

915 N. SUMMIT STREET  
TOLEDO, OH 43604

COMMERCIAL BUILDINGS FOR LEASE  
1,000 – 12,000 SF Units Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

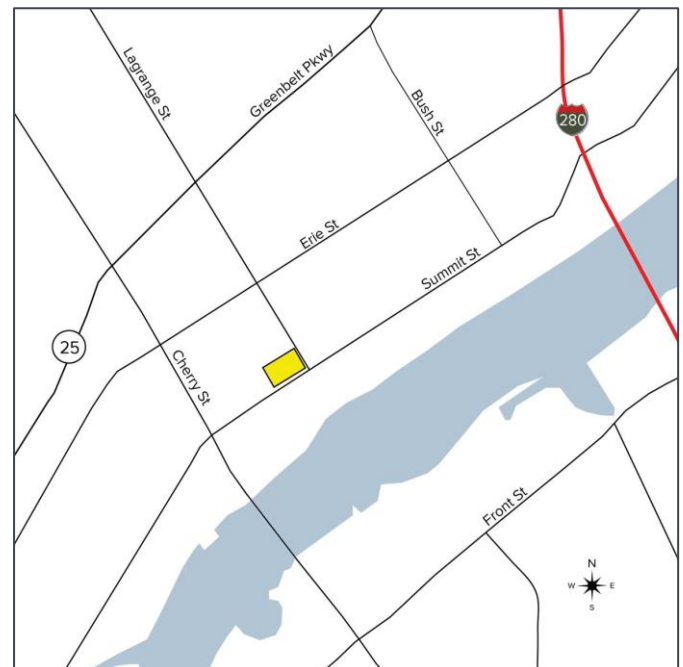
## GATEWAY VISTULA



**VIEW 360° TOUR**

### GENERAL INFORMATION

<b>Lease Rate:</b>	\$16.00 NNN
<b>Tenant Improvement:</b>	Negotiable
<b>Space Available:</b>	1,000 SF – 12,000 SF units (see site plan on pg. 5)
<b>Building Size:</b>	72,000 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	2023 redevelopment
<b>Condition:</b>	Built-to-suit/renovations underway
<b>Lot Dimensions:</b>	Irregular
<b>Acreage:</b>	2.124 acres
<b>County:</b>	Lucas
<b>Zoning:</b>	CR
<b>Parking:</b>	In common lot and easy street
<b>Street:</b>	4 lane with center turn



For more information, please contact:

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rkeleghan@signatureassociates.com

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kfields@signatureassociates.com

**ZACK LIBER**  
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Square Feet  
Units  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Masonry
Structural System:	Block
Roof:	Roof deck available
Floors:	Concrete
Floor Coverings:	Polished concrete or epoxy
Ceiling Height:	12' – 24'
Heating:	Per buildout
Air Conditioning:	Per buildout
Power:	600a/240v/3-phase
Restrooms:	Per code
Security System:	Video surveillance & alarms
Overhead Doors:	7 – 14'x14' 1 – 14'x16' 1 – 10'x10'
Loading Docks:	2 common (1 truck height & 1 van height)
Signage:	Per building code & historic commission

### BUILDING INFORMATION

Current Occupants:	Hyggelight Nemsys Golden Hind Bakery (under construction)
Occupancy Date:	Negotiable – based on buildout
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	5 – 10 years
Security Deposit:	Negotiable – based on credit
Options:	TBD
Improvements Allowance:	Negotiable – based on credit
Tenant Responsible For:	Taxes, utilities, & CAM
Net charges:	\$2.50/SF

### 2022 REAL ESTATE TAXES

TD:	15
Parcels:	43231, 43574, 43584
Assessor Number:	01037009, 015, 016
Total Annual Taxes:	\$13,811.01
* Property is in a CRA.	

### Comments:

- Brand new 2023 redevelopment
- Located in Vistula Entertainment District.
- 1,000 SF to 12,000 square feet units available.
- Parking located off the street and surface street.
- DORA: property is in the downtown outdoor refreshment area.
- Liquor licenses available.
- Shared loading docks (semi & van height)
- Opportunity Zone, HUB Zone, and CRA tax abatement.
- Location is similar to Columbus Short North or Corktown in Detroit.
- Close proximity to Downtown Toledo, Tolhouse, Wonderbread Lofts, The Glass City Riverwalk, Metroparks development.

### In The News:

For more information click the link below:

[Lowertown could become Toledo's newest entertainment district](#)

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April 2023



Concept Rendering



Phase 3 – Actual Photo



Concept Rendering



Phase 3 – Actual Photo



Concept Rendering - Ostrich Lane



Phase 3 – Actual Photo - Ostrich Lane

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April 2023 – Updated Photos



Retail storefront - Bakery



Retail – Bakery/wine bar



Unit 1



Unit 1

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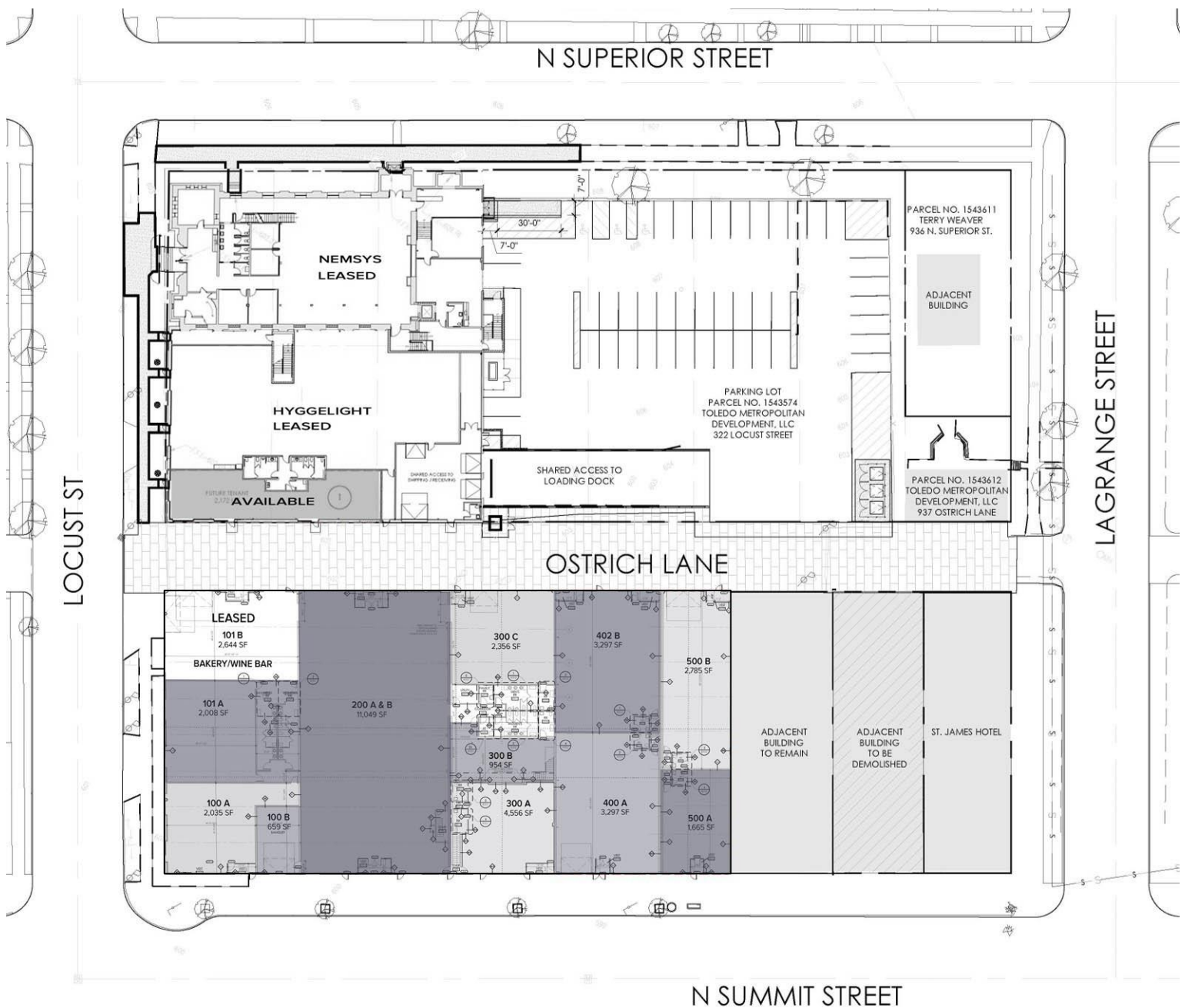
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### Leasing Site Plan



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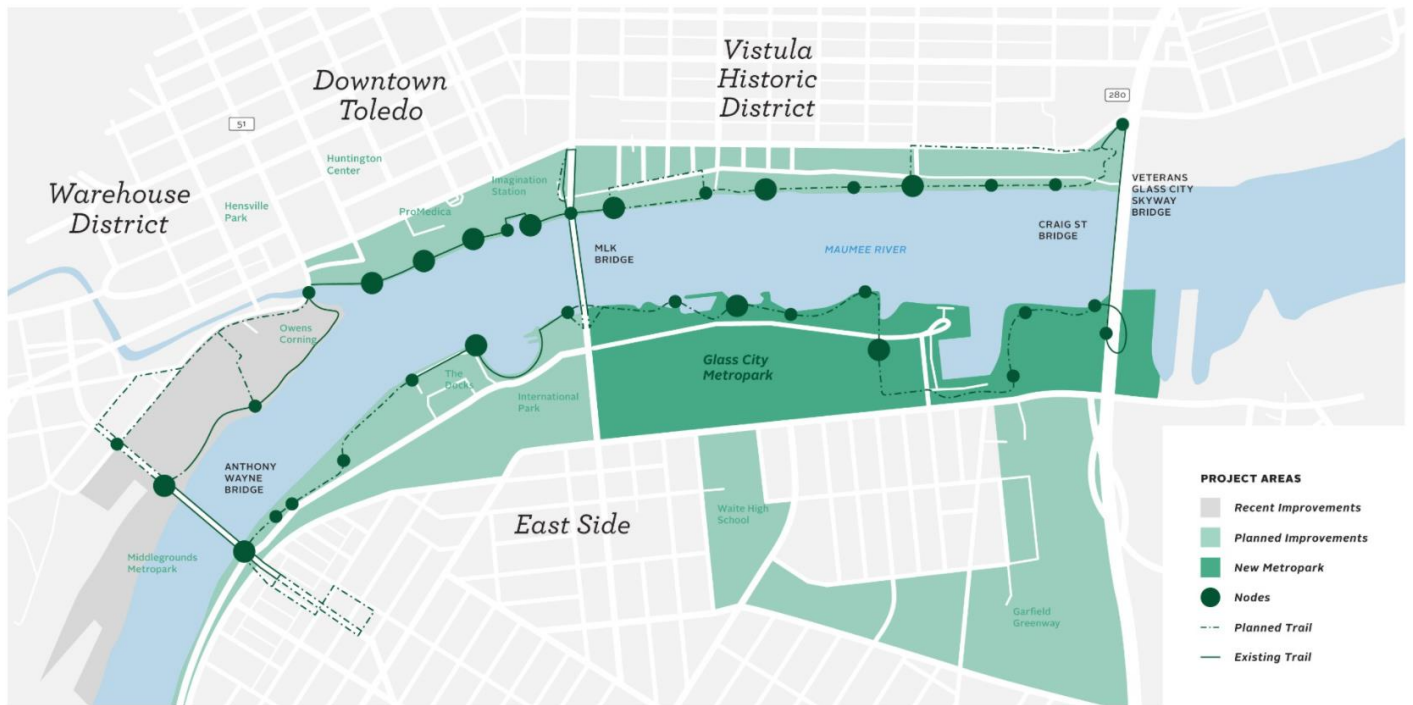
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### Glass City Metropark Underway



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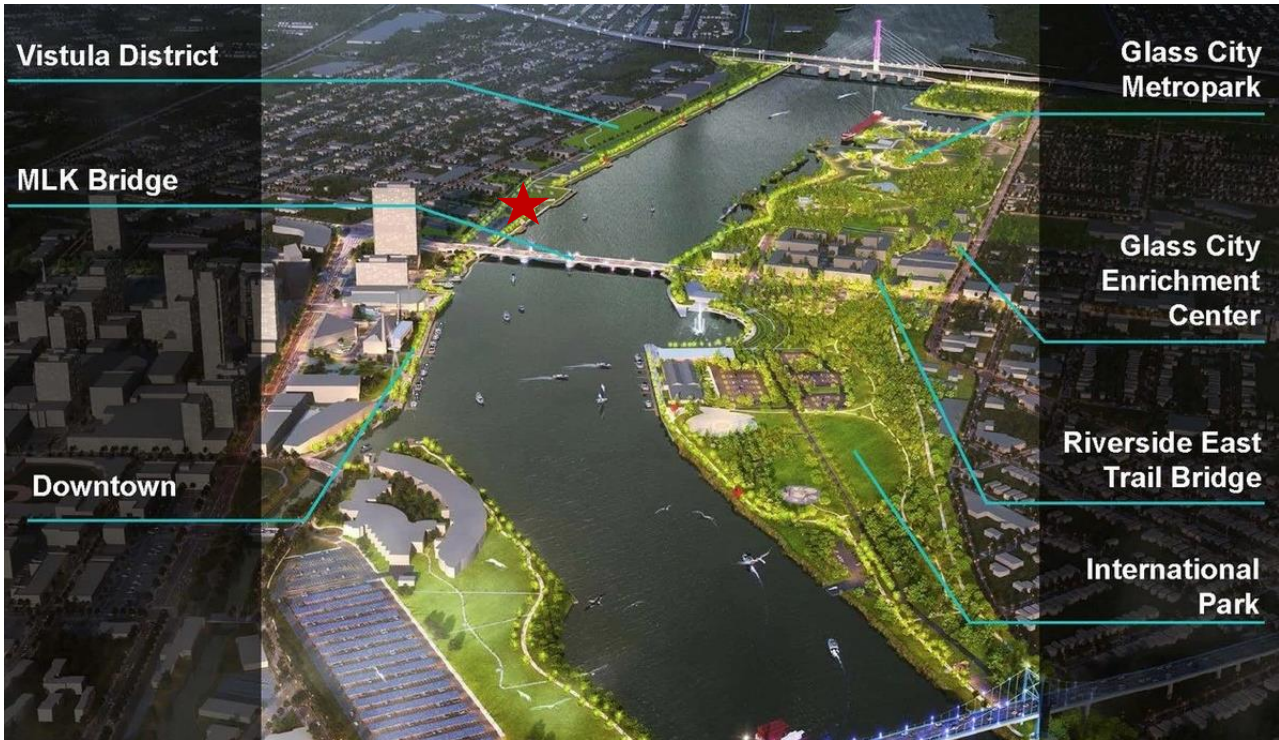
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## RIVERFRONT TRAIL PLAN

**DISTRICT C**

**THE VISTULA DISTRICT CONCEPT**  
THE RIVERFRONT TRAIL EXPERIENCE

**DISTRICT CHARACTERISTICS**

- City owned land
- Opportunity to redefine the "public" riverfront
- Study + plan for highest / best land uses

**HIGHLIGHTS**

- Phased approach
- Overcome existing barriers to a public riverfront
- Maximize the neighborhood connections
- Engage building reuse opportunities

**TREATMENT TYPES**

- G – WATER STREET
- I – 1 G 2 MARITIME PLAZAS
- J – LAFARGE CEMENT
- F – BOARDWALK
- B – NATURAL EDGE / B2 – NATURAL EDGE, ADAPTIVE REUSE

**NEAR-TERM ROUTE**

- A<sub>1</sub> – BASELINE, ENHANCE / A<sub>2</sub> – BASELINE, WIDEN
- \*CONCRETE

TOLEDO RIVERFRONT TRAIL and OPEN SPACE CONCEPT PLAN 5.3

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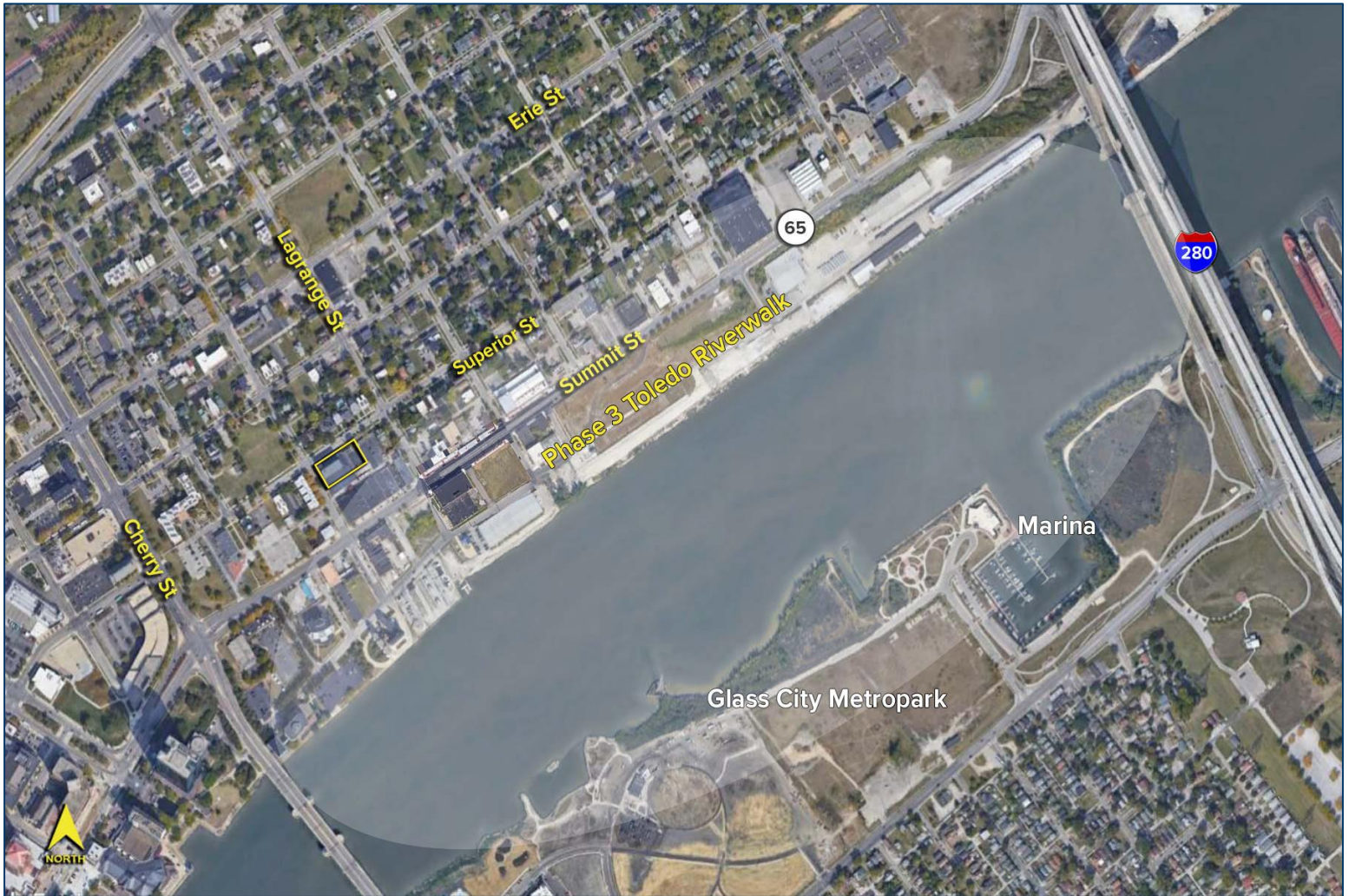
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## CITY OF TOLEDO - REDEVELOPMENT MASTER PLAN

For more information click the link below:

<https://www.connectoledo.org/media/1197/17-0209-toledo-dt-plan-report-book-lr-final-master-plan.pdf>

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