

LEASE

OFFICE



# K&K INSURANCE BUILDING



1712 MAGNAVOX WAY, FORT WAYNE, IN 46804

## PROPERTY HIGHLIGHTS

- 5,000-11,903 SF available in 90,000 SF building
- Convenient West entrance
- Beautiful suburban setting
- Plenty of natural lighting
- Recent building renovation including new roof and windows, and upgraded HVAC
- Easy access to I-69
- Abundance of restaurants and shopping within 1 mile
- Corporate signage rights available on building and pylon sign
- On-site property management

## OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (Full Service)
Available SF:	8,000 - 11,903 SF
Lot Size:	6.47 Acres
Building Size:	90,000 SF

### BRADLEY COMPANY

127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

### STANLEY C. PHILLIPS

Executive Vice President  
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### STEVE CHEN

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## SECOND FLOOR



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GENERAL INFORMATION	
Building SF Total	90,000 SF
Number of Stories	Three (3)
Condition	Excellent
Building Class	A
Year Built	1986
Former Use	Office
Property Type	General Office

SITE INFORMATION	
Site Acreage	6.47 Acres
Zoning	CM-2
Parking Lot	Asphalt
Parking Spaces	112 Spaces

OPERATING INFORMATION	
Electricity Source	AEP
Natural Gas Source	NIPSCO
Operating Expenses	\$6.50

MECHANICAL INFORMATION	
Sprinklers	Yes
Heating System	Natural Gas
A/C System	Central Air
Elevator	Yes

TENANT/LANDLORD EXPENSES	
Utilities	Landlord
Lawn & Snow	Landlord
Real Estate Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repair	Landlord
Roof & Structure	Landlord

TRANSPORTATION	
Nearest Highway/Interstate	I-69 - 0.4 Miles
Fort Wayne International Airport	7.7 Miles

TRAFFIC COUNT	
I-69	70,500 VPD
Illinois Road	35,659 VPD

DEMOGRAPHICS - 2020			
	1 Mile	3 Miles	5 Miles
Population	4,974	33,867	106,905
Households	2,534	14,166	43,513
Avg. HH Income	\$70,500	\$88,597	\$71,289

PROPERTY TAXES	
Parcel number	02-11-12-201-003.000-075
2020 Taxes Payable 2021	\$ 153,126.88
Assessments Total	\$2,926,000

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