

YOUR COMPANY NAME HERE

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 ٠
- Plenty of natural lighting ٠
- Recent building renovation including new roof and windows, and upgraded HVAC ٠
- Easy access to I-69 .

LEASE

OFFICE

- Abundance of restaurants and shopping within 1 mile
- Corporate signage rights available on building and pylon sign

260.423.4311

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

STEVE CHEN STANLEY C. PHILLIPS

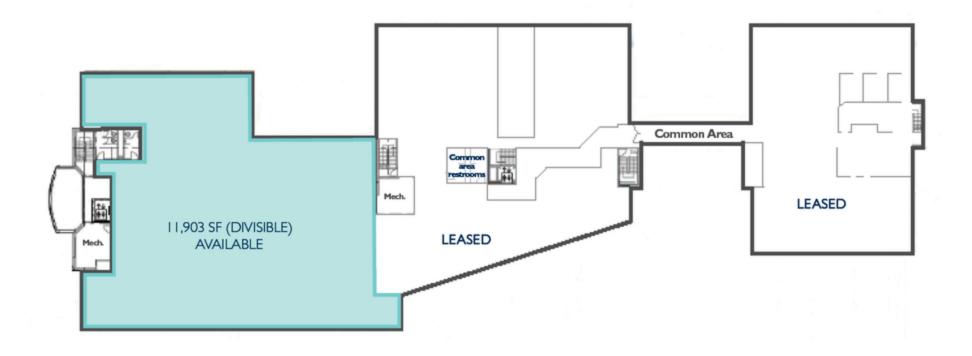
Executive Vice President Broker 260.423.4311 sphillips@bradleyco.com schen@bradleyco.com



1712 MAGNAVOX WAY, FORT WAYNE, IN 46804

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SECOND FLOOR



STANLEY C. PHILLIPS

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AERIAL PHOTO

1712 MAGNAVOX WAY, FORT WAYNE, IN 46804





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PROPERTY DETAILS

GENERAL INFORMATION MECHANICAL INFORMATION TRAFFIC COUNT Building SF Total 90,0000 SF Sprinklers Yes I-69 70,500 VPD Natural Gas Number of Stories Three (3) Heating System Illinois Road 35,659 VPD Condition Excellent A/C System Central Air **Building Class** А Elevator Yes **DEMOGRAPHICS - 2020** 1986 Year Built 5 Miles I Mile 3 Miles Former Use Office **TENANT/LANDLORD EXPENSES** Population 4,974 33,867 106,905 Property Type General Office Utilities Landlord Households 2.534 14,166 43.513 Landlord Lawn & Snow Avg. HH Income \$70,500 \$71,289 \$88,597 Real Estate Taxes Landlord SITE INFORMATION Landlord **Building Insurance** 6.47 Acres Site Acreage Maintenance & Repair Landlord **PROPERTY TAXES** Zoning CM-2 Landlord Roof & Structure Parcel number 02-11-12-201-003.000-075 Parking Lot Asphalt 2020 Taxes Payable 2021 \$ 153,126.88 Parking Spaces 112 Spaces Assessments Total \$2,926,000 TRANSPORTATION **OPERATING INFORMATION** Nearest Highway/Interstate I-69 - 0.4 Miles AEP **Electricity Source** Fort Wayne International Airport 7.7 Miles

STANLEY C. PHILLIPS

Natural Gas Source

Operating Expenses

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NIPSCO

\$6.50

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