



1502 Magnavox Way

Fort Wayne, IN 46804

Property Highlights

- Up to 2,714 SF of office space available
- Suite 250 consists of four offices, conference room, and a large open area
- Suite 260 consists of three offices and a large open area
- Located just off I-69 and SR 14 in Southwest Fort Wayne

Features

Building Size:	21,553 SF
Available:	Suite 250 - 1,907 SF Suite 260 - 807 SF
Land:	1.7 AC
Zoning:	C-2
Lease Rate:	\$15.50 PSF Full Service

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
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GARY BUSCHMAN, MICP

Broker
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	1502 Magnavox Way	Parcel Number	02-12-07-126-002.000-074
Address	1502 Magnavox Way	Total Building SF	21,553 SF
City, State, Zip	Fort Wayne, IN 46804	Acreage	1.70 AC
County	Allen	Year Built	1980
Township	Wayne	Zoning	C-1
Parking	Paved surface		

Property Features			
Construction Type	Masonry	Number of Floors	2
Roof	Standing seam	Foundation	Concrete
Lighting	Standard	Sprinklers	
Electrical	Standard	Restrooms	Common area
Heating	Gas forced air	Central Air	Electric roof top units
Signage	Monument and directory		

Utilities		Major Roads	
Electric	AEP	Nearest Interstate	SR 14
Gas	NIPSCO	Distance	Less than 1 mile
Water	City Utilities	Nearest Highway	I-69
Sewer	City Utilities	Distance	Less than 1 mile
		Traffic Count	30,840 VPD on Illinois Rd.

Lease Information			
Available SF	Suite 250—1,907 SF Suite 260—807 SF	Lease Type	Full service
Lease Rate	\$15.50/SF		

Expenses		
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes		Landlord
CAM Fee		Landlord
Insurance		Landlord
Maint./Repairs		Landlord
Roof /Structure		Landlord
Utilities		Landlord
Total Expenses		

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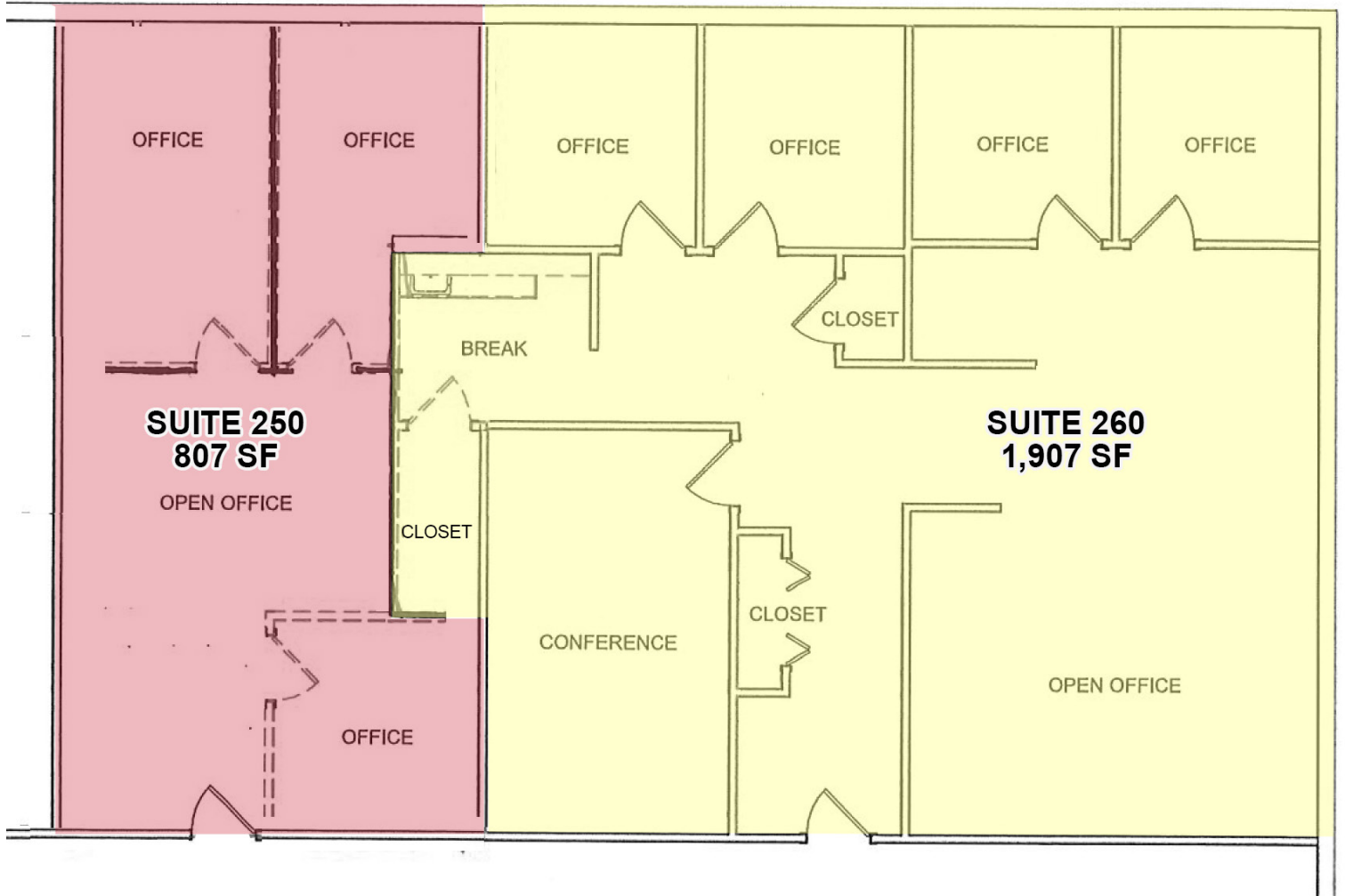
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Available Suites Detailed



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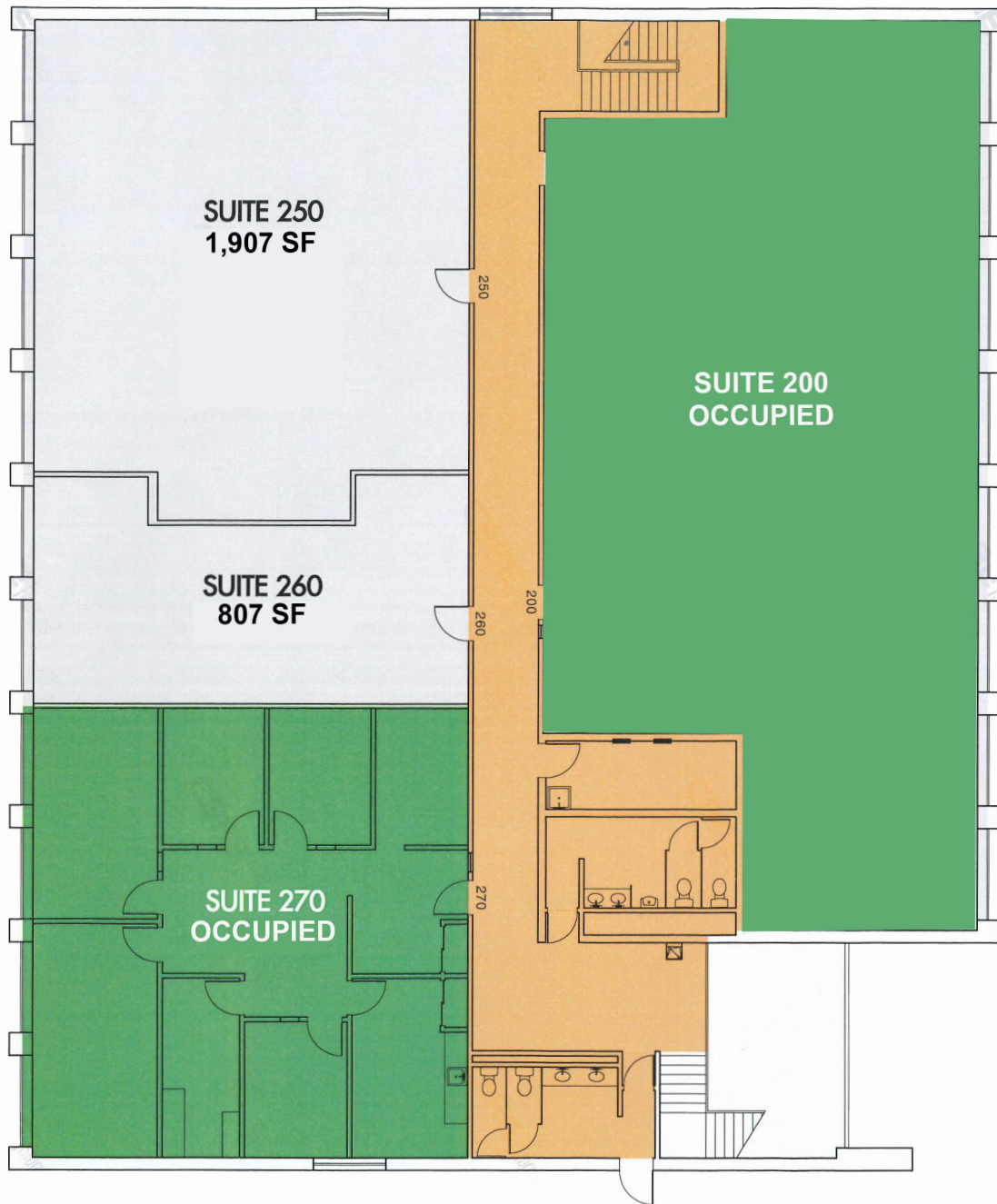
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Full 2nd Floorplan



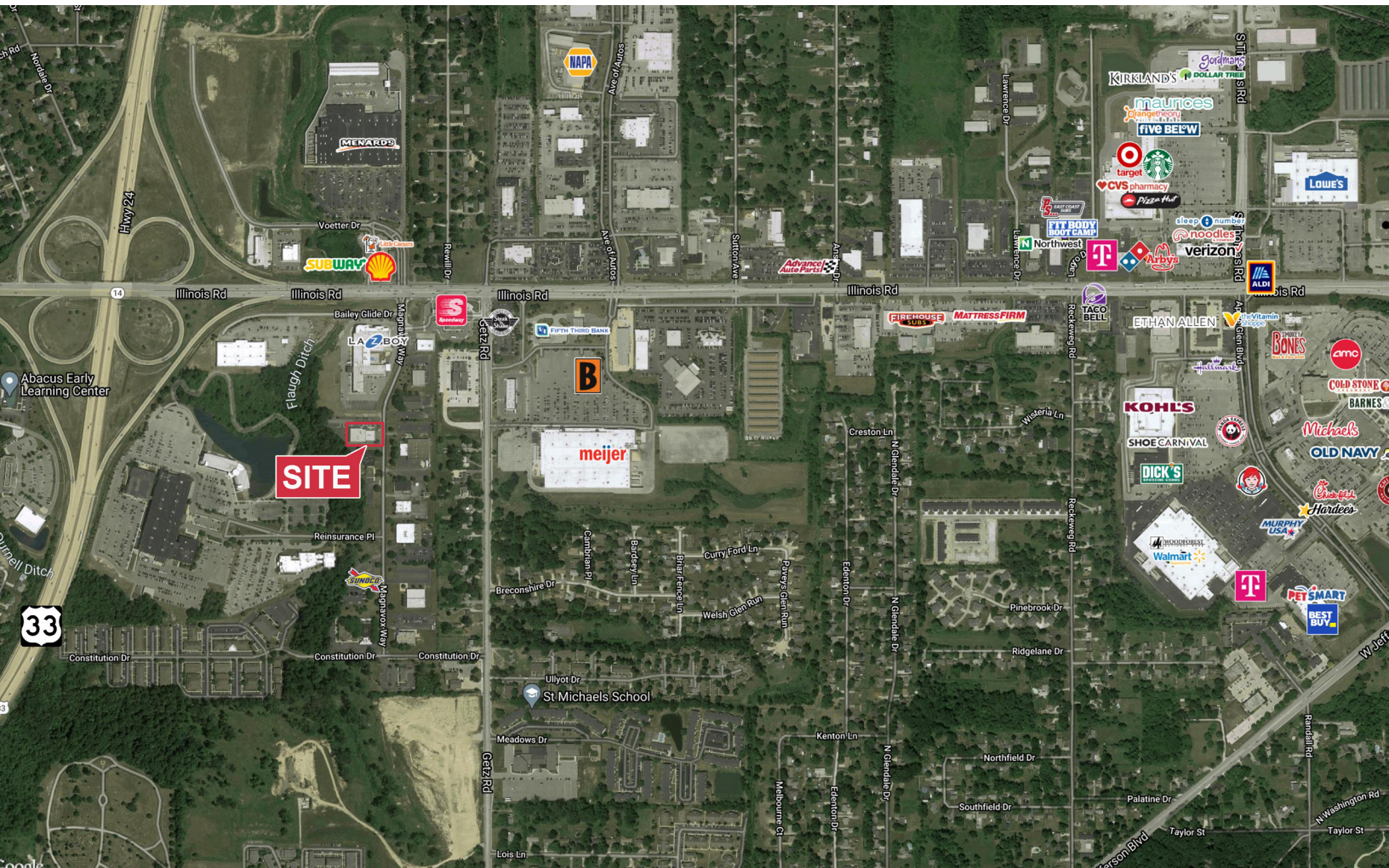
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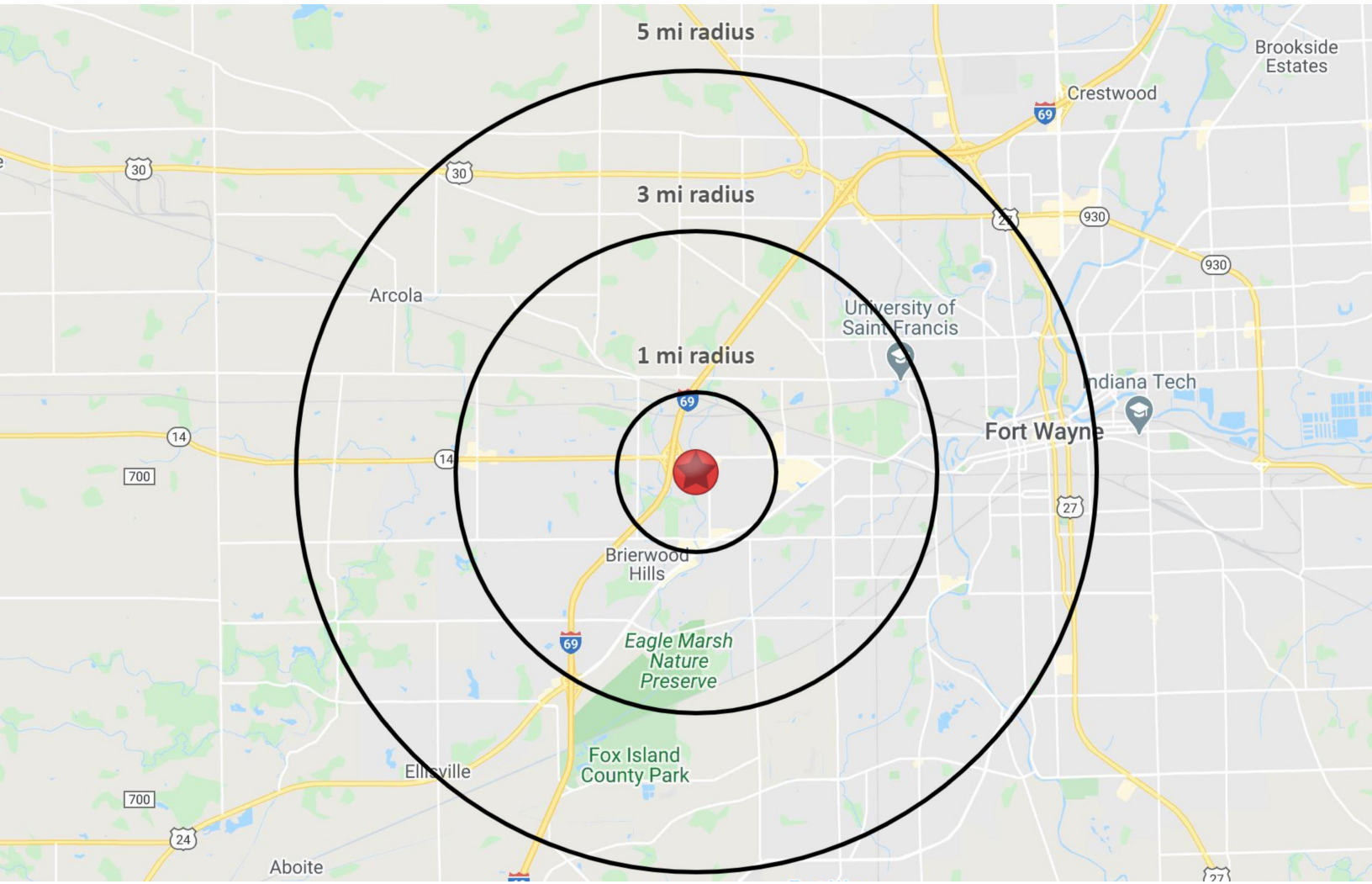


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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,761	33,925	107,722
NUMBER OF HOUSEHOLDS	2,399	14,284	44,522
AVERAGE HOUSEHOLD INCOME	\$69,940	\$95,948	\$77,736
MEDIAN HOME VALUE	\$145,559	\$161,767	\$134,235
TRAFFIC COUNT	Illinois Road, Just North of Property		30,840 VPD

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