



## The Brentwood - New To Market!

1712 Magnavox Way, Fort Wayne, IN 46804

### Property Highlights

- 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:

**\$5,725,500**

Sale Price/SF:	\$64.00/SF
Lease Rate:	\$16.55/SF full service
Building Size:	89,480 SF
Lot Size:	6.47 AC
Availability:	Immediately
Parcel #:	02-12-07-151-001.000-074



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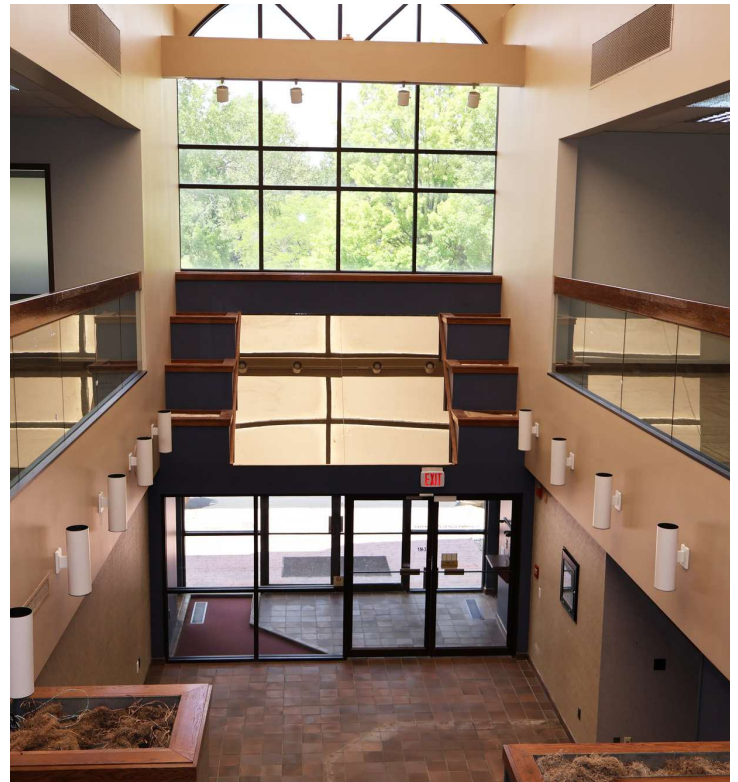


## Major Capital Improvements

- New windows, skylights, and modernized insulation
- Upgraded chillers, boilers, and HVAC controls
- New west entrance and elevator
- New roof

## Property Taxes

Tax Year	2024/2025
Assessment: Land	\$563,700
Improvements	\$5,523,100
Total Assessment	\$6,086,800
Annual Taxes	\$139,892
	\$1.56/SF
County	Allen





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**Lease Rate** **\$16.55/SF**  
**full service**

### Building Information

Building Size (Total)	89,480 SF
Building Type	Office
Building Class	A
Occupancy %	0%
Number of Floors	3
Average Floor Size	± 30,000 SF
Year Built	1986
Year Renovated	2013, 2015 & 2023
Roof	White PVC

### Parking & Transportation

Parking Type	Asphalt/Surface
Parking Spaces	± 390 Spaces
Distance to Nearest Interstate	1-69 - 0.4 Miles
Distance to FW International Airport	7.7 Miles
Distance to Downtown Fort Wayne	< 4.5 Miles

### Estimated Operating Costs

<i>(Based on 89,480 SF)*</i>	<b>Annual</b>	<b>Per SF</b>
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
<b>Total</b>	<b>\$493,055</b>	<b>\$5.51</b>
		<i>*Year 2024</i>

### Utilities & Amenities

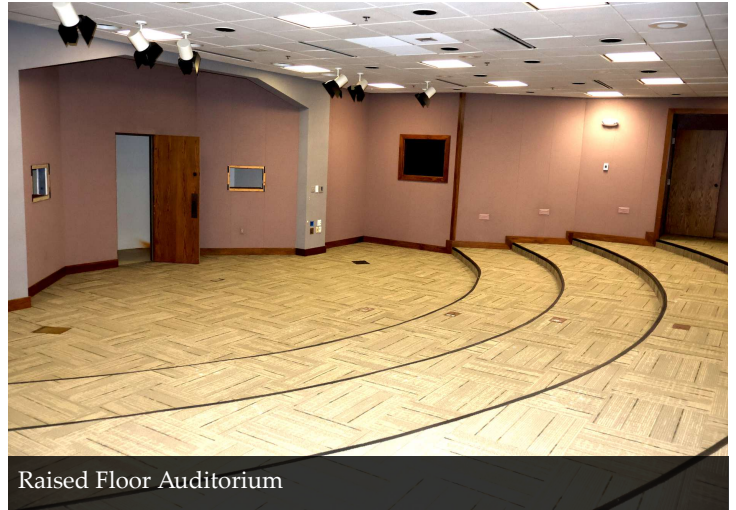
Handicap Access (ADA)	Yes
Restrooms	10 Sets (Includes 1 private RR)
Elevators	2
Landscaping	Immaculate
Irrigation System	Yes
Air Conditioning	Chiller/VAV Boxes
Heat	Boiler
Electric Source	AEP
Natural Gas Supplier	NIPSCO
Water/Sewer	City of Fort Wayne
Property Amenities	Private Executive Suite with Restroom Sprinkler System (Wet) Auditorium w/ Raised Floor Breakroom/Several Kitchenettes Fitness Center with Showers Walking Trail & Picnic Area







Main Level Conference Room



Raised Floor Auditorium



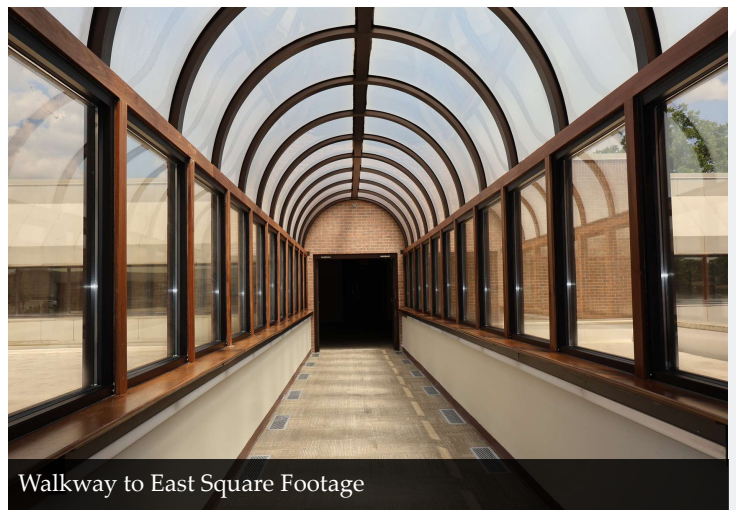
Fitness Center



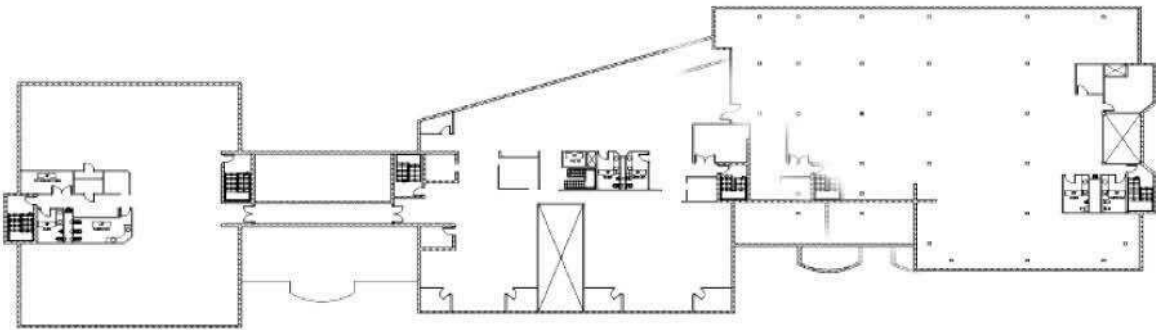
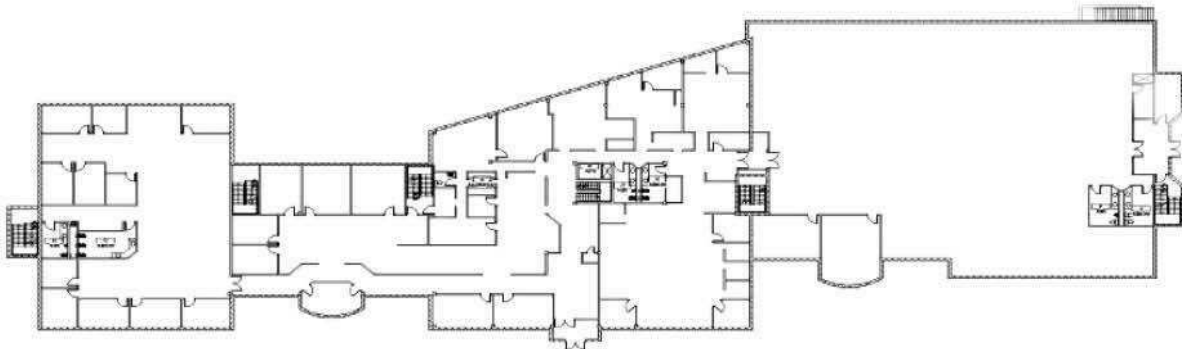
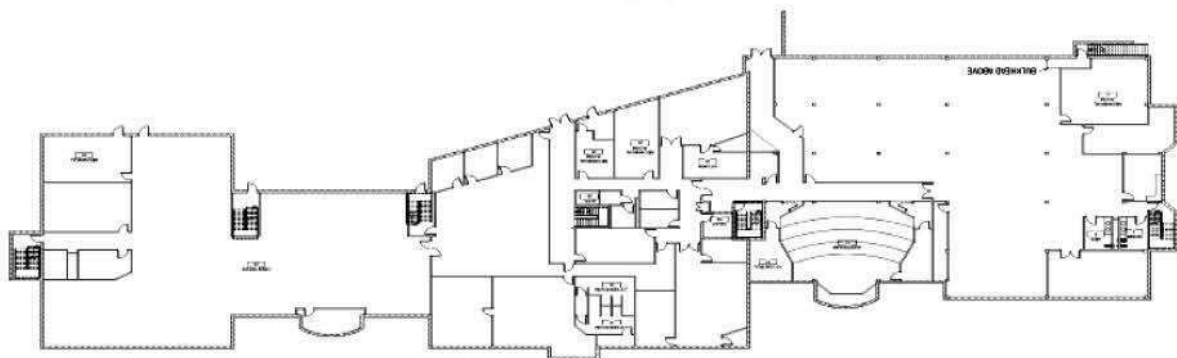
Private Executive Suite



Open/Flexible Square Footage



Walkway to East Square Footage


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

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

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


\*Rentable SF

NOT TO SCALE







### Fort Wayne Facts...

- 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

*Demographics data derived from esri, 2025*