yes
Furniture		Negotiable
Restrooms		Private RR's & 9 Sets
ADA		Yes

PROPERTY TAXES

Parcel Number	02-12-07-151-001.000-074
Tax Year	2023 Payable 2024
Assessment: Land	\$563,700
Improvements	\$4,605,300
Total Assessment	\$5,169,000
Annual Taxes	\$139,368.08 (\$1.54/SF)

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	Approx. 390 Spaces
Distance to Interstate	I-69 - 0.4 Miles
Distance to FW International Airport	7.7 Miles

ESTIMATED OPERATING COSTS

(Based on recent 3 year average)

	Annual Cost	Cost per SF
Utilities	\$167,000	\$1.81
Property Taxes	\$139,000	\$1.54
Building Maintenance	\$261,000	\$2.83
Lawn & Snow	\$38,000	\$0.41
Total	\$605,000	\$6.55

POPULATION DEMOGRAPHICS

1 Mile	5,275
3 Miles	33,196
5 Miles	103,241

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

ADDITIONAL INFORMATION

Auditorium	Fitness Center & Shower
1 Breakroom	Walking Trail
Several Kitchenettes Throughout	Picnic Area
Alarm System	
Card Access	



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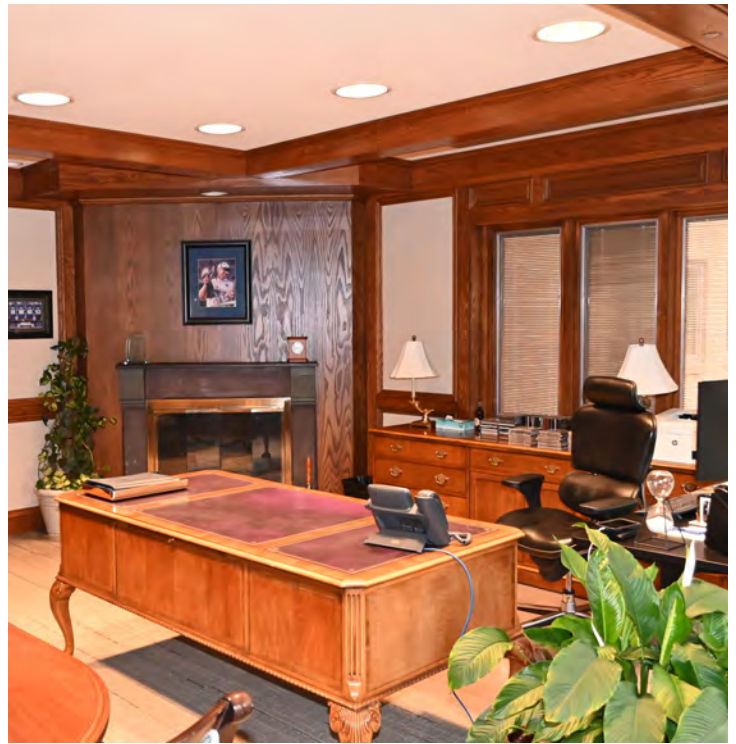
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ADDITIONAL PHOTOS

EXCEPTIONAL 92,322 SF OFFICE BUILDING AVAILABLE SW FORT WAYNE



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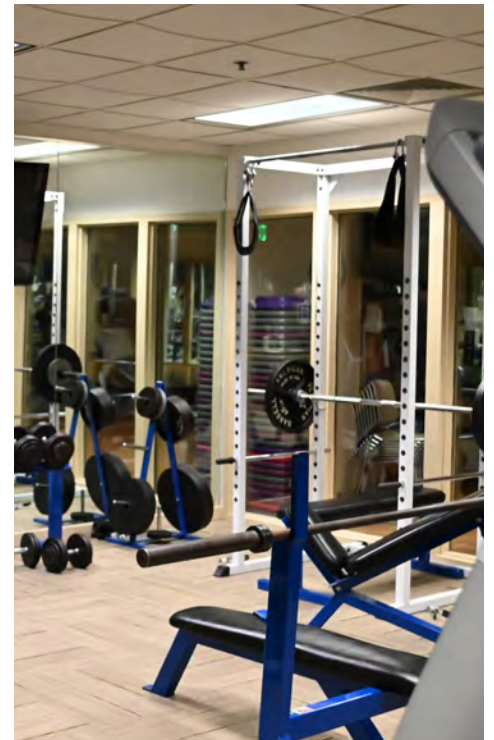
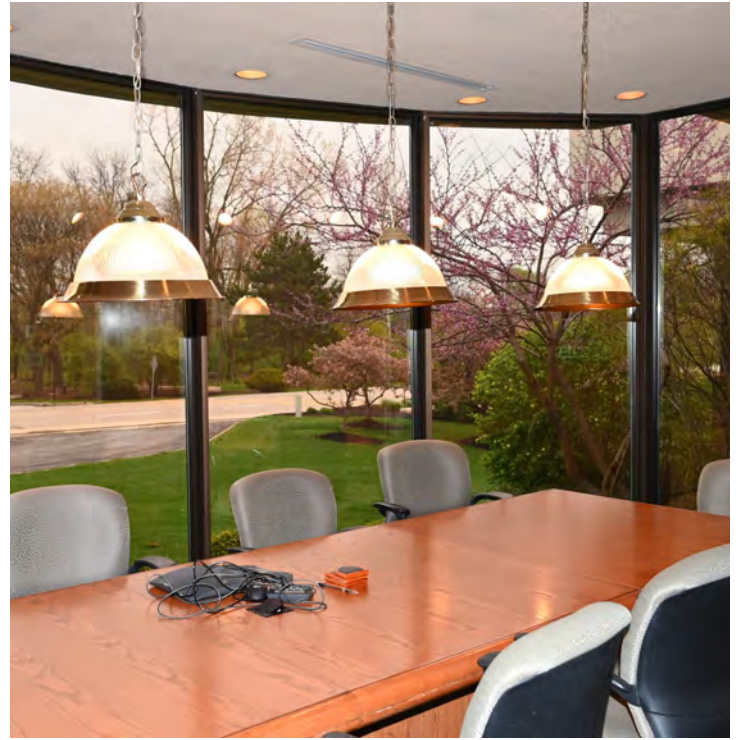
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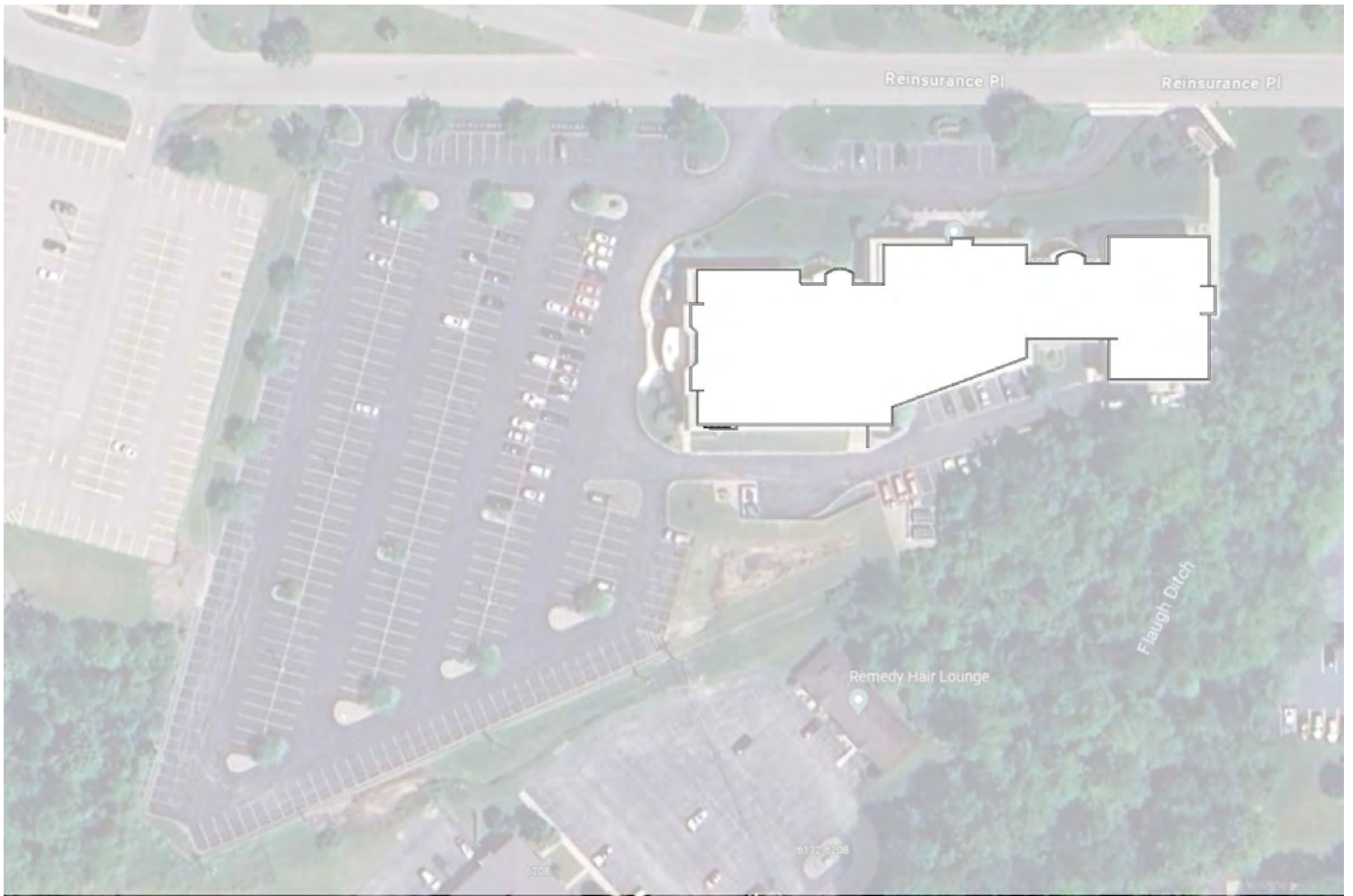
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SITE PLAN

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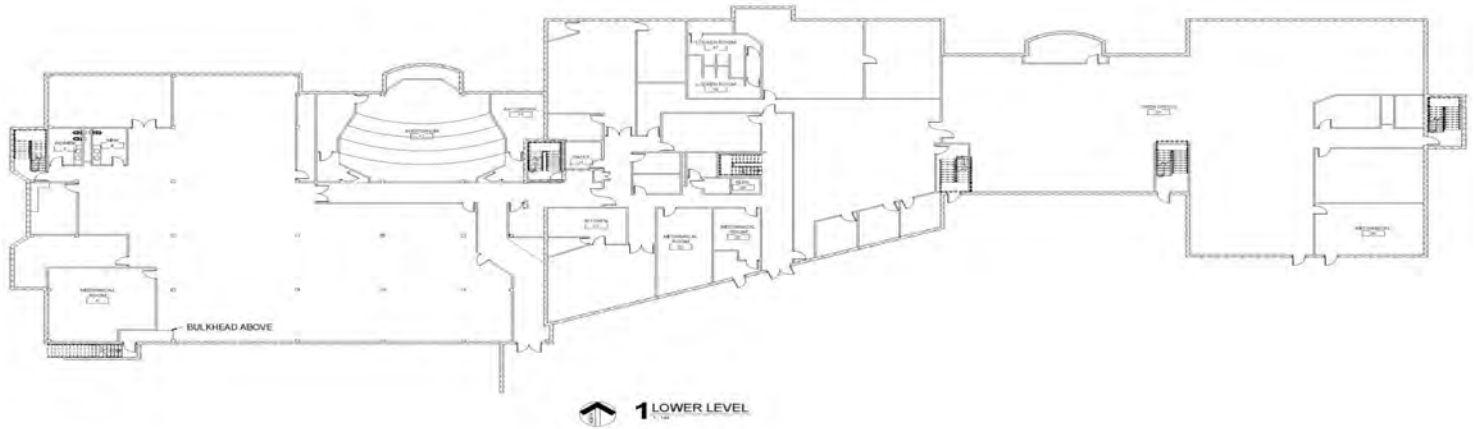
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SURROUNDING BUILDINGS

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AERIAL MAP

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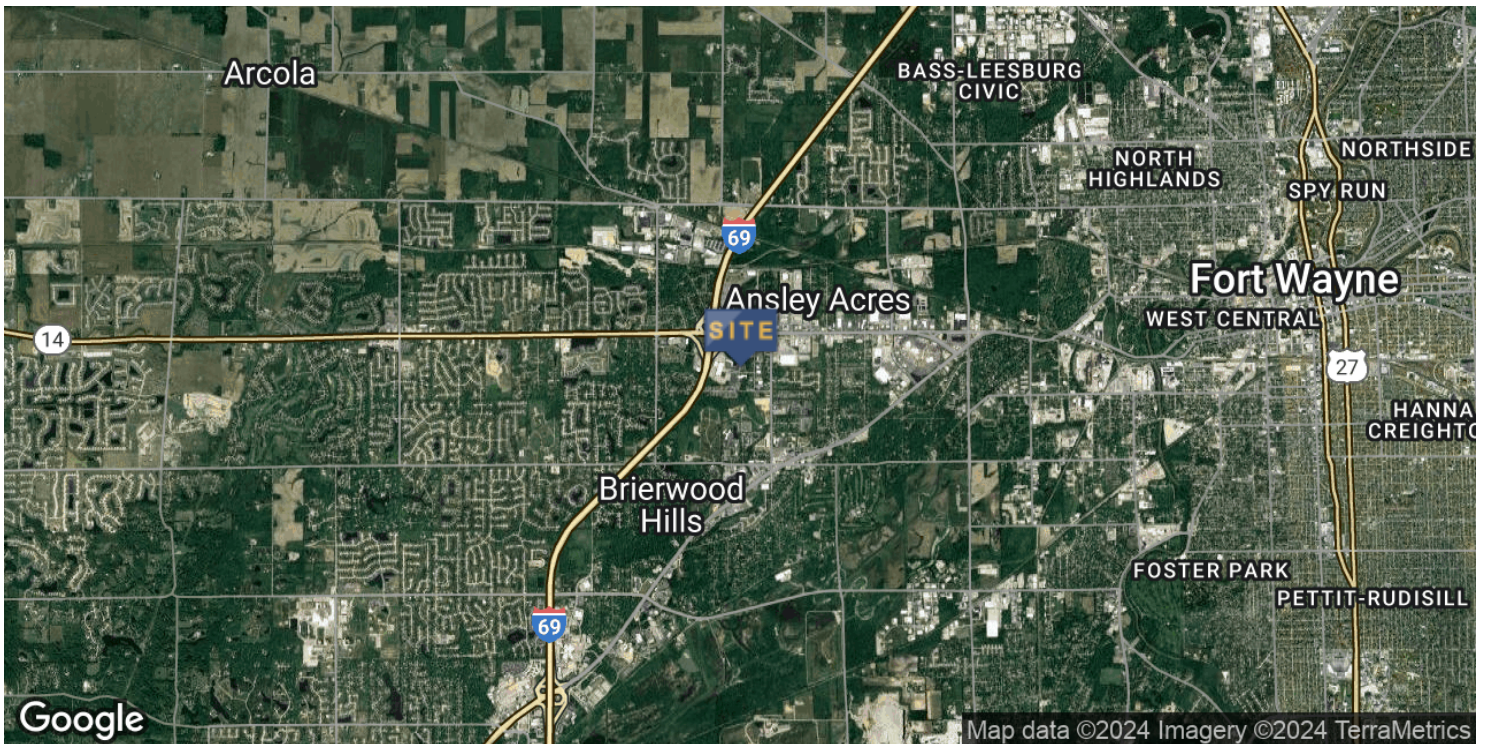
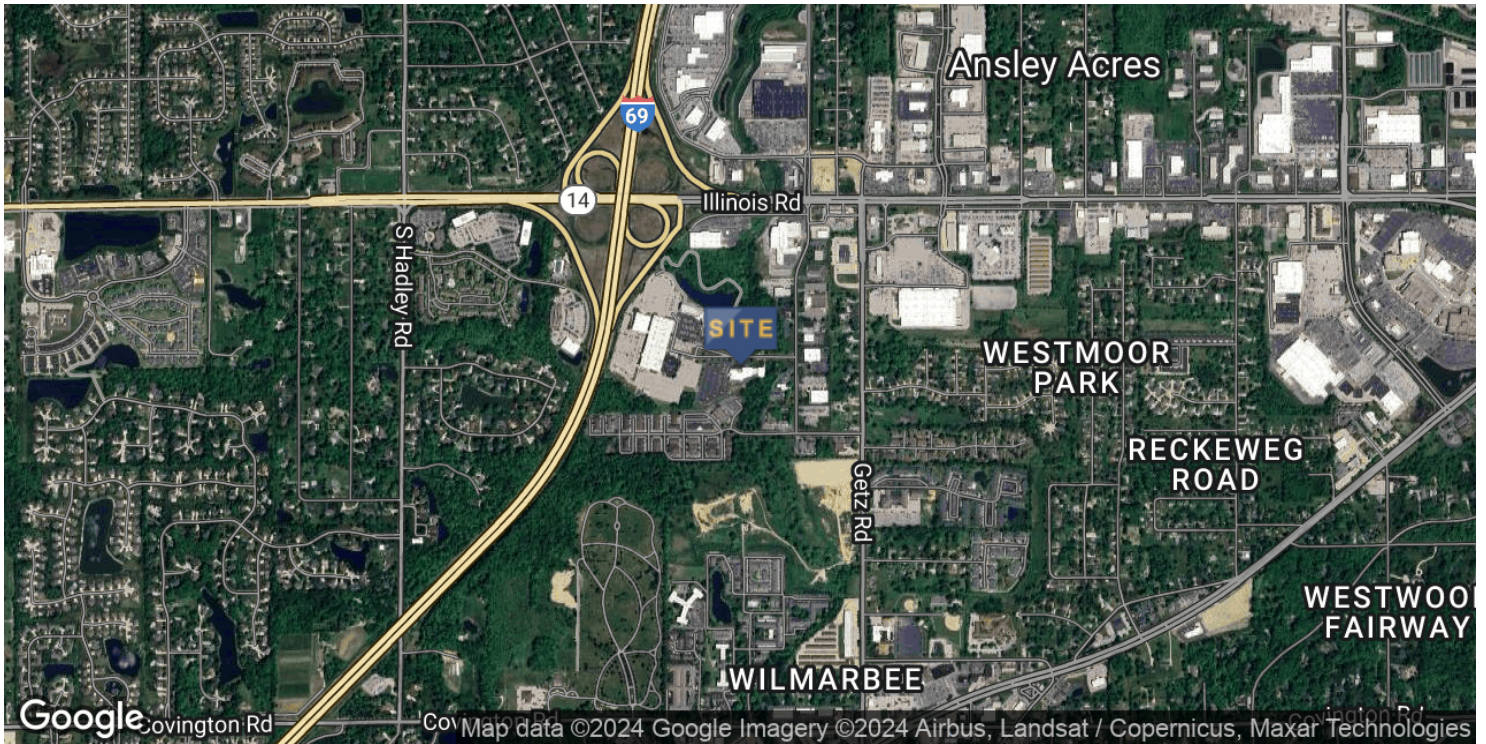
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LOCATION MAP

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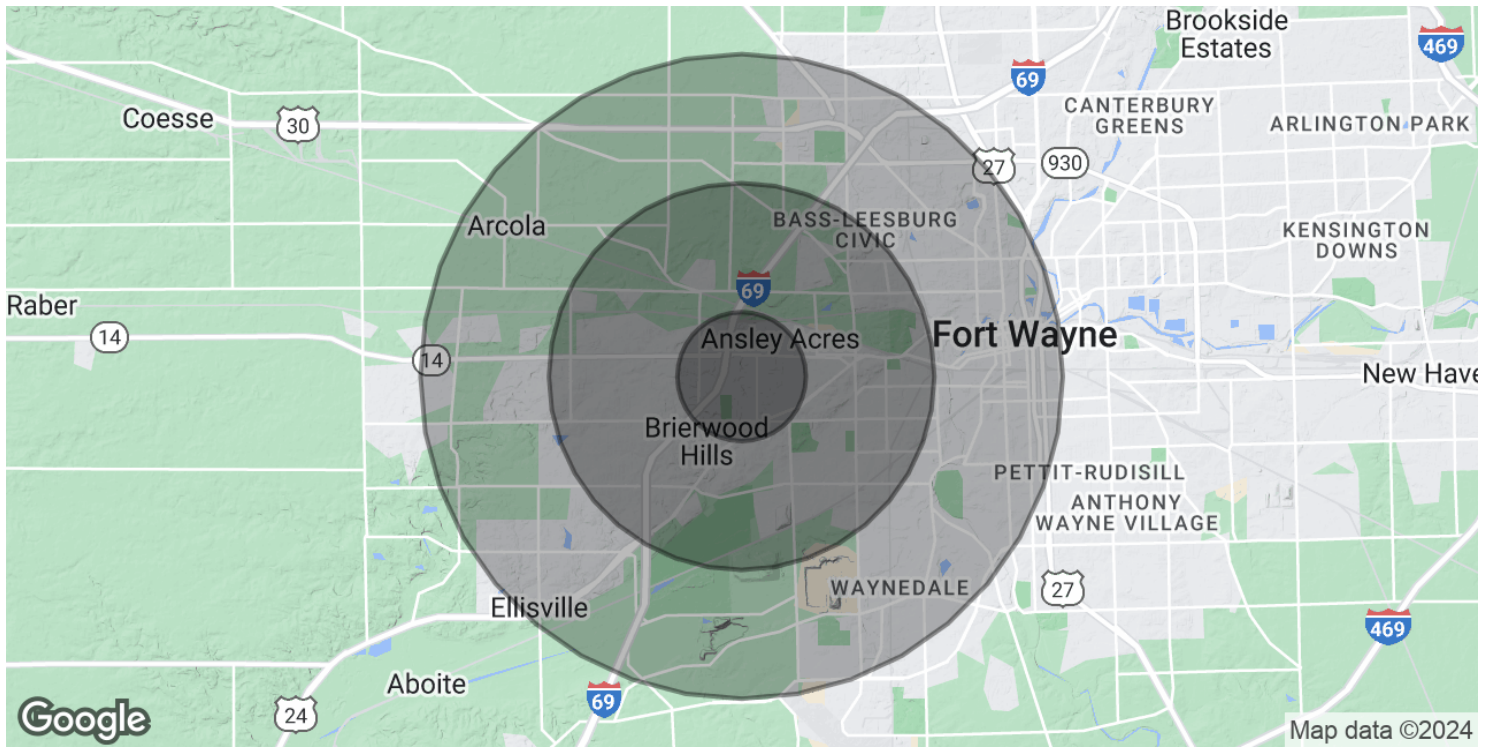
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,275	33,196	103,241
Average Age	33.5	39.6	37.3
Average Age (Male)	31.1	38.3	36.6
Average Age (Female)	37.4	40.6	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,736	14,732	46,991
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$65,806	\$81,433	\$68,207
Average House Value	\$154,892	\$170,378	\$136,157

2020 American Community Survey (ACS)



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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 267,927 (population estimate July 1, 2022 US Census Bureau), while Northeast Indiana has a regional population of nearly 800,000 (Northeast Indiana Regional Partnership). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2022 places the population of this area at 457,842.

ALLEN COUNTY

(U.S. Census estimates July 1, 2022)

Population: 391,644

Households: 151,877

Median Age: 36.1 years

Median Household Income:
\$65,732



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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ABOUT FORT WAYNE



Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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