

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 | \$5,725,500 / \$64.00/SF |
| Lease Rate | \$16.55/SF Full Service |
| Building Size | 89,480 SF |
| Lot Size | 6.47 Acres |
| Availability | Immediately |
| Parcel | 02-12-07-151-001.000-074 |



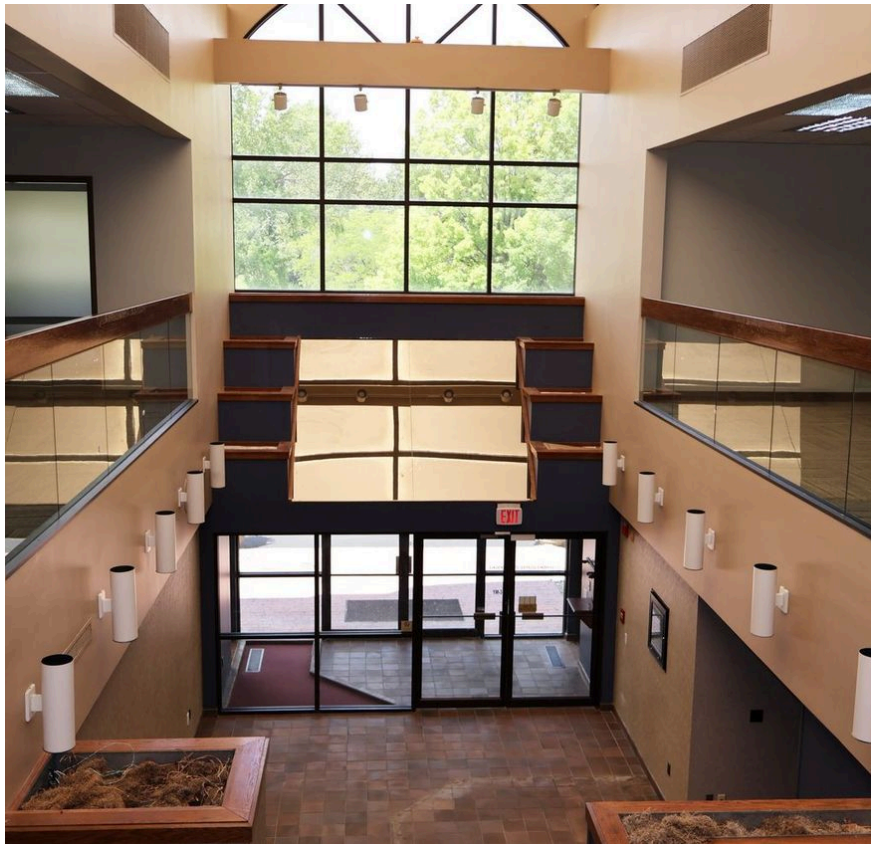
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Major Capital Improvements

- 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) |
|--------------|-----------------------|

| | |
|--------|-------|
| County | Allen |
|--------|-------|



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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



Open/Flexible Square Footage



Expansive Open Floor Plate



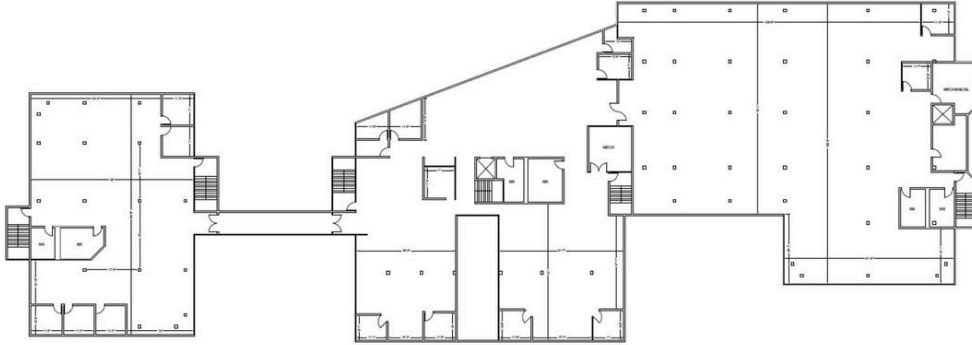
Raised Floor Auditorium



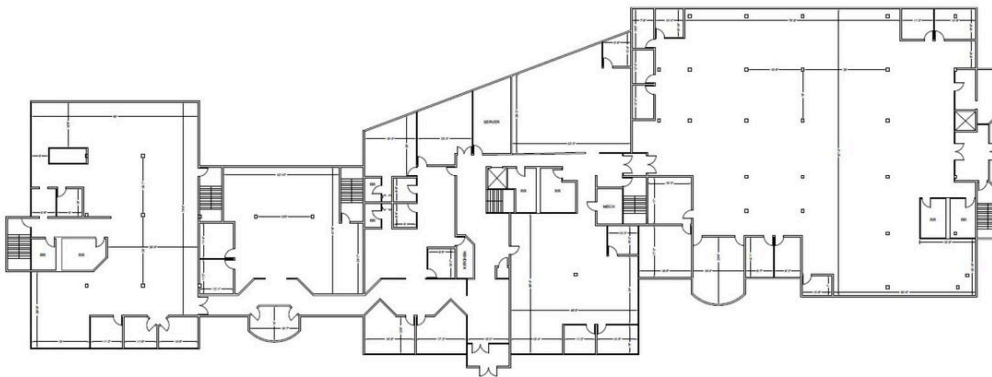
Private Executive Office

Floor Plans

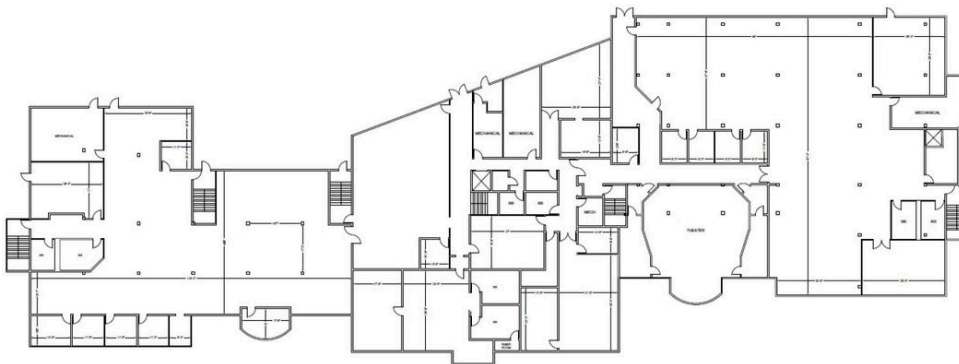
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SECOND FLOOR - 29,897 SF*



FIRST FLOOR - 29,968 SF*



GROUND LEVEL - 29,615 SF*

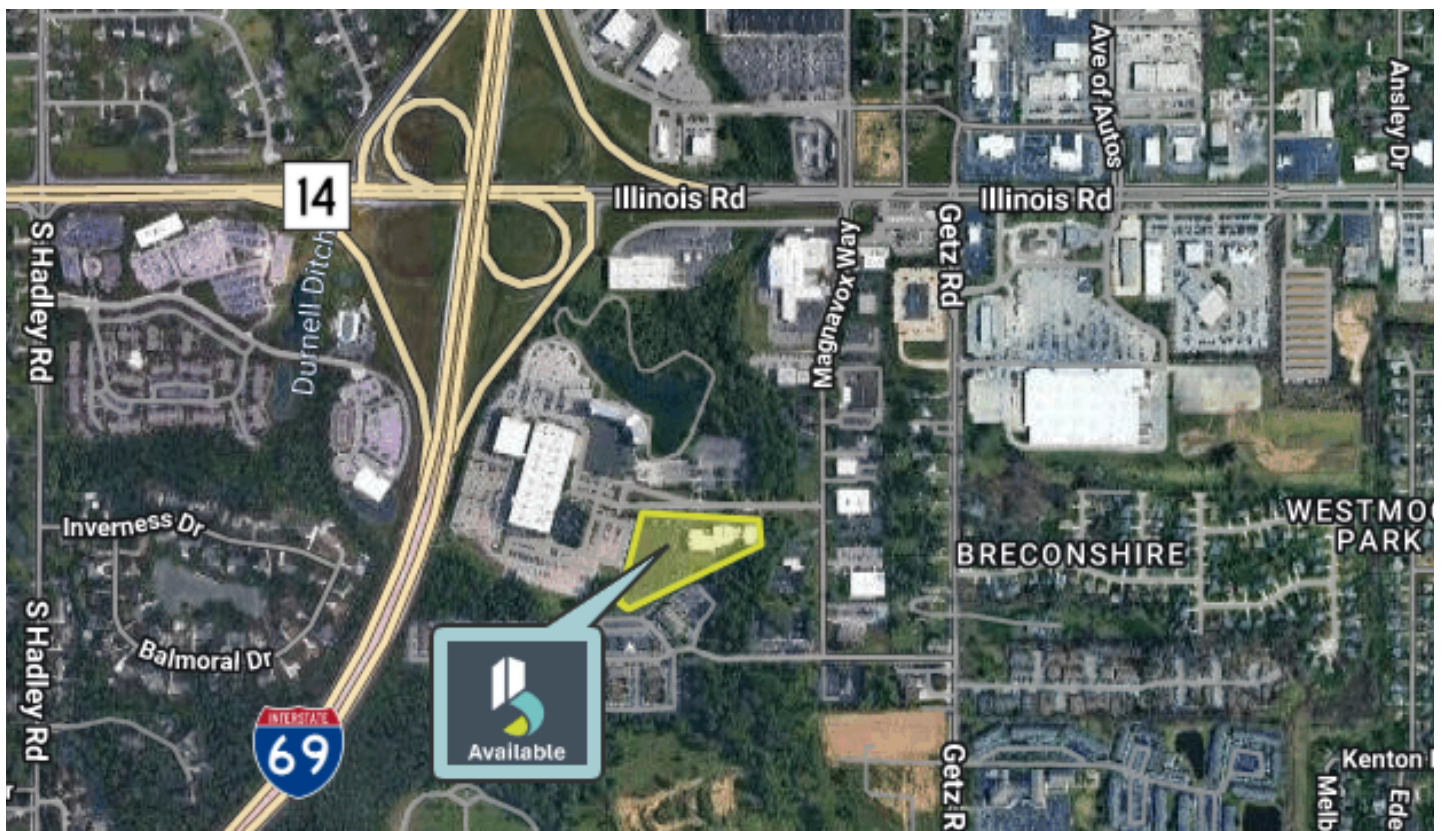


*Rentable SF

NOT TO SCALE

Site Plan

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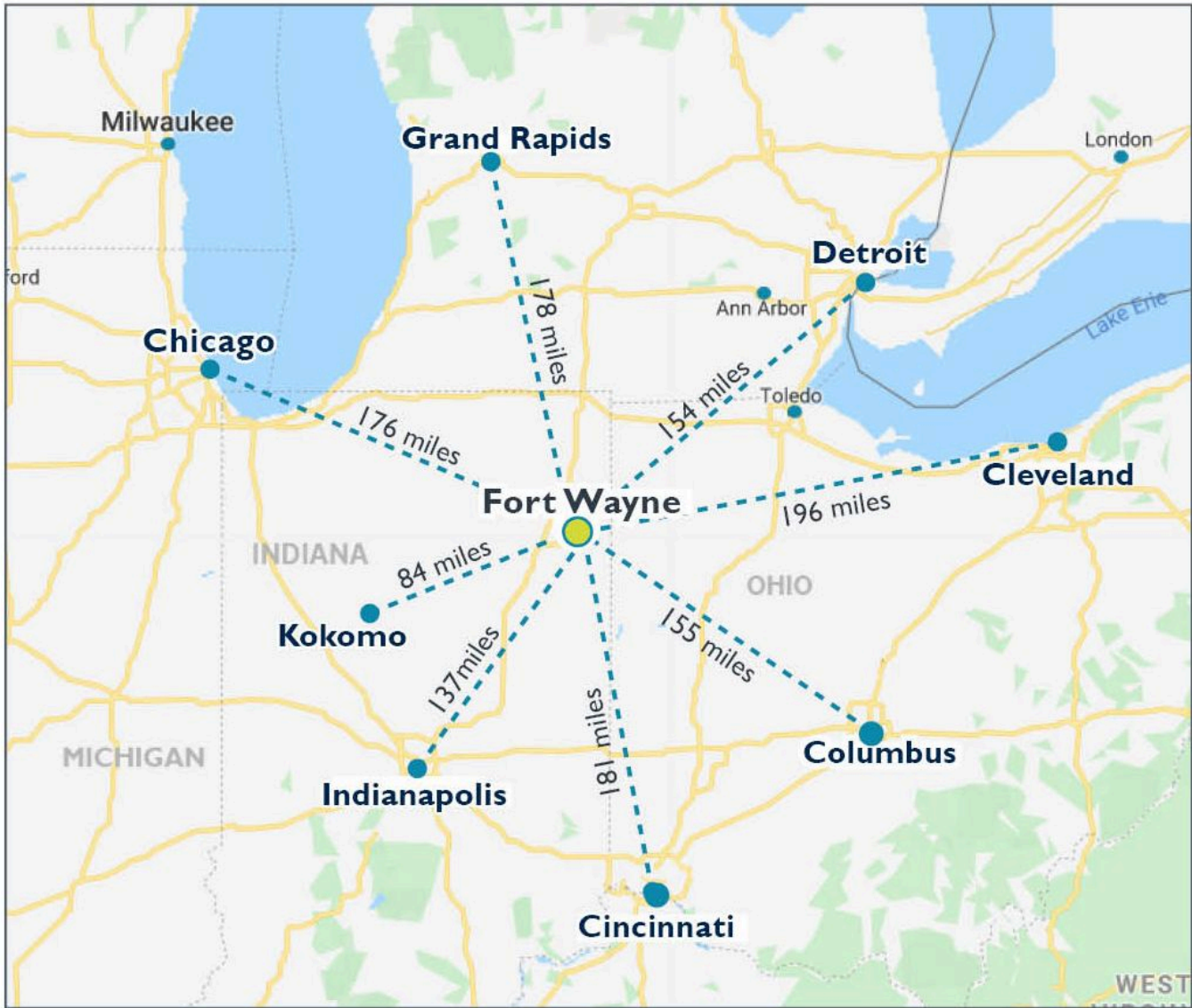
Area Map

1712 Magnavox Way, Fort Wayne, IN 46804



Demographics

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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 |