

**Chesterfield Plaza**  
**120-144 Chesterfield Ln**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **17,573 SF**  
 Typical Floor: **17,573 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **9.0%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.08 AC**  
 Zoning: **C-2**  
 Parcel No: **36-81574**  
 Parking: **115 free Surface Spaces are available**  
**Ratio of 5.14/1,000 SF**

**Lease**

Total Available: **15,987 SF**  
 Smallest Space: **2,500 SF**  
 Max Contig: **11,575 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$8.00-\$10.00**  
 Expenses: **2012 Tax @ \$3.81/sf, 2009 Est Tax @ \$3.21/sf; 2012 Est Ops @ \$4.75/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Amenities**

Dedicated Turn Lane, Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500 - 4,412	4,412	4,412	\$10.00/mg	Vacant	Negotiable	Direct
<i>JA Morrin Construction LLC / Corey Robertson (419) 865-3681</i>							
P 1st	11,575	11,575	11,575	\$8.00/mg	Vacant	Negotiable	Direct
<i>JA Morrin Construction LLC / Corey Robertson (419) 865-3681</i>							

**OFFICE**

**FOR LEASE**

**135 Chesterfield Ln  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **16,000 SF**  
 Typical Floor: **8,000 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1988**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.99 AC**  
 Zoning: **C-1**  
 Parcel No: **36-81539**  
 Parking: **46 free Surface Spaces are available  
Ratio of 2.88/1,000 SF**

**Lease**

Total Available: **1,436 SF**  
 Smallest Space: **1,436 SF**  
 Max Contig: **1,436 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$13.50**  
 Expenses: **2013 Tax @ \$1.66/sf**

**Presented By**

Reichle | Klein Group / Jason Westendorf (419) 794-3957

**Amenities**

Security System, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,436	1,436	1,436	\$13.50/mg	Negotiable	Negotiable	Direct

Reichle | Klein Group / Jason Westendorf (419) 794-3957

**Building Notes**

- Excellent Maumee location.
- Available immediately.
- Easy access to US 23/I-475 and Ohio Turnpike.
- Close proximity to restaurants and shopping.
- Free conference room available for large meetings.
- Seating for 30-100.

RE Tax Year: 2007  
 Total Annual Taxes: \$26,056.18  
 Tax District: Maumee CSD

135 Chesterfield Ln  
-- cont'd  
Maumee, OH 43537

**OFFICE**

**FOR SALE / FOR LEASE**

**705-711 Conant St  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **9,848 SF**  
 Typical Floor: **5,400 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1962**  
 % Leased: **65.5%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.92 AC**  
 Zoning: **M-1**  
 Parcel No: **36-01507**  
 Parking: **28 free Surface Spaces are available  
Ratio of 5.19/1,000 SF**

**Lease**

Total Available: **3,400 SF**  
 Smallest Space: **1,600 SF**  
 Max Contig: **1,800 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.11/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct
<i>JA Morrin Construction LLC / Corey Robertson (419) 865-3681</i>							
P 1st	1,600	1,600	1,600	Withheld	Vacant	Negotiable	Direct
<i>JA Morrin Construction LLC / Corey Robertson (419) 865-3681</i>							

**Building Notes**

Gas forced heat and central air, upper office available. Behind Burger King on Conant St. 90% occupied.

**RETAIL**

**FOR LEASE**

**Auto-Service Building**  
**907 Conant St**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Auto Repair**  
 Class: **-**  
 RBA: **3,600 SF**  
 Typical Floor: **3,600 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1992**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.67 AC**  
 Zoning: **C-2**  
 Parcel No: **36-01417**  
 Parking: **5 free Surface Spaces are available**  
**Ratio of 1.39/1,000 SF**

**Lease**

Total Available: **3,600 SF**  
 Smallest Space: **3,600 SF**  
 Max Contig: **3,600 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$10.00**  
 Expenses: **2012 Tax @ \$3.56/sf, 2013 Est Tax @ \$3.56/sf**

**Presented By**

Reichle | Klein Group / Duke Wheeler (419) 794-1121

**Amenities**

Dedicated Turn Lane, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,600	3,600	3,600	\$10.00/nnn	Vacant	3-5 yrs	Direct

*Reichle | Klein Group / Duke Wheeler (419) 794-1121*

**Building Notes**

Located on the west side of Conant Street, approximately 175' north of Illinois Avenue in Maumee, Ohio. Approximately 23,000 vehicles per day travel on Conant Street each day. A Meijer is located less than one mile to the north of the property and Downtown Maumee is less than 1/2 mile to the south. Retailers in the immediate area include: Appliance Center, Inside-Out, AutoZone, The Andersons, McDonald's, Urban Active Fitness, Meijer, Cinema DeLux, KFC, Pizza Hut, Wendy's and many others.

**RETAIL**

**FOR LEASE**

**Chesterfield Plaza**  
**1392 Conant St**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Neighborhood Center)**  
 Class: **Freestanding (Neighborhood Center)**  
 RBA: **13,961 SF**  
 Typical Floor: **13,961 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.08 AC**  
 Zoning: **Commercial**  
 Parcel No: **36-81574**  
 Parking: **185 free Surface Spaces are available**  
**Ratio of 5.77/1,000 SF**

**Lease**

Total Available: **1,450 SF**  
 Smallest Space: **1,450 SF**  
 Max Contig: **1,450 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$11.00**  
 Expenses: **2011 Tax @ \$3.13/sf; 2009 Ops @ \$2.89/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Amenities**

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite Back	1,450	1,450	1,450	\$11.00/nnn	30 Days	Negotiable	Direct

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Building Notes**

Chesterfield Plaza sits on the southeast corner of Conant Street and Chesterfield Lane in the Toledo suburb of Maumee. The retail center offers two buildings which were recently renovated in 2005. The larger space, consisting of 13,500 SF, is adjacent to Conant Street and can be split to accommodate users needing less space. The property has three curb cuts and has shared access with Fazoli's on the hard corner. Existing tenants include: AT & T, Asia Nails, Hertz, Tanlines and Ribcage.

**RETAIL**

**FOR LEASE**

**Chesterfield Plaza  
1398 Conant St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **8,620 SF**  
 Typical Floor: **9,796 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1984**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.88 AC**  
 Zoning: **C-2**  
 Parcel No: **36-81595**  
 Parking: **28 free Surface Spaces are available  
Ratio of 3.25/1,000 SF**

**Lease**

Total Available: **2,000 SF**  
 Smallest Space: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.35/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	30 Days	12 mnths	Direct

JA Morrin Construction LLC / Corey Robertson (419) 865-3681



**OFFICE**

**FOR LEASE**

**2340 Detroit Ave  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **C**  
 RBA: **12,711 SF**  
 Typical Floor: **6,355 SF**  
 Stories: **3**  
 Building Status: **Existing**  
 Year Built: **1974**  
 % Leased: **96.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.69 AC**  
 Zoning: **C-1 General Commercial**  
 Parcel No: **36-20707**  
 Parking: **44 free Surface Spaces are available  
Ratio of 4.01/1,000 SF**

**Lease**

Total Available: **504 SF**  
 Smallest Space: **504 SF**  
 Max Contig: **504 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$14.30**  
 Expenses: **2013 Tax @ \$1.32/sf**

**Presented By**

Signature Associates / Tanya Pipatjarasgit (419) 249-6321

**Amenities**

On Site Management, Security System, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	504	504	504	\$14.30/fs	Vacant	3 yrs	Direct

Signature Associates / Tanya Pipatjarasgit (419) 249-6321

**Building Notes**

There is up to 1,700 square feet available in this building. The rental rate is 13.50 per square foot for the whole. If the tenant chooses to break the space down to 500 square feet, the rental rate will be \$590 per month. If the tenant chooses to break the space down to 700 square feet, the rental rate will be \$795 per month.

New paint and carpet are at the owner's expense for a minimum 2-year lease. Other improvements are available and negotiable.

Tax district: Maumee CSD, PCVSD



**OFFICE**

**FOR SALE / FOR LEASE**

**2345 Detroit Ave  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **3,864 SF**  
 Typical Floor: **3,864 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1956**  
 % Leased: **100%**  
 Owner Occupied: -  
 Owner Type: -  
 Tenancy: -  
 Land Area: **0.80 AC**  
 Zoning: **Neighborhood Commercial D**  
 Parcel No: **36-20697**  
 Parking: **16 Surface Spaces are available**  
**Ratio of 4.14/1,000 SF**

**Lease**

Total Available: **3,864 SF**  
 Smallest Space: **3,864 SF**  
 Max Contig: **3,864 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$8.00**  
 Expenses: **2013 Tax @ \$1.05/sf**

**Presented By**

Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,864	3,864	3,864	\$8.00/+util	30 Days	Negotiable	Direct

*Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301*

**RETAIL**

**FOR SALE / FOR LEASE**

**Detroit Avenue Plaza - Parkway Plaza**  
**2509 Detroit Ave**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **136,283 SF**  
 Typical Floor: **136,283 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1955**  
 % Leased: **54.7%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **11.97 AC**  
 Zoning: **C-1**  
 Parcel No: **36-02201**  
 Parking: **168 free Surface Spaces are available**  
**Ratio of 1.67/1,000 SF**

**Lease**

Total Available: **61,736 SF**  
 Smallest Space: **700 SF**  
 Max Contig: **30,000 SF**  
 Space Use: **Office, Retail**  
 Rent/SF/Yr: **\$4.29-\$7.34**  
 Expenses: **2012 Tax @ \$0.59/sf**

**Presented By**

FAEC Holdings 376009 LLC  
 Reichle | Klein Group / Duke Wheeler (419) 794-1121

**Amenities**

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1 <i>Reichle   Klein Group / Duke Wheeler (419) 794-1121</i>	30,000	30,000	30,000	\$5.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 2509 <i>FAEC Holdings 376009 LLC</i>	9,900	9,900	9,900	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2513 <i>FAEC Holdings 376009 LLC</i>	5,000	5,000	5,000	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2532 <i>FAEC Holdings 376009 LLC</i>	700	700	700	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2534 <i>FAEC Holdings 376009 LLC</i>	1,636	1,636	1,636	\$7.34/nnn	Vacant	Negotiable	Direct
P 1st / Suite 2554 <i>FAEC Holdings 376009 LLC</i>	800	800	800	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2556 <i>FAEC Holdings 376009 LLC</i>	2,400	2,400	2,400	Withheld	Vacant	Negotiable	Direct

**Detroit Avenue Plaza - Parkway Plaza**  
**-- cont'd**  
**2509 Detroit Ave**  
**Maumee, OH 43537**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2566 <i>FAEC Holdings 376009 LLC</i>	800	800	800	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 2568 <i>FAEC Holdings 376009 LLC</i>	7,000	7,000	7,000	\$4.29/mg	Vacant	1 yr	Direct
P 1st / Suite 2578 <i>FAEC Holdings 376009 LLC</i>	3,500	3,500	3,500	\$5.14/nnn	Vacant	Negotiable	Direct

**Building Notes**

This shopping center would be a great investment for any number of users, in a great area and an established shopping center. This site also offers considerable flexibility of configuration for any would-be tenant. This is a tremendous opportunity for any and all retail users.

**RETAIL**

**FOR LEASE**

**Longbow Shopping Center**  
**570-584 Dussel Dr**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **14,340 SF**  
 Typical Floor: **12,619 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1994**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.60 AC**  
 Zoning: **C-M**  
 Parcel No: **36-41031**  
 Parking: **112 free Surface Spaces are available**  
**Ratio of 7.81/1,000 SF**

**Lease**

Total Available: **1,500 SF**  
 Smallest Space: **1,500 SF**  
 Max Contig: **1,500 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$15.00**  
 Expenses: **2013 Tax @ \$1.63/sf**

**Presented By**

JA Morrin Construction LLC  
 Tolson Enterprises, Inc. / Aaron Wiens (419) 843-6015

**Amenities**

Air Conditioning, Dedicated Turn Lane, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	\$15.00/nnn	01/2016	1-5 yrs	Direct

*Tolson Enterprises, Inc. / Aaron Wiens (419) 843-6015*

**Building Notes**

Longbow Plaza is located in Arrowhead Park just off I-475/US 23. Excellent exposure and easy access. Quasi office/retail space.

**RETAIL**

**FOR LEASE**

**Maumee Marketplace  
2000 Dussel Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **18,300 SF**  
 Typical Floor: **18,300 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1986**  
 % Leased: **86.9%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **4 AC**  
 Zoning: **C-2**  
 Parcel No: **36-48492**  
 Parking: **45 free Surface Spaces are available  
Ratio of 4.24/1,000 SF**

**Lease**

Total Available: **2,400 SF**  
 Smallest Space: **1,200 SF**  
 Max Contig: **2,400 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$10.00**  
 Expenses: **2013 Tax @ \$1.56/sf**

**Presented By**

Reichle | Klein Group / Ryan Miller (419) 794-3961

**Amenities**

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>	1,200	2,400	2,400	\$10.00/mg	Vacant	2-5 yrs	Direct
P 1st <i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>	1,200	2,400	2,400	\$10.00/mg	Vacant	2-5 yrs	Direct

**RETAIL**

**FOR LEASE**

**Arrowhead Shops - Arrowhead Commons**  
**300-342 W Dussel Dr**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **33,211 SF**  
 Typical Floor: **34,422 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1986**  
 % Leased: **92.5%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **4.15 AC**  
 Zoning: **CM**  
 Parcel No: **36-40777**  
 Parking: **180 free Surface Spaces are available**  
**Ratio of 5.42/1,000 SF**

**Lease**

Total Available: **3,940 SF**  
 Smallest Space: **1,440 SF**  
 Max Contig: **2,500 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$13.00-\$14.00**  
 Expenses: **2013 Tax @ \$2.37/sf, 2012 Est Tax @ \$2.30/sf; 2010 Ops @ \$2.66/sf, 2012 Est Ops @ \$2.66/sf**

**Presented By**

Tomahawk Development / George Lathrop (419) 893-0334

**Amenities**

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 326	2,500	2,500	2,500	\$13.00/nnn	Vacant	1-3 yrs	Direct
<i>Tomahawk Development / George Lathrop (419) 893-0334</i>							
P 1st / Suite 340	1,440	1,440	1,440	\$14.00/nnn	Negotiable	1-3 yrs	Direct
<i>Tomahawk Development / George Lathrop (419) 893-0334</i>							

**INDUSTRIAL**

**FOR LEASE**

**380 W Dussel Dr  
Maumee, OH 43537**



**Lease**

Total Available: **12,500 SF**  
 Warehouse Avail: **0 SF**  
 Office Avail: **12,500 SF**  
 CAM: -  
 Smallest Space: **12,500 SF**  
 Max Contig: **12,500 SF**  
 Space Use: **Office**  
 Rent/SF/yr: **\$7.00**  
 Expenses: **2013 Tax @ \$1.37/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>12'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: <b>400a/240v 3p</b>
RBA: <b>19,220 SF</b>	Drive Ins: <b>2 - 12'0"w x 14'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>19,220 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1984</b>	Rail Spots: <b>None</b>	Land Area: <b>1.87 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.24</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>3 ext</b>	Levelators: <b>3 ext</b>
Owner Type: -	Utilities: -	
Zoning: <b>IL, Maumee</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>36-40765</b>	Parking: <b>38 free Surface Spaces are available</b>	
	<b>Ratio of 1.98/1,000 SF</b>	

**Presented By**

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,500	12,500	\$7.00/nnn	30 Days	Negotiable	Direct

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

**Building Notes**

Located in Arrowhead Park along a highly exposed Dussel Drive. Immediate access to I-475/US-23 and Ohio Turnpike (I-80/90). All amenities within minutes including hotels and restaurants.



**INDUSTRIAL**

**FOR LEASE**

**Suffolk Square II & III  
412-434 W Dussel Dr  
Maumee, OH 43537**



**Lease**

Total Available: **4,980 SF**  
 Warehouse Avail: **4,980 SF/2,980 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **4,980 SF**  
 Max Contig: **4,980 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$5.50**  
 Expenses: **2013 Tax @ \$1.39/sf, 2005 Est Tax @ \$3.65/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>19'0"</b>	Stories: <b>1</b>
SubType: <b>Showroom</b>	Column Spacing: <b>40'w x 40'd</b>	Power: <b>-</b>
RBA: <b>55,100 SF</b>	Drive Ins: <b>4 - 12'0"w x 14'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>55,100 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1985</b>	Rail Spots: <b>None</b>	Land Area: <b>6.22 AC</b>
% Leased: <b>91.0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.20</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>10 ext</b>	Levelators: <b>10 ext</b>
Owner Type: <b>Developer/Owner-RGNL</b>	Utilities: <b>Gas, Heating - Gas, Lighting - Fluorescent, Sewer</b>	
Zoning: <b>M-1</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40744</b>	Parking: <b>95 free Surface Spaces are available Ratio of 1.88/1,000 SF</b>	

**Presented By**

Tolson Enterprises, Inc. / Harvey A. Tolson (419) 843-6015

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	4,980/2,980 ofc	4,980	\$5.50/nnn	Vacant	Negotiable	Direct

Tolson Enterprises, Inc. / Harvey A. Tolson (419) 843-6015

**Building Notes**

Immediate access to I-475 and I-80/90 Turnpike. Excellent exposure on Dussel Drive.

**RETAIL**

**FOR LEASE**

**Suffolk Square I, II, III - Suffolk Square  
425-491 W Dussel Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **56,350 SF**  
 Typical Floor: **51,894 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2004**  
 % Leased: **86.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **9.43 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40609**  
 Parking: **308 free Surface Spaces are available  
Ratio of 7.45/1,000 SF**

**Lease**

Total Available: **9,229 SF**  
 Smallest Space: **1,287 SF**  
 Max Contig: **4,479 SF**  
 Space Use: **Industrial, Retail**  
 Rent/SF/Yr: **\$14.00**  
 Expenses: **2013 Tax @ \$1.23/sf; 2011 Ops @ \$2.40/sf**

**Presented By**

Tomahawk Development / George Lathrop (419) 893-0334

**Amenities**

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 429 <i>Tomahawk Development / George Lathrop (419) 893-0334</i>	1,500	1,500	1,500	\$14.00/nnn	Negotiable	Negotiable	Direct
P 1st / Suite 445 Retail <i>Tomahawk Development / George Lathrop (419) 893-0334</i>	4,479	4,479	4,479	\$14.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 445 Warehouse <i>Tomahawk Development / George Lathrop (419) 893-0334</i>	1,287	1,287	1,287	\$14.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 455 <i>Tomahawk Development / George Lathrop (419) 893-0334</i>	1,963	1,963	1,963	\$14.00/nnn	Vacant	1-5 yrs	Direct

**Building Notes**

New retail shopping center.  
 Located near Arrowhead Park's busiest intersection.

**Suffolk Square I, II, III - Suffolk Square**  
**-- cont'd**  
**425-491 W Dussel Dr**  
**Maumee, OH 43537**

**OFFICE**

**FOR LEASE**

**460 W Dussel Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **23,138 SF**  
 Typical Floor: **23,138 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **100%**  
 Owner Occupied: **Yes**  
 Owner Type: **-**  
 Tenancy: **Single Tenant**  
 Land Area: **5.18 AC**  
 Zoning: **M-1**  
 Parcel No: **36-40714**  
 Parking: **63 free Surface Spaces are available  
Ratio of 2.97/1,000 SF**

**Lease**

Total Available: **23,138 SF**  
 Smallest Space: **23,138 SF**  
 Max Contig: **23,138 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$18.50**  
 Expenses: **2013 Tax @ \$3.37/sf**

**Presented By**

Reichle | Klein Group / Jason Westendorf (419) 794-3957

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	23,138	23,138	23,138	\$18.50/mg	30 Days	Negotiable	Direct

Reichle | Klein Group / Jason Westendorf (419) 794-3957

**INDUSTRIAL**

**FOR SALE / FOR LEASE**

**809-821 Ford St  
Maumee, OH 43537**



**Lease**

Total Available: **10,880 SF**  
 Warehouse Avail: **10,880 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **10,880 SF**  
 Max Contig: **10,880 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$3.50**  
 Expenses: **2011 Tax @ \$0.14/sf, 2014 Est Tax @ \$0.58/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>8'0"</b>	Stories: <b>1</b>
SubType: <b>Manufacturing</b>	Column Spacing: <b>-</b>	Power: <b>400-600a/120-240v</b>
RBA: <b>10,880 SF</b>	Drive Ins: <b>4 - 12'0"w x 14'0"h</b>	Const Mat: <b>Steel</b>
Typical Floor: <b>10,880 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>290x183</b>
Year Built: <b>1972</b>	Rail Spots: <b>None</b>	Land Area: <b>1.23 AC</b>
% Leased: <b>0%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.20</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>2 ext</b>	Levelators: <b>1 ext</b>
Owner Type: <b>Individual</b>	Utilities: <b>Heating - Gas</b>	
Zoning: <b>General Industrial Dist.</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>36-04407</b>	Parking: <b>25 free Surface Spaces are available Ratio of 1.68/1,000 SF</b>	

**Features**

Signage

**Presented By**

Signature Associates / Robert P. Mack (419) 249-6301 / Megan Malczewski (419) 249-6314

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	10,880	10,880	\$3.50/nnn	Vacant	3 yrs	Direct

*Signature Associates / Robert P. Mack (419) 249-6301 / Megan Malczewski (419) 249-6314*

**RETAIL**

**FOR LEASE**

**825 Ford St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **14,075 SF**  
 Typical Floor: **14,075 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2004**  
 % Leased: **83.5%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.42 AC**  
 Zoning: **M-2**  
 Parcel No: **36-04380**  
 Parking: **33 free Surface Spaces are available  
Ratio of 2.65/1,000 SF**

**Lease**

Total Available: **2,320 SF**  
 Smallest Space: **2,320 SF**  
 Max Contig: **2,320 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.63/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Amenities**

Dedicated Turn Lane

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,320	2,320	2,320	Withheld	Vacant	Negotiable	Direct

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**RETAIL**

**FOR LEASE**

**Suffolk Square  
1470 Ford St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Neighborhood Center)**  
 Class: **Center**  
 RBA: **9,154 SF**  
 Typical Floor: **9,154 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2007**  
 % Leased: **61.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.36 AC**  
 Zoning: **CM**  
 Parcel No: **36-40600**  
 Parking: **55 free Surface Spaces are available  
Ratio of 6.00/1,000 SF**

**Lease**

Total Available: **3,540 SF**  
 Smallest Space: **1,670 SF**  
 Max Contig: **3,540 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$13.00**  
 Expenses: **2013 Tax @ \$3.73/sf; 2008 Ops @ \$3.50/sf**

**Presented By**

D. Stuart Love / Stuart D. Love (419) 351-5016

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B <i>D. Stuart Love / Stuart D. Love (419) 351-5016</i>	1,870	3,540	3,540	\$13.00/nnn	Vacant	1-5 yrs	New
P 1st / Suite C <i>D. Stuart Love / Stuart D. Love (419) 351-5016</i>	1,670	3,540	3,540	\$13.00/nnn	Vacant	1-5 yrs	New



**OFFICE**

**FOR SALE / FOR LEASE**

**Arrowhead Business Park  
1480 Ford St  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **32,991 SF**  
 Typical Floor: **32,991 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1985**  
 % Leased: **100%**  
 Owner Occupied: **Yes**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.85 AC**  
 Zoning: **M-1**  
 Parcel No: **36-40557**  
 Parking: **135 free Surface Spaces are available  
Ratio of 4.57/1,000 SF**

**Lease**

Total Available: **32,991 SF**  
 Smallest Space: **32,991 SF**  
 Max Contig: **32,991 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$13.50**  
 Expenses: **2011 Tax @ \$2.72/sf**

**Presented By**

Reichle | Klein Group / Jerry W. Malek (419) 794-3964 / Edward F. Coyle (419) 794-3953

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	32,991	32,991	32,991	\$13.50/nnn	30 Days	Negotiable	Direct

*Reichle | Klein Group / Jerry W. Malek (419) 794-3964 / Edward F. Coyle (419) 794-3953*

**RETAIL**

**FOR LEASE**

**Golden Gate Shopping Center - Golden Ga Plaza**  
**201-259 Golden Gate Plz**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **45,711 SF**  
 Typical Floor: **45,711 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1955**  
 % Leased: **69.7%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.01 AC**  
 Zoning: **C-1**  
 Parcel No: **36-14717**  
 Parking: **245 free Surface Spaces are available**  
**Ratio of 5.36/1,000 SF**

**Lease**

Total Available: **16,928 SF**  
 Smallest Space: **1,603 SF**  
 Max Contig: **4,500 SF**  
 Space Use: **Industrial, Retail**  
 Rent/SF/Yr: **\$4.00-\$16.00**  
 Expenses: **2012 Tax @ \$0.48/sf, 2013 Est Tax @ \$0.50/sf**

**Presented By**

Signature Associates / Mark Zyndorf (419) 249-6312 / Tanya Pipatjarasgit (419) 249-6321

**Amenities**

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 201 <i>Signature Associates / Mark Zyndorf (419) 249-6312</i>	3,075	3,075	3,075	\$4.00/nnn	30 Days	Negotiable	Direct
P 1st / Suite 213 <i>Signature Associates / Mark Zyndorf (419) 249-6312</i>	1,603	1,603	1,603	\$16.00/nnn	Vacant	36 mnths	Direct
P 1st / Suite 217 <i>Signature Associates / Tanya Pipatjarasgit (419) 249-6321 / Mark Zyndorf (419) 249-6312</i>	4,500	4,500	4,500	\$10.00/nnn	Vacant	3 yrs	Direct
P 1st / Suite 223 <i>Signature Associates / Tanya Pipatjarasgit (419) 249-6321 / Mark Zyndorf (419) 249-6312</i>	4,000	4,000	4,000	\$10.00/nnn	Vacant	3 yrs	Direct
P 1st / Suite 229 <i>Signature Associates / Tanya Pipatjarasgit (419) 249-6321 / Mark Zyndorf (419) 249-6312</i>	3,750	3,750	3,750	\$10.00/nnn	Vacant	3 yrs	Direct

**Building Notes**

\* Major tenants: Payless Shoes, The Pharm, Marco's Pizza, Family Dollar, Subway, China House, El Salto Mexican Restaurant.

**Golden Gate Shopping Center - Golden  
Gate Plaza  
-- cont'd  
201-259 Golden Gate Plz  
Maumee, OH 43537**

**INDUSTRIAL**

**FOR LEASE**

**1445 Holland Rd  
Maumee, OH 43537**



**Lease**

Total Available: **50,000 SF**  
 Warehouse Avail: **50,000 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **30,000 SF**  
 Max Contig: **50,000 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$3.70**  
 Expenses: **2013 Tax @ \$0.45/sf; 2009 Ops @ \$0.11/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>23'0"</b>	Stories: <b>1</b>
SubType: <b>Distribution</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>110,000 SF</b>	Drive Ins: <b>1 - 12'0"w x 14'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>110,000 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Wet</b>
Building Status: <b>Existing</b>	Rail Line: <b>Norfolk Southern</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1977</b>	Rail Spots: <b>-</b>	Land Area: <b>5.19 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.49</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>19 ext</b>	Levelators: <b>14 ext</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>M-1</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40794</b>	Parking: <b>35 free Surface Spaces are available Ratio of 0.19/1,000 SF</b>	

**Presented By**

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	50,000 div	50,000	\$3.70/nnn	Negotiable	Negotiable	Direct

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

**RETAIL**

**FOR LEASE**

**1500 Holland Rd  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **12,993 SF**  
 Typical Floor: **9,493 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1987**  
 % Leased: **43.8%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2 AC**  
 Zoning: **C-2**  
 Parcel No: **36-00587**  
 Parking: **200 free Surface Spaces are available**

**Lease**

Total Available: **7,300 SF**  
 Smallest Space: **1,000 SF**  
 Max Contig: **4,000 SF**  
 Space Use: **Off/Ret, Office**  
 Rent/SF/Yr: **\$12.00-\$15.00**  
 Expenses: **2013 Tax @ \$2.09/sf, 2012 Est Tax @ \$3.60/sf**

**Presented By**

Banker Wade / Wade Banker (601) 874-4690

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Banker Wade / Wade Banker (601) 874-4690</i>	1,000 - 4,000	4,000	4,000	\$15.00/nnn	Vacant	3-5 yrs	New
P 2nd <i>Banker Wade / Wade Banker (601) 874-4690</i>	1,000 - 3,300	3,300	3,300	\$12.00/nnn	Vacant	3-5 yrs	New

**Building Notes**

Highly visible freestanding closed restaurant building with easy egress and ingress. Nearby restaurants include Outback Steakhouse, Carrabba's Italian Grill, Panera Bread, Cracker Barrel, Smokey Bones and Max & Irma's. Second floor consists of 3,692 square feet of office space. Great building for urgent care, medical, dental or general office use.

Dussel Drive

1500 Holland Rd  
-- cont'd  
Maumee, OH 43537

**FLEX**

**FOR LEASE**

**Indian Oak**  
**1545 Holland Rd**  
**Maumee, OH 43537**



**Lease**

Total Available: **15,600 SF**  
 Warehouse Avail: **15,600 SF/1,800 ofc**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **1,800 SF**  
 Max Contig: **3,600 SF**  
 Space Use: **Flex**  
 Rent/SF/yr: **\$4.75-\$6.00**  
 Expenses: **2013 Tax @ \$0.77/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: <b>14'0"</b>	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: <b>-</b>	Power: <b>200a</b>
RBA: <b>54,000 SF</b>	Drive Ins: <b>16 - 12'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>54,000 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1978</b>	Rail Spots: <b>None</b>	Land Area: <b>4.11 AC</b>
% Leased: <b>77.8%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.30</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>3 ext</b>	Levelators: <b>3 ext</b>
Owner Type: <b>-</b>	Utilities: <b>Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City</b>	
Zoning: <b>Controlled Ind. District</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40401</b>	Parking: <b>59 free Surface Spaces are available Ratio of 1.15/1,000 SF</b>	

**Features**

Air Conditioning, Security System, Signage

**Presented By**

Reichle | Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite F	1,800	1,800	\$5.00/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964</i>						
P 1st / Suite G	1,800	1,800	\$6.00/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951</i>						
P 1st / Suite H	3,600/1,800 ofc	3,600	\$4.75/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951</i>						
P 1st / Suite K	3,000	3,000	\$5.00/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951</i>						
P 1st / Suite R&S	3,600	3,600	\$5.00/nnn	30 Days	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951</i>						
P 1st / Suite T	1,800	1,800	\$5.00/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Jerry W. Malek (419) 794-3964 / Joseph Belinske (419) 794-3951</i>						

**Building Notes**

Located in the Arrowhead Business Park.



**Indian Oak  
-- cont'd  
1545 Holland Rd  
Maumee, OH 43537**

**INDUSTRIAL****FOR LEASE**

**1602-1646 Holland Rd  
Maumee, OH 43537**

**Lease**

Total Available: **12,355 SF**  
 Warehouse Avail: **12,355 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **5,000 SF**  
 Max Contig: **12,355 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **\$3.25**  
 Expenses: **2011 Tax @ \$0.92/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>24'8"-26'0"</b>	Stories: <b>1</b>
SubType: <b>Distribution</b>	Column Spacing: <b>50'w x 50'd</b>	Power: <b>2400a/277-480v 3p/4w</b>
RBA: <b>126,000 SF</b>	Drive Ins: <b>6 - 12'0"w x 14'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>112,973 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Wet</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1999</b>	Rail Spots: <b>None</b>	Land Area: <b>8 AC</b>
% Leased: <b>90.2%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.36</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>24 ext</b>	Levelators: <b>12 ext</b>
Owner Type: <b>Individual</b>	Utilities: <b>Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City</b>	
Zoning: <b>CM</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-00638</b>	Parking: <b>58 free Surface Spaces are available</b>	

**Features**

Abatement Zone, Skylights

**Presented By**

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,355 div	12,355	\$3.25/nnn	Vacant	3 yrs	Direct

Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

**Building Notes**

Immediate access to I-475/I-80/90. Site entrance has one entrance and two exit lanes at a signaled intersection. Exterior building lights. Fully air-conditioned warehouse.

**OFFICE**

**FOR LEASE**

**Building B - Arrowhead Commons  
1605-1615 Holland Rd  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **6,300 SF**  
 Typical Floor: **6,300 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **40.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.27 AC**  
 Zoning: **C-M (M-1)**  
 Parcel No: **36-40906, 36-40907, 36-40908, 36-40909, 36-40910**  
 Parking: **80 free Surface Spaces are available  
Ratio of 5.94/1,000 SF**

**Lease**

Total Available: **3,780 SF**  
 Smallest Space: **1,260 SF**  
 Max Contig: **3,780 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$11.43**  
 Expenses: **2012 Tax @ \$0.54/sf; 2010 Ops @ \$0.29/sf**

**Presented By**

Reichle | Klein Group / Ryan Miller (419) 794-3961

**Amenities**

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B-3 <i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>	1,260	3,780	3,780	No	\$11.43/mg	Vacant	Negotiable	Direct
P 1st / Suite B-4 <i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>	1,260	3,780	3,780	No	\$11.43/mg	Vacant	Negotiable	Direct
P 1st / Suite B-5 <i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>	1,260	3,780	3,780	No	\$11.43/mg	Vacant	Negotiable	Direct

**OFFICE**

**FOR LEASE**

**Vista Professional Center  
1655-1657 Holland Rd  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **28,000 SF**  
 Typical Floor: **28,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1990**  
 % Leased: **71.2%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.56 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40824**  
 Parking: **160 free Surface Spaces are available  
Ratio of 6.01/1,000 SF**

**Lease**

Total Available: **8,058 SF**  
 Smallest Space: **6,500 SF**  
 Max Contig: **8,058 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$14.50**  
 Expenses: **2011 Tax @ \$2.15/sf**

**Presented By**

JMS Real Estate Industries  
 JMS Real Estate Services, LLC / Jeremy Miller (419) 843-4988 x102

**Amenities**

Air Conditioning, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1655F	6,500 - 8,058	8,058	8,058	\$14.50/nnn	Vacant	Negotiable	Direct

*JMS Real Estate Services, LLC / Jeremy Miller (419) 843-4988 x102*

**OFFICE**

**FOR LEASE**

**St. George Professional Building**  
**1661 Holland Rd**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **C**  
 RBA: **16,236 SF**  
 Typical Floor: **16,236 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1987**  
 % Leased: **88.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.31 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40825**  
 Parking: **112 free Surface Spaces are available**  
**Ratio of 5.40/1,000 SF**

**Lease**

Total Available: **1,895 SF**  
 Smallest Space: **1,895 SF**  
 Max Contig: **1,895 SF**  
 Space Use: **Medical**  
 Rent/SF/Yr: **\$20.00**  
 Expenses: **2013 Tax @ \$3.25/sf**

**Presented By**

Signature Associates / Megan Malczewski (419) 249-6314  
 KMP Management Group, LLC / Irene Jacob (419) 794-1347

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,895	1,895	1,895	\$20.00/+char	Vacant	2 yrs	Direct

*KMP Management Group, LLC / Irene Jacob (419) 794-1347*

**Building Notes**

Currently occupied by ProMedica. Class A medical building. Available Fall 2004. Seller to lease back approximately 1,623 SF until Summer 2005. Building can be expanded. Lawn sprinkler system.

**RETAIL**

**FOR LEASE**

**Illinois Crossings**  
**406-412 Illinois Ave**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **12,000 SF**  
 Typical Floor: **12,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2005**  
 % Leased: **83.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.61 AC**  
 Zoning: **-**  
 Parcel No: **36-04371**  
 Parking: **20 free Surface Spaces are available**  
**Ratio of 1.67/1,000 SF**

**Lease**

Total Available: **2,000 SF**  
 Smallest Space: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$9.00**  
 Expenses: **2013 Tax @ \$1.34/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Amenities**

Dedicated Turn Lane

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 408	2,000	2,000	2,000	\$9.00/nnn	Vacant	Negotiable	Direct

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Building Notes**

New construction, built in spring 2005. Multi-flex building, bay size 2,000 square feet. Overhead doors. Located on Illinois Ave. and Kingsbury, near the Andersons. 90% occupied.

**RETAIL**

**FOR SALE / FOR LEASE**

**438 Illinois Ave  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Auto Repair**  
 Class: **-**  
 RBA: **4,100 SF**  
 Typical Floor: **4,100 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2005**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Single Tenant**  
 Land Area: **2 AC**  
 Zoning: **M-2**  
 Parcel No: **36-04367**  
 Parking: **10 free Surface Spaces are available  
Ratio of 1.00/1,000 SF**

**Lease**

Total Available: **4,100 SF**  
 Smallest Space: **4,100 SF**  
 Max Contig: **4,100 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$8.78**  
 Expenses: **2013 Tax @ \$1.18/sf**

**Presented By**

Reichle | Klein Group / Pete Shawaker (419) 794-3969 / Chaz Madrid (419) 861-1113

**Amenities**

Dedicated Turn Lane

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,100	4,100	4,100	\$8.78/nnn	Vacant	Negotiable	Direct

Reichle | Klein Group / Pete Shawaker (419) 794-3969 / Chaz Madrid (419) 861-1113



**INDUSTRIAL**

**FOR LEASE**

**720 Illinois Ave  
Maumee, OH 43537**



**Lease**

Total Available: **6,000 SF**  
 Warehouse Avail: **2,940 SF**  
 Office Avail: **3,060 SF**  
 CAM: -  
 Smallest Space: **2,940 SF**  
 Max Contig: **3,060 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$4.50**  
 Expenses: **2013 Tax @ \$0.51/sf; 2010 Ops @ \$0.65/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>12'0"-16'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: -	Power: -
RBA: <b>36,726 SF</b>	Drive Ins: <b>16 - 12'0"w x 14'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>34,889 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1968</b>	Rail Spots: <b>None</b>	Land Area: <b>2.82 AC</b>
% Leased: <b>92.0%</b>	Cross Docks: -	Building FAR: <b>0.30</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: <b>Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City</b>	
Zoning: <b>M-1</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-00675</b>	Parking: <b>89 free Surface Spaces are available Ratio of 2.72/1,000 SF</b>	

**Presented By**

Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite D	2,940	2,940	\$4.50/mg	Vacant	3 yrs	Direct
<i>Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325</i>						
P 1st / Suite N	3,060	3,060	\$4.50/+util	Negotiable	3-5 yrs	Direct
<i>Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325</i>						

**Building Notes**

Yard storage available. Near Arrowhead Park. 3-phase power available.

**OFFICE**

**FOR LEASE**

**Warnock Place  
959 Illinois Ave  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 SubType: **Office Live/Work Unit**  
 Class: **C**  
 RBA: **14,848 SF**  
 Typical Floor: **5,129 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **2004**  
 % Leased: **62.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **5 AC**  
 Zoning: **C-2**  
 Parcel No: **36-80177**  
 Parking: **74 free Surface Spaces are available  
Ratio of 5.00/1,000 SF**

**Lease**

Total Available: **5,650 SF**  
 Smallest Space: **1,425 SF**  
 Max Contig: **4,225 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$14.00**  
 Expenses: **2013 Tax @ \$2.37/sf**

**Presented By**

Reichle | Klein Group / Jason Westendorf (419) 794-3957

**Amenities**

On Site Management

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E BSMT	4,225	4,225	4,225	\$14.00/nnn	Vacant	Negotiable	New
<i>Reichle   Klein Group / Jason Westendorf (419) 794-3957</i>							
P 2nd	1,425	1,425	1,425	\$14.00/nnn	Vacant	Negotiable	New
<i>Reichle   Klein Group / Jason Westendorf (419) 794-3957</i>							

**Building Notes**

On Illinois Avenue by Ford Street in Maumee, Ohio

**IPS Business Center  
1650 Indian Wood Cir  
Maumee, OH 43537**



**Lease**

Total Available: **17,818 SF**  
 Flex Avail: **17,818 SF**  
 Office Avail: **0 SF**  
 CAM: **\$2.65**  
 Smallest Space: **7,519 SF**  
 Max Contig: **10,299 SF**  
 Space Use: **Flex**  
 Rent/SF/yr: **\$6.50**  
 Expenses: **2013 Tax @ \$2.17/sf, 2011 Est Tax @ \$1.88/sf; 2010 Ops @ \$1.51/sf, 2011 Est Ops @ \$1.51/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: <b>8'0"-16'0"</b>	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>34,034 SF</b>	Drive Ins: <b>6 - 12'0"w x 14'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>34,034 SF</b>	Crane: <b>None</b>	Sprinkler: <b>Wet</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>372x518</b>
Year Built: <b>1991</b>	Rail Spots: <b>None</b>	Land Area: <b>2.83 AC</b>
% Leased: <b>47.7%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.28</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City</b>	
Zoning: <b>C-M</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40830</b>	Parking: <b>78 free Surface Spaces are available Ratio of 2.35/1,000 SF</b>	

**Features**

Air Conditioning, Security System, Signage

**Presented By**

Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 200	10,299	10,299	\$6.50/nnn	Vacant	3 yrs	Direct
<i>Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325</i>						
P 1st / Suite 850	7,519	7,519	\$6.50/nnn	Vacant	3 yrs	Direct
<i>Signature Associates / Ken Marciniak (419) 249-6302 / Craig M. Herschel (419) 249-6325</i>						

**Building Notes**

- Arrowhead Park flex space.
- Landlord will create additional warehouse space if needed.
- Immediate access to I-80/90 and I-475/23.
- Very competitive rate.

RE Tax Year: 2007  
 Total Annual Taxes: \$58,076.86  
 Tax District: Maumee CSD

**IPS Business Center  
-- cont'd  
1650 Indian Wood Cir  
Maumee, OH 43537**

**OFFICE**

**FOR LEASE**

**Huntington Insurance  
1695 Indian Wood Cir  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **50,752 SF**  
 Typical Floor: **25,276 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1987**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **4.65 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40856**  
 Parking: **215 free Surface Spaces are available  
Ratio of 3.91/1,000 SF**

**Lease**

Total Available: **12,030 SF**  
 Smallest Space: **5,000 SF**  
 Max Contig: **12,030 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$20.50**  
 Expenses: **2013 Tax @ \$1.92/sf**

**Presented By**

Reichle | Klein Group / Michael Poulos (419) 794-1133

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 116	5,000 - 12,030	12,030	12,030	\$20.50/fs	30 Days	3 yrs	Direct

*Reichle | Klein Group / Michael Poulos (419) 794-1133*

**Building Notes**

Class A office building. One of the nicest buildings in Arrowhead Park.

Fire Sprinklers: Yes  
 Year Constructed/Renovated: 1987  
 Condition: Excellent  
 Zoning: C-M  
 Lot Dimensions: Irregular  
 Site Plan Available: Yes  
 Exterior Walls: Wood Siding  
 Structural System: Steel  
 Roof: Flat Rubber  
 Floors: Concrete on Steel  
 Floor Coverings: Carpet/Tile  
 Ceiling Height: 8.5'  
 Heating System: 1,800,000 Boiler  
 Fuel: Gas  
 Air Conditioning: 2 Roof Units

**Huntington Insurance**  
**-- cont'd**  
**1695 Indian Wood Cir**  
**Maumee, OH 43537**

Restrooms: 4  
Type of Street: 2 Lane Paved  
Public Transportation: Yes  
Curb Cuts: 2  
Special Features: Newer lobby and landscaping.  
Tax District: 36  
Parcel Number: 40856  
Per 1/2 Year: \$80,082  
Vacant/Occupied: Vacant  
Other Tenants in Building: Sky Insurance; CB Richard Ellis, Reichle Klein; IBM.  
Lease Remarks: Great opportunity for a large tenant who needs short term space.  
Elevator: 1  
Capacity: N/A  
Basement: No  
Security System: Yes  
Telephone Service: Ameritech  
Overhead Door: No  
Overhead Door Height: N/A  
Interior Signage: Yes  
Exterior Signage: No

Auction.com presents on behalf of a large national financial institution the unique opportunity for qualified parties to acquire a three-building class A multi-tenant office portfolio containing a combined 116484 net rentable square feet located in Maumee (Toledo) Ohio. Centrally located at the intersection of the 90-freeway and 475-freeway the complex has been kept in excellent condition. Demand for high-quality office space in the area continues to be strong with little new product coming on line in the near future.

Starting bid \$1,000,000

Auction date 4/26/2011

**OFFICE**

**FOR LEASE**

**Building A**  
**1705 Indian Wood Cir**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **33,765 SF**  
 Typical Floor: **16,782 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1986**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **8.28 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40855**  
 Parking: **272 free Surface Spaces are available**  
**Ratio of 7.28/1,000 SF**

**Lease**

Total Available: **9,908 SF**  
 Smallest Space: **2,090 SF**  
 Max Contig: **7,818 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$20.50**  
 Expenses: **2013 Tax @ \$1.97/sf**

**Presented By**

Reichle | Klein Group / Michael Poulos (419) 794-1133

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	2,090	2,090	2,090	\$20.50/fs	30 Days	Negotiable	Direct
<i>Reichle   Klein Group / Michael Poulos (419) 794-1133</i>							
P 2nd / Suite 200	7,818	7,818	7,818	\$20.50/fs	30 Days	Negotiable	Direct
<i>Reichle   Klein Group / Michael Poulos (419) 794-1133</i>							

**OFFICE**

**FOR LEASE**

**Building B - Arrowhead Portfolio**  
**1715 Indian Wood Cir**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **33,905 SF**  
 Typical Floor: **16,952 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1986**  
 % Leased: **49.8%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **12.93 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40853**  
 Parking: **272 free Surface Spaces are available**  
**Ratio of 7.22/1,000 SF**

**Lease**

Total Available: **22,021 SF**  
 Smallest Space: **100 SF**  
 Max Contig: **17,021 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$20.50**  
 Expenses: **2013 Tax @ \$1.99/sf**

**Presented By**

Reichle | Klein Group / Michael Poulos (419) 794-1133

**Amenities**

Atrium, Balcony, Conferencing Facility, Courtyard, On Site Management, Pond/Pool

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 200	17,021	17,021	17,021	\$20.50/fs	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Michael Poulos (419) 794-1133</i>							
P 2nd / Suite 200	100 - 5,000	5,000	5,000	Withheld	30 Days	TBD	Sublet
<i>Regus / Sara Baer (248) 348-5767 / Denise Quince (419) 897-0404 / Sara Parker (855) 734-8799</i>							

**Building Notes**

Direct access to Interstate Highway 80. One mile south of Hwy 23, seven miles from Toledo express airport and 12 miles from Toledo Business District.



**Arrocorp IV - Arrowhead Corporate Center  
1718 Indian Wood Cir  
Maumee, OH 43537**



**Lease**

Total Available: **3,200 SF**  
 Flex Avail: **3,200 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **3,200 SF**  
 Max Contig: **3,200 SF**  
 Space Use: **Flex**  
 Rent/SF/yr: **\$8.00**  
 Expenses: **2011 Tax @ \$4.72/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: <b>-</b>	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>22,640 SF</b>	Drive Ins: <b>8 - 12'0" w x 14'0" h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>22,640 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1993</b>	Rail Spots: <b>None</b>	Land Area: <b>1.25 AC</b>
% Leased: <b>85.9%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.42</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>-</b>	
Zoning: <b>Commercial</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40831, 36-40838</b>	Parking: <b>60 free Surface Spaces are available Ratio of 2.65/1,000 SF</b>	

**Features**

Signage

**Presented By**

Tomahawk Development / Mark Rasmus (419) 893-0334 / George Lathrop (419) 893-0334

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite D	3,200	3,200	\$8.00/nnn	Vacant	Negotiable	Direct

*Tomahawk Development / George Lathrop (419) 893-0334*

**Arrocorp I - Arrowhead Corporate Center  
1720 Indian Wood Cir  
Maumee, OH 43537**



**Lease**

Total Available: **9,765 SF**  
 Flex Avail: **6,699 SF**  
 Office Avail: **3,066 SF**  
 CAM: **\$1.15**  
 Smallest Space: **3,066 SF**  
 Max Contig: **6,699 SF**  
 Space Use: **Flex, Office**  
 Rent/SF/yr: **\$8.00**  
 Expenses: **2011 Tax @ \$2.05/sf; 2011 Ops @ \$1.31/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: -	Power: -
RBA: <b>29,120 SF</b>	Drive Ins: <b>4 - 12'0" w x 14'0" h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>29,120 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1988</b>	Rail Spots: <b>None</b>	Land Area: <b>2.84 AC</b>
% Leased: <b>66.5%</b>	Cross Docks: -	Building FAR: <b>0.24</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: <b>Gas, Sewer - City, Water - City</b>	
Zoning: <b>Commercial</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40838</b>	Parking: <b>66 free Surface Spaces are available Ratio of 2.27/1,000 SF</b>	

**Features**

Air Conditioning

**Presented By**

Tomahawk Development / George Lathrop (419) 893-0334

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P GRND / Suite B	3,066	3,066	\$8.00/nnn	Vacant	Negotiable	Direct
<i>Tomahawk Development / George Lathrop (419) 893-0334</i>						
P GRND / Suite I	6,699	6,699	\$8.00/nnn	Vacant	Negotiable	Direct
<i>Tomahawk Development / George Lathrop (419) 893-0334</i>						

**Arrocorp II - Arrowhead Corporate Center  
1722 Indian Wood Cir  
Maumee, OH 43537**



**Lease**

Total Available: **16,160 SF**  
 Flex Avail: **16,160 SF**  
 Office Avail: **0 SF**  
 CAM: **\$3.21**  
 Smallest Space: **16,160 SF**  
 Max Contig: **16,160 SF**  
 Space Use: **Flex**  
 Rent/SF/yr: **\$8.00**  
 Expenses: **2013 Tax @ \$1.87/sf; 2011 Ops @ \$1.26/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: -	Stories: <b>1</b>
SubType: <b>Light Manufacturing</b>	Column Spacing: -	Power: -
RBA: <b>29,120 SF</b>	Drive Ins: <b>3 - 10'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>29,120 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: -	Lot Dimensions: -
Year Built: <b>1991</b>	Rail Spots: -	Land Area: <b>2.91 AC</b>
% Leased: <b>44.5%</b>	Cross Docks: -	Building FAR: <b>0.23</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: -	
Zoning: <b>CM</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40839</b>	Parking: <b>66 free Surface Spaces are available Ratio of 2.27/1,000 SF</b>	

**Presented By**

Tomahawk Development / George Lathrop (419) 893-0334

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P GRND / Suite A	16,160	16,160	\$8.00/nnn	Vacant	Negotiable	Direct

Tomahawk Development / George Lathrop (419) 893-0334

**1740 Indian Wood Cir  
Maumee, OH 43537**



**Lease**

Total Available: **62,390 SF**  
 Flex Avail: **36,390 SF**  
 Office Avail: **26,000 SF**  
 CAM: -  
 Smallest Space: **13,000 SF**  
 Max Contig: **26,000 SF**  
 Space Use: **Flex, Industrial, Office**  
 Rent/SF/yr: **\$4.00-\$10.00**  
 Expenses: **2013 Tax @ \$1.88/sf**

**Structure**

Building Type: <b>Class B Flex</b>	Ceiling Height: -	Stories: <b>2</b>
SubType: <b>R&amp;D</b>	Column Spacing: -	Power: -
RBA: <b>110,865 SF</b>	Drive Ins: <b>2 - 12'0" w x 14'0" h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>76,339 SF</b>	Crane: <b>None</b>	Sprinkler: -
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1999</b>	Rail Spots: <b>None</b>	Land Area: <b>9.09 AC</b>
% Leased: <b>83.9%</b>	Cross Docks: -	Building FAR: <b>0.28</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>2 ext</b>	Levelators: <b>2 ext</b>
Owner Type: <b>Developer/Owner-RGNL</b>	Utilities: -	
Zoning: <b>C-M</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>37-00602</b>	Parking: <b>948 free Surface Spaces are available Ratio of 6.21/1,000 SF</b>	

**Features**

Signage

**Presented By**

Tolson Enterprises, Inc. / Aaron Wiens (419) 843-6015  
 Reichle | Klein Group / Ronald J. Jurgenson (419) 794-3959

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	26,000 div	26,000	\$10.00/nnn	30 Days	1-5 yrs	Direct
<i>Tolson Enterprises, Inc. / Aaron Wiens (419) 843-6015</i>						
P 1st	17,890	17,890	\$7.50/nnn	Vacant	Negotiable	Direct
<i>Tolson Enterprises, Inc. / Aaron Wiens (419) 843-6015</i>						
P 2nd	18,500	18,500	\$4.00/nnn	30 Days	1-5 yrs	Direct
<i>Reichle   Klein Group / Ronald J. Jurgenson (419) 794-3959</i>						

**OFFICE**

**FOR LEASE**

**Woodside  
1745 Indian Wood Cir  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **42,000 SF**  
 Typical Floor: **21,000 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1988**  
 % Leased: **85.1%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.25 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40961, 37-00701**  
 Parking: **162 free Surface Spaces are available**  
**Free Covered Spaces**  
**Ratio of 4.55/1,000 SF**

**Lease**

Total Available: **10,440 SF**  
 Smallest Space: **1,188 SF**  
 Max Contig: **3,147 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$21.00**  
 Expenses: **2013 Tax @ \$2.04/sf**

**Presented By**

Reichle | Klein Group / John Sluhan (419) 794-3970 / Nancy S. Lehmann (419) 794-3963

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,188	1,188	1,188	\$21.00/fs	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Nancy S. Lehmann (419) 794-3963</i>							
P 1st	1,500	1,500	1,500	\$21.00/fs	Negotiable	Negotiable	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970</i>							
P 1st	2,670	2,670	2,670	\$21.00/fs	Negotiable	Negotiable	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970</i>							
P 2nd	3,147	3,147	3,147	\$21.00/fs	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Nancy S. Lehmann (419) 794-3963</i>							
P 2nd	1,935	1,935	1,935	\$21.00/fs	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Nancy S. Lehmann (419) 794-3963</i>							

**Building Notes**

Closest intersection is Woodlands Drive; located in Arrowhead Park in Maumee.

**Woodside**  
**-- cont'd**  
**1745 Indian Wood Cir**  
**Maumee, OH 43537**

**OFFICE**

**FOR LEASE**

**1787 Indian Wood Cir  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **C**  
 RBA: **11,816 SF**  
 Typical Floor: **11,816 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1987**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.70 AC**  
 Zoning: **Commercial Industrial**  
 Parcel No: **35-00481**  
 Parking: **63 free Surface Spaces are available**  
           **Ratio of 6.03/1,000 SF**

**Lease**

Total Available: **6,569 SF**  
 Smallest Space: **6,569 SF**  
 Max Contig: **6,569 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.40/sf**

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Amenities**

Air Conditioning, Security System

	Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st		6,569	6,569	6,569	Withheld	30 Days	36 mnths	Direct
JA Morrin Construction LLC / Corey Robertson (419) 865-3681								

**Building Notes**

Prime Arrowhead Park multi-use office location. Perfect for YMCA, recreational, medial, educational, or offices uses. Property includes therapy pool. Seller financing available.

**OFFICE**

**FOR SALE / FOR LEASE**

**1910 Indian Wood Cir  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 SubType: **Office Live/Work Unit**  
 Class: **C**  
 RBA: **19,944 SF**  
 Typical Floor: **19,944 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1979**  
 % Leased: **68.8%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.28 AC**  
 Zoning: **C-M**  
 Parcel No: **36-40537**  
 Parking: **50 free Surface Spaces are available  
Ratio of 2.51/1,000 SF**

**Lease**

Total Available: **13,720 SF**  
 Smallest Space: **6,220 SF**  
 Max Contig: **7,500 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$14.00**  
 Expenses: **2013 Tax @ \$2.08/sf, 2014 Est Tax  
@ \$2.12/sf; 2014 Ops @ \$2.61/sf**

**Presented By**

Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301

**Amenities**

Air Conditioning, Security System, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 501	6,220	6,220	6,220	\$14.00/fs	Vacant	1-3 yrs	Direct
<i>Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301</i>							
P 1st / Suite 701	7,500	7,500	7,500	\$14.00/fs	30 Days	1-3 yrs	Direct
<i>Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301</i>							

**Building Notes**

Located in the heart of Maumee in Arrowhead Park



**FLEX**

**FOR LEASE**

**1683 Lance Pointe Rd  
Maumee, OH 43537**



**Lease**

Total Available: **3,675 SF**  
 Warehouse Avail: **1,850 SF/900 ofc**  
 Office Avail: **1,825 SF**  
 CAM: -  
 Smallest Space: **600 SF**  
 Max Contig: **3,675 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$7.50-\$8.00**  
 Expenses: **2013 Tax @ \$1.40/sf**

**Structure**

Building Type: <b>Class C Flex</b>	Ceiling Height: <b>13'0"</b>	Stories: <b>1</b>
SubType: <b>R&amp;D</b>	Column Spacing: -	Power: <b>100a 3p</b>
RBA: <b>6,325 SF</b>	Drive Ins: <b>2 - 10'0"w x 12'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>6,325 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: -
Year Built: <b>1996</b>	Rail Spots: <b>None</b>	Land Area: <b>0.52 AC</b>
% Leased: <b>100%</b>	Cross Docks: -	Building FAR: <b>0.28</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: -	Utilities: <b>Lighting, Sewer, Water</b>	
Zoning: <b>C-2</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-27917</b>	Parking: <b>25 free Surface Spaces are available Ratio of 3.95/1,000 SF</b>	

**Features**

Banking, Restaurant, Signage

**Presented By**

Reichle | Klein Group / Ryan Miller (419) 794-3961

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 104	1,225	3,675	\$8.00/mg	Negotiable	3 yrs	Direct
<i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>						
P 1st / Suite 105	600	3,675	\$8.00/mg	Negotiable	3 yrs	Direct
<i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>						
P 1st / Suite 106	1,850/900 ofc	3,675	\$7.50/mg	Negotiable	3 yrs	Direct
<i>Reichle   Klein Group / Ryan Miller (419) 794-3961</i>						

**Building Notes**

Located immediately to the east of Arrowhead Park. Turnkey unit. Furniture included. The City of Maumee provides local incentives, such as the Job Creation and Retention Program to businesses wanting to locate within the city limits.

**Bldg A - The Shops at Fallen Timbers  
3100 Main St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **1,000,000 SF**  
 Typical Floor: **1,000,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2007**  
 % Leased: **98.6%**  
 Owner Occupied: **No**  
 Owner Type: **REIT**  
 Tenancy: **Multiple Tenant**  
 Land Area: **62.47 AC**  
 Zoning: **-**  
 Parcel No: **35-55561**  
 Parking: **Free Covered Spaces**  
**848 free Surface Spaces are available**

**Lease**

Total Available: **13,838 SF**  
 Smallest Space: **6,500 SF**  
 Max Contig: **7,338 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$0.14/sf**

**Presented By**

General Growth Properties, Inc.

**Amenities**

Freeway Visibility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110 <i>General Growth Properties, Inc.</i>	6,500	6,500	6,500	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 120 <i>General Growth Properties, Inc.</i>	7,338	7,338	7,338	Withheld	Vacant	Negotiable	Direct

**Building Notes**

The Shops at Fallen Timbers is an open-air lifestyle center with a streetscape design, overlooking a feature lake and boardwalk area.

The 1-million-square-foot shopping center is anchored by Dillard's, JCPenney, Barnes & Noble, and a 14-screen Showcase Cinema with stadium seating and the most advanced theater technologies in the Toledo area. P.F. Chang's China Bistro offers its patrons a contemporary dining experience, and future restaurants for 2008 include: O'Callaghan's Irish Pub, Red Robin, and Granite City Food & Brewery.

Main Street shopping, a future retail village, and the entertainment/dining district surrounding the feature lake plaza all come together to complement the vitality of Maumee, an established Midwestern community.

Come stroll around the lakeside boardwalk. Window shop along the Main Street. Experience The Shops at Fallen Timbers.

**Bldg A - The Shops at Fallen Timbers**  
**-- cont'd**  
**3100 Main St**  
**Maumee, OH 43537**

**RETAIL**

**FOR LEASE**

**Bldg N - The Shops at Fallen Timbers  
3100 Main St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **129,763 SF**  
 Typical Floor: **129,763 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2007**  
 % Leased: **94.0%**  
 Owner Occupied: **No**  
 Owner Type: **REIT**  
 Tenancy: **Multiple Tenant**  
 Land Area: **62.47 AC**  
 Zoning: **-**  
 Parcel No: **35-55561**  
 Parking: **586 free Surface Spaces are available  
Free Covered Spaces  
Ratio of 4.52/1,000 SF**

**Lease**

Total Available: **7,820 SF**  
 Smallest Space: **1,200 SF**  
 Max Contig: **7,820 SF**  
 Space Use: **Office, Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.10/sf**

**Presented By**

General Growth Properties, Inc. / Luke Kim (312) 960-6405 / Daniel Wolfson (312) 960-5940

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 525	2,650	7,820	7,820	Withheld	Vacant	Negotiable	Direct
<i>General Growth Properties, Inc. / Daniel Wolfson (312) 960-5940</i>							
P 1st / Suite 725	1,200 - 5,170	7,820	7,820	Withheld	Vacant	Negotiable	Direct
<i>General Growth Properties, Inc. / Daniel Wolfson (312) 960-5940</i>							

**RETAIL**

**FOR LEASE**

**T-Mobile - The Shops at Fallen Timbers  
3100 Main St  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **200 SF**  
 Typical Floor: **200 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2007**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **REIT**  
 Tenancy: **Single Tenant**  
 Land Area: **62.47 AC**  
 Zoning: **-**  
 Parcel No: **35-55561**  
 Parking: **18 free Surface Spaces are available**

**Lease**

Total Available: **200 SF**  
 Smallest Space: **200 SF**  
 Max Contig: **200 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2009 Tax @ \$702.90/sf**

**Presented By**

General Growth Properties, Inc. / Luke Kim (312) 960-6405 / Daniel Wolfson (312) 960-5940

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	200	200	200	Withheld	Vacant	Negotiable	Direct

*General Growth Properties, Inc. / Daniel Wolfson (312) 960-5940*

**RETAIL**

**FOR LEASE**

**Pharm - Parkway Plaza  
2509 Parkway Plz  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Neighborhood Center)**  
 Class: **C-1**  
 RBA: **37,371 SF**  
 Typical Floor: **37,371 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1955**  
 % Leased: **15.4%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **11.97 AC**  
 Zoning: **C-1**  
 Parcel No: **36-02201**  
 Parking: **714 free Surface Spaces are available**

**Lease**

Total Available: **31,621 SF**  
 Smallest Space: **1,621 SF**  
 Max Contig: **30,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$2.32/sf**

**Presented By**

Reichle | Klein Group / Duke Wheeler (419) 794-1121

**Amenities**

Bus Line, Dedicated Turn Lane, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2525	1,621	1,621	1,621	Withheld	Vacant	Negotiable	Direct
<i>Reichle   Klein Group / Duke Wheeler (419) 794-1121</i>							
P 1st / Suite 2527	30,000	30,000	30,000	Withheld	Vacant	Negotiable	Direct
<i>Reichle   Klein Group / Duke Wheeler (419) 794-1121</i>							

**Building Notes**

Established shopping center in high traffic area. Easily accessible to Anthony Wayne Trail and Detroit Ave.

**RETAIL**

**FOR LEASE**

**1412 Reynolds Rd  
Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **31,010 SF**  
 Typical Floor: **31,010 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1981**  
 % Leased: **61.5%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.90 AC**  
 Zoning: **C-1**  
 Parcel No: **36-81518**  
 Parking: **135 free Surface Spaces are available  
Ratio of 3.71/1,000 SF**

**Lease**

Total Available: **11,936 SF**  
 Smallest Space: **5,000 SF**  
 Max Contig: **11,936 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$9.00**  
 Expenses: **2011 Tax @ \$1.31/sf; 2013  
Combined Est Tax/Ops @ \$2.50/sf**

**Presented By**

Reichle | Klein Group / Duke Wheeler (419) 794-1121

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,000 - 11,936	11,936	11,936	\$9.00/nnn	Vacant	Negotiable	Direct

*Reichle | Klein Group / Duke Wheeler (419) 794-1121*

**Building Notes**

Great location for a school, catering hall, church, social or fraternal organization, or general office with small warehouse.

**RETAIL**

**FOR LEASE**

**Friendly's**  
**1502 Reynolds Rd**  
**Maumee, OH 43537**



**Structure**

Building Type: **Retail**  
 SubType: **Restaurant**  
 Class: **-**  
 RBA: **3,460 SF**  
 Typical Floor: **3,460 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1983**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **REIT**  
 Tenancy: **Single Tenant**  
 Land Area: **1.27 AC**  
 Zoning: **C-2**  
 Parcel No: **36-00311**  
 Parking: **59 Surface Spaces are available**  
**Ratio of 9.82/1,000 SF**

**Lease**

Total Available: **3,460 SF**  
 Smallest Space: **3,460 SF**  
 Max Contig: **3,460 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$4.61/sf**

**Presented By**

Kelly & Visconsi Associates / Christina Ross (216) 831-0300 X227

**Amenities**

Bus Line, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,460	3,460	3,460	Withheld	30 Days	Negotiable	Sublet

*Kelly & Visconsi Associates / Christina Ross (216) 831-0300 x227 / Tom Grasso (216) 831-0300 x231 / Sean Wall (216) 831-0300 x239*



**OFFICE**

**FOR LEASE**

**Charter One Bank Building**  
**1446 S Reynolds Rd**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **32,451 SF**  
 Typical Floor: **29,971 SF**  
 Stories: **3**  
 Building Status: **Existing**  
 Year Built: **1978**  
 % Leased: **79.2%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.16 AC**  
 Zoning: **C-2**  
 Parcel No: **36-00291**  
 Parking: **153 free Surface Spaces are available**  
**Ratio of 4.71/1,000 SF**

**Lease**

Total Available: **8,114 SF**  
 Smallest Space: **432 SF**  
 Max Contig: **3,477 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$10.33-\$13.50**  
 Expenses: **2013 Tax @ \$1.53/sf**

**Presented By**

Reichle | Klein Group / John Sluhan (419) 794-3970 / Jason Westendorf (419) 794-3957

**Amenities**

Banking, Bus Line, Day Care, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 215	920	920	920	\$10.33/mg	30 Days	1 yr	Direct
<i>Reichle   Klein Group / Jason Westendorf (419) 794-3957</i>							
P 3rd / Suite 302	432	432	432	\$13.50/mg	30 Days	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Jason Westendorf (419) 794-3957</i>							
P 3rd / Suite 303	975 - 3,477	3,477	3,477	\$13.50/mg	Vacant	Negotiable	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Jason Westendorf (419) 794-3957</i>							
P 3rd / Suite 308	1,330	1,330	1,330	\$13.50/mg	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Jason Westendorf (419) 794-3957</i>							
P 3rd / Suite 320	1,955	1,955	1,955	\$13.50/mg	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / John Sluhan (419) 794-3970 / Jason Westendorf (419) 794-3957</i>							

**Building Notes**

Professionally managed building in Maumee with excellent visibility and access to highways. Outstanding signage opportunity available on Reynolds and Dussel Drive. Close to numerous local amenities. Competitive rental rates. Suites range from 975 SF to 4,490 SF. Suite 100 has multiple entryways.

**Charter One Bank Building**  
**-- cont'd**  
**1446 S Reynolds Rd**  
**Maumee, OH 43537**

**OFFICE**

**FOR LEASE**

**2101-2103 River Rd  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **4,980 SF**  
 Typical Floor: **2,490 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1862**  
 % Leased: **83.9%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.20 AC**  
 Zoning: **C-1**  
 Parcel No: **36-18387**  
 Parking: **5 free Surface Spaces are available**  
**Ratio of 1.00/1,000 SF**

**Lease**

Total Available: **1,300 SF**  
 Smallest Space: **500 SF**  
 Max Contig: **800 SF**  
 Space Use: **Office, Retail**  
 Rent/SF/Yr: **\$8.40-\$9.75**  
 Expenses: **2011 Tax @ \$0.83/sf, 2011 Est Tax @ \$0.71/sf; 2011 Ops @ \$1.04/sf**

**Presented By**

Darah Investments Inc / Louis Darah (419) 476-9616

**Amenities**

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Darah Investments Inc / Louis Darah (419) 476-9616</i>	500	500	500	\$8.40/+util	Negotiable	Negotiable	Direct
P 1st <i>Darah Investments Inc / Louis Darah (419) 476-9616</i>	800	800	800	\$9.75/+util	Vacant	1-5 yrs	Direct

**INDUSTRIAL**

**FOR SALE / FOR LEASE**

**309 Sophia St  
Maumee, OH 43537**



**Lease**

Total Available: **4,000 SF**  
 Warehouse Avail: **2,800 SF/1,200 ofc**  
 Office Avail: **1,200 SF**  
 CAM: **-**  
 Smallest Space: **1,200 SF**  
 Max Contig: **4,000 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$6.00**  
 Expenses: **2013 Tax @ \$0.94/sf, 2014 Est Tax @ \$0.94/sf**

**Structure**

Building Type: <b>Class C Industrial</b>	Ceiling Height: <b>8'0"-22'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>200a</b>
RBA: <b>5,200 SF</b>	Drive Ins: <b>2 - 12'0" w x 14'0" h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>4,000 SF</b>	Crane: <b>None</b>	Sprinkler: <b>None</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>93x192</b>
Year Built: <b>2004</b>	Rail Spots: <b>None</b>	Land Area: <b>0.40 AC</b>
% Leased: <b>100%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.30</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Owner Type: <b>-</b>	Utilities: <b>Heating</b>	
Zoning: <b>Controlled Industrial</b>	Tenancy: <b>Single Tenant</b>	
Parcel No: <b>36-11141</b>	Parking: <b>8 free Surface Spaces are available Ratio of 0.39/1,000 SF</b>	

**Features**

Air Conditioning, Security System, Signage

**Presented By**

Signature Associates / Robert P. Mack (419) 249-6301 / Megan Malczewski (419) 249-6314

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,800/1,200 ofc	4,000	\$6.00/nnn	30 Days	3 yrs	Direct
<i>Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301</i>						
E MEZZ	1,200	4,000	\$6.00/nnn	Negotiable	3 yrs	Direct
<i>Signature Associates / Megan Malczewski (419) 249-6314 / Robert P. Mack (419) 249-6301</i>						

**SPECIALTY**

**FOR LEASE**

**525 W Sophia St  
Maumee, OH 43537**



**Structure**

Building Type: **Specialty**  
 SubType: **Self-Storage**  
 Class: **-**  
 RBA: **5,049 SF**  
 Typical Floor: **5,049 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1954**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.34 AC**  
 Zoning: **M-1**  
 Parcel No: **36-11885**  
 Parking: **28 free Surface Spaces are available  
Ratio of 5.54/1,000 SF**

**Lease**

Total Available: **5,049 SF**  
 Smallest Space: **5,049 SF**  
 Max Contig: **5,049 SF**  
 Space Use: **Industrial**  
 Rent/SF/Yr: **\$5.75**  
 Expenses: **2012 Tax @ \$0.58/sf, 2013 Est Tax  
@ \$0.60/sf**

**Presented By**

Hall-Toledo Inc. / Andrew Boesel (419) 893-4334  
 Reichle | Klein Group / Chaz Madrid (419) 861-1113

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	5,049	5,049	5,049	\$5.75/nnn	60 Days	3-5 yrs	Direct

Reichle | Klein Group / Chaz Madrid (419) 861-1113

**INDUSTRIAL**

**FOR LEASE**

**355 Tomahawk Dr  
Maumee, OH 43537**



**Lease**

Total Available: **6,400 SF**  
 Warehouse Avail: **6,400 SF**  
 Office Avail: **0 SF**  
 CAM: **-**  
 Smallest Space: **6,400 SF**  
 Max Contig: **6,400 SF**  
 Space Use: **Industrial**  
 Rent/SF/yr: **Withheld**  
 Expenses: **2011 Tax @ \$0.80/sf**

**Structure**

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>21'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>225a/277-480v 3p</b>
RBA: <b>83,200 SF</b>	Drive Ins: <b>6 - 12'0"w x 14'0"h</b>	Const Mat: <b>Masonry</b>
Typical Floor: <b>83,200 SF</b>	Crane: <b>None</b>	Sprinkler: <b>ESFR</b>
Building Status: <b>Existing</b>	Rail Line: <b>None</b>	Lot Dimensions: <b>-</b>
Year Built: <b>1978</b>	Rail Spots: <b>None</b>	Land Area: <b>5.75 AC</b>
% Leased: <b>92.3%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.33</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>8 ext</b>	Levelators: <b>5 ext</b>
Owner Type: <b>-</b>	Utilities: <b>Heating</b>	
Zoning: <b>M-1</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40418</b>	Parking: <b>105 free Surface Spaces are available Ratio of 1.26/1,000 SF</b>	

**Features**

Security System, Signage

**Presented By**

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,400	6,400	Withheld	Vacant	Negotiable	Direct

JA Morrin Construction LLC / Corey Robertson (419) 865-3681

**Building Notes**

Excellent location in Arrowhead Park close to US-23 and the Ohio Turnpike.

# INDUSTRIAL

# FOR LEASE

**Arrowhead Business Park**  
**363-425 Tomahawk Dr**  
**Maumee, OH 43537**



### Lease

Total Available: **25,170 SF**  
 Warehouse Avail: **22,350 SF/3,608 ofc**  
 Office Avail: **2,820 SF**  
 CAM: **\$1.91**  
 Smallest Space: **1,800 SF**  
 Max Contig: **7,200 SF**  
 Space Use: **Industrial, Office**  
 Rent/SF/yr: **\$4.75-\$6.75**  
 Expenses: **2013 Tax @ \$0.05/sf**

### Structure

Building Type: <b>Class B Industrial</b>	Ceiling Height: <b>16'0"-20'0"</b>	Stories: <b>1</b>
SubType: <b>Warehouse</b>	Column Spacing: <b>-</b>	Power: <b>-</b>
RBA: <b>92,038 SF</b>	Drive Ins: <b>8 - 12'0"w x 14'0"h</b>	Const Mat: <b>Reinforced Concrete</b>
Typical Floor: <b>92,038 SF</b>	Crane: <b>None</b>	Sprinkler: <b>-</b>
Building Status: <b>Existing</b>	Rail Line: <b>-</b>	Lot Dimensions: <b>60x120</b>
Year Built: <b>1983</b>	Rail Spots: <b>-</b>	Land Area: <b>7.13 AC</b>
% Leased: <b>80.9%</b>	Cross Docks: <b>-</b>	Building FAR: <b>0.30</b>
Owner Occupied: <b>No</b>	Loading Docks: <b>10 ext</b>	Levelators: <b>10 ext</b>
Owner Type: <b>-</b>	Utilities: <b>Gas - Natural, Heating - Gas, Lighting - Fluorescent</b>	
Zoning: <b>C-M</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel No: <b>36-40447</b>	Parking: <b>186 free Surface Spaces are available</b>	
		<b>Ratio of 2.02/1,000 SF</b>

### Features

Signage

### Presented By

Reichle | Klein Group / Greg Sullivan (419) 794-3972

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 373	3,960 div	3,960	\$4.75/nnn	Negotiable	Negotiable	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 391	7,200/1,000 ofc	7,200	\$4.75/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 403	2,820	2,820	\$6.75/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 405	1,800	1,800	\$4.75/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 407	1,800	1,800	\$6.50/nnn	Negotiable	Negotiable	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 409	3,990/1,708 ofc	3,990	\$6.50/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 423	1,800/900 ofc	1,800	\$6.25/nnn	Vacant	3-5 yrs	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						
P 1st / Suite 425	1,800	1,800	\$6.25/nnn	Negotiable	Negotiable	Direct
<i>Reichle   Klein Group / Greg Sullivan (419) 794-3972</i>						

### Building Notes

**Arrowhead Business Park**

**-- cont'd**

**363-425 Tomahawk Dr**

**Maumee, OH 43537**

Arrowhead Park - Tomahawk Drive at Indian Wood Circle



**OFFICE**

**FOR LEASE**

**Wayne Allen Building**  
**210-214 W Wayne St**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **11,936 SF**  
 Typical Floor: **11,936 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1942**  
 % Leased: **69.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.44 AC**  
 Zoning: **C-3 Uptown Commercial**  
 Parcel No: **36-07974, 36-07977**  
 Parking: **19 free Surface Spaces are available**  
**Ratio of 1.81/1,000 SF**

**Lease**

Total Available: **3,664 SF**  
 Smallest Space: **150 SF**  
 Max Contig: **3,514 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$6.32-\$18.00**  
 Expenses: **2013 Tax @ \$1.10/sf**

**Presented By**

Danberry Commercial / Brian Downey (419) 877-7777

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 212B	150	150	150	\$18.00/mg	Vacant	1 yr	Direct
<i>Danberry Commercial / Brian Downey (419) 877-7777</i>							
P 1st / Suite 6	1,884 - 3,514	3,514	3,514	\$6.32/mg	Vacant	1 yr	Direct
<i>Danberry Commercial / Brian Downey (419) 877-7777</i>							

**Building Notes**

Multi-tenant building in historic Uptown Maumee near many restaurants and businesses, including Maumee City Hall.

**OFFICE**

**FOR LEASE**

**219 W Wayne St  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **4,341 SF**  
 Typical Floor: **2,170 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1887**  
 % Leased: **77.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.27 AC**  
 Zoning: **C-3**  
 Parcel No: **36-08207**  
 Parking: **6 free Surface Spaces are available  
Ratio of 1.38/1,000 SF**

**Lease**

Total Available: **1,000 SF**  
 Smallest Space: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$0.85/sf**

**Presented By**

Rebecca Jaessing / Rebecca Jaessing (419) 897-0219

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,000	1,000	1,000	Withheld	Vacant	1 yr	Direct

*Rebecca Jaessing / Rebecca Jaessing (419) 897-0219*

**Building Notes**

This is a historical home and formerly a family residence.  
 The first floor consists of a Tea Room & Gift Shop.  
 The second floor has executive offices.

**OFFICE**

**FOR SALE / FOR LEASE**

**116 W William St  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **3,648 SF**  
 Typical Floor: **3,648 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1941**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Single Tenant**  
 Land Area: **0.16 AC**  
 Zoning: **C-3**  
 Parcel No: **36-07057**  
 Parking: **5 free Surface Spaces are available**  
**Ratio of 1.37/1,000 SF**

**Lease**

Total Available: **3,648 SF**  
 Smallest Space: **3,648 SF**  
 Max Contig: **3,648 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$12.50**  
 Expenses: **2014 Tax @ \$0.68/sf, 2012 Est Tax @ \$1.62/sf; 2012 Est Ops @ \$0.76/sf**

**Presented By**

Signature Associates / Megan Malczewski (419) 249-6314

**Amenities**

Air Conditioning, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,648	3,648	3,648	\$12.50/+util	30 Days	Negotiable	Direct
Signature Associates / Megan Malczewski (419) 249-6314							

**OFFICE**

**FOR LEASE**

**Oakwood Building  
1683 Woodlands Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **14,522 SF**  
 Typical Floor: **14,522 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1988**  
 % Leased: **37.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.61 AC**  
 Zoning: **C-M**  
 Parcel No: **35-00511**  
 Parking: **68 free Surface Spaces are available  
Ratio of 5.46/1,000 SF**

**Lease**

Total Available: **9,100 SF**  
 Smallest Space: **9,100 SF**  
 Max Contig: **9,100 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$12.50**  
 Expenses: **2013 Tax @ \$2.20/sf**

**Presented By**

Miller Diversified / Jerry Miller (419) 867-9119 X102 / Jerry Miller (419) 867-9119 x102

	<b>Floor</b>	<b>SF Avail</b>	<b>Floor Contig</b>	<b>Bldg Contig</b>	<b>Rent/SF/Yr + Svs</b>	<b>Occupancy</b>	<b>Term</b>	<b>Type</b>
P 1st		9,100	9,100	9,100	\$12.50/nnn	Vacant	3 yrs	Direct
<i>Miller Diversified / Jerry Miller (419) 867-9119 x102</i>								

**OFFICE**

**FOR LEASE**

**1684 Woodlands Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **A**  
 RBA: **70,431 SF**  
 Typical Floor: **70,431 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1989**  
 % Leased: **95.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **7.13 AC**  
 Zoning: **-**  
 Parcel No: **35-00471, 36-41011**  
 Parking: **486 free Surface Spaces are available**  
**Free Covered Spaces**  
**Ratio of 9.81/1,000 SF**

**Lease**

Total Available: **3,500 SF**  
 Smallest Space: **1,000 SF**  
 Max Contig: **2,500 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$18.00**  
 Expenses: **2013 Tax @ \$1.45/sf**

**Presented By**

DiSalle Real Estate / Bill Thees (419) 893-4415

**Amenities**

Fitness Center

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>DiSalle Real Estate / Bill Thees (419) 893-4415</i>	1,000	1,000	1,000	\$18.00/fs	Vacant	3-5 yrs	Direct
P 1st <i>DiSalle Real Estate / Bill Thees (419) 893-4415</i>	2,500	2,500	2,500	\$18.00/fs	Vacant	3-5 yrs	Direct

**Building Notes**

Park type setting in Arrowhead Park. One of the parks best buildings. Ample parking.

**OFFICE**

**FOR LEASE**

**LMG Bldg**  
**1700 Woodlands Dr**  
**Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **21,194 SF**  
 Typical Floor: **10,597 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1986**  
 % Leased: **55.7%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **4.95 AC**  
 Zoning: **CM**  
 Parcel No: **36-40847**  
 Parking: **85 free Surface Spaces are available**  
**Ratio of 4.01/1,000 SF**

**Lease**

Total Available: **9,394 SF**  
 Smallest Space: **1,700 SF**  
 Max Contig: **9,394 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$13.00**  
 Expenses: **2011 Tax @ \$2.10/sf, 2012 Est Tax @ \$1.95/sf; 2012 Est Ops @ \$0.75/sf**

**Presented By**

Camelot Portfolios Llc

**Amenities**

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Camelot Portfolios Llc</i>	1,700	1,700	9,394	\$13.00/mg	Vacant	3 yrs	Direct
P 2nd <i>Camelot Portfolios Llc</i>	7,694	7,694	9,394	\$13.00/mg	Vacant	3 yrs	Direct



**OFFICE**

**FOR LEASE**

**Arrowhead Park  
1701 Woodlands Dr  
Maumee, OH 43537**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **16,000 SF**  
 Typical Floor: **16,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2001**  
 % Leased: **87.5%**  
 Owner Occupied: **Yes**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.73 AC**  
 Zoning: **Commercial**  
 Parcel No: **35-00562**  
 Parking: **74 free Surface Spaces are available  
Ratio of 4.63/1,000 SF**

**Lease**

Total Available: **2,000 SF**  
 Smallest Space: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$16.00**  
 Expenses: **2011 Tax @ \$0.01/sf**

**Presented By**

Northwest Ohio Properties Ltd

**Amenities**

On Site Management, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	\$16.00/nnn	Vacant	10 yrs	Direct

Northwest Ohio Properties Ltd

**Building Notes**

In Arrowhead Park at corner of Indian Wood Circle and Woodlands Drive.