



OFFICE SPACE FOR LEASE

1446 S. REYNOLDS RD., MAUMEE, OH 43537

"Innovative Solutions at Work"



OFFERING SUMMARY

Lease Rate:	\$14.95 - 16.95 SF/yr (Gross)
Available SF:	1,100 - 4,490 SF
Lot Size:	2.174 Acres
Building Size:	35,238 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$16.95 SF/yr	4,490 SF
Suite 112	\$16.95 SF/yr	1,112 SF
Suite 215	\$14.95 SF/yr	1,498 SF
Suite 306	\$14.95 SF/yr	1,100 SF
Suite 308	\$14.95 SF/yr	1,180 SF
Suite 324	\$14.95 SF/yr	1,350 SF

PROPERTY HIGHLIGHTS

- **MAUMEE OFFICE SPACE AVAILABLE FOR LEASE**
- Attractive professional space with new Directions Credit Union anchor
- High visibility corner with easy access, abundant parking on major thoroughfare with close proximity and access to Turnpike and E-way
- Several options for office users from 1,100 - 1,500 SF
- Floor to ceiling windows providing abundant natural light
- Flexible office configurations
- Professional tenant mix
- Locally owned and professionally managed

SUITE 100 - 4,490 SF

- Prior uses Real Estate Broker Office, Adult Day Care - admin offices within floor plan
- Dedicated main entrance with prominent signage available
- Lobby entrance also available

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LOCATION INFORMATION

Street Address	1446 S. Reynolds Rd.
City, State, Zip	Maumee, OH 43537
County/Township	Lucas
Cross Streets	Dussel Dr.

PROPERTY DETAILS

Property Subtype	Office Building
Lot Size	2.174 Acres
APN#	36-00291
Property Type	Office

BUILDING SPECIFICATIONS

Building Size	35,238 SF
Parking Spaces	153
Year Built	1978
Number Of Floors	3
HVAC	Central Heating and Air
Restrooms	In common/Each floor
Framing	Masonry
Ceiling Height	9 ft
Floor Coverings	Carpet/Tile
Elevators	1

LEASE DETAILS

Lease Term	3-5 years negotiable
Security Deposit	Equal to one months rent
Tenant Responsibility	Suite janitorial, phone, data, pass-thru of increase in operating expenses over base year
Landlord Responsibility	Taxes, insurance, common area maintenance, utilities and refuse



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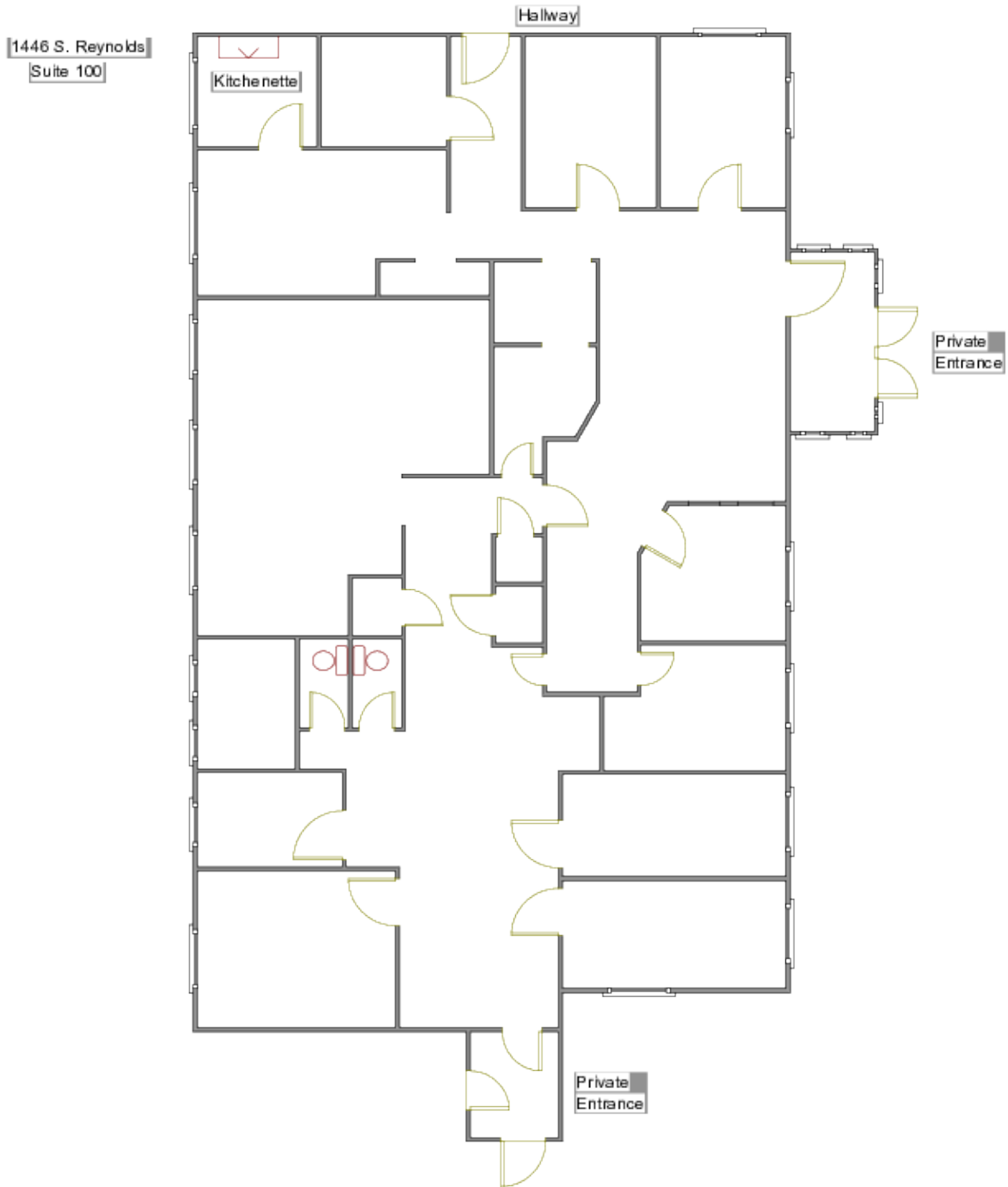
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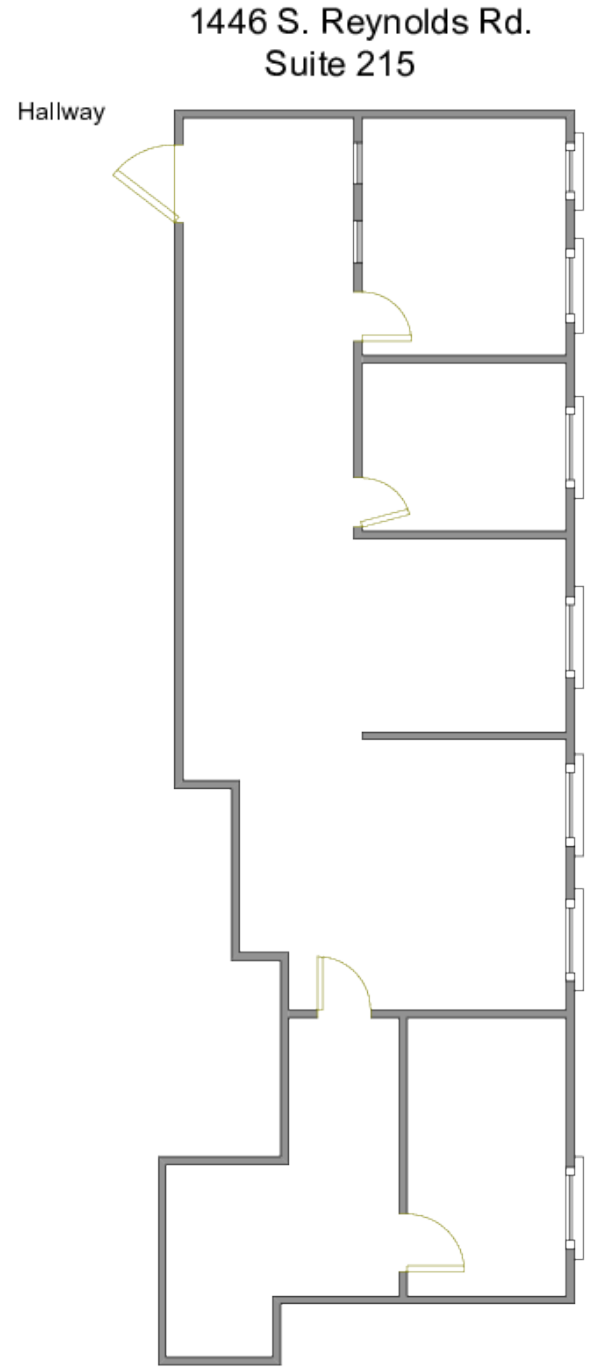
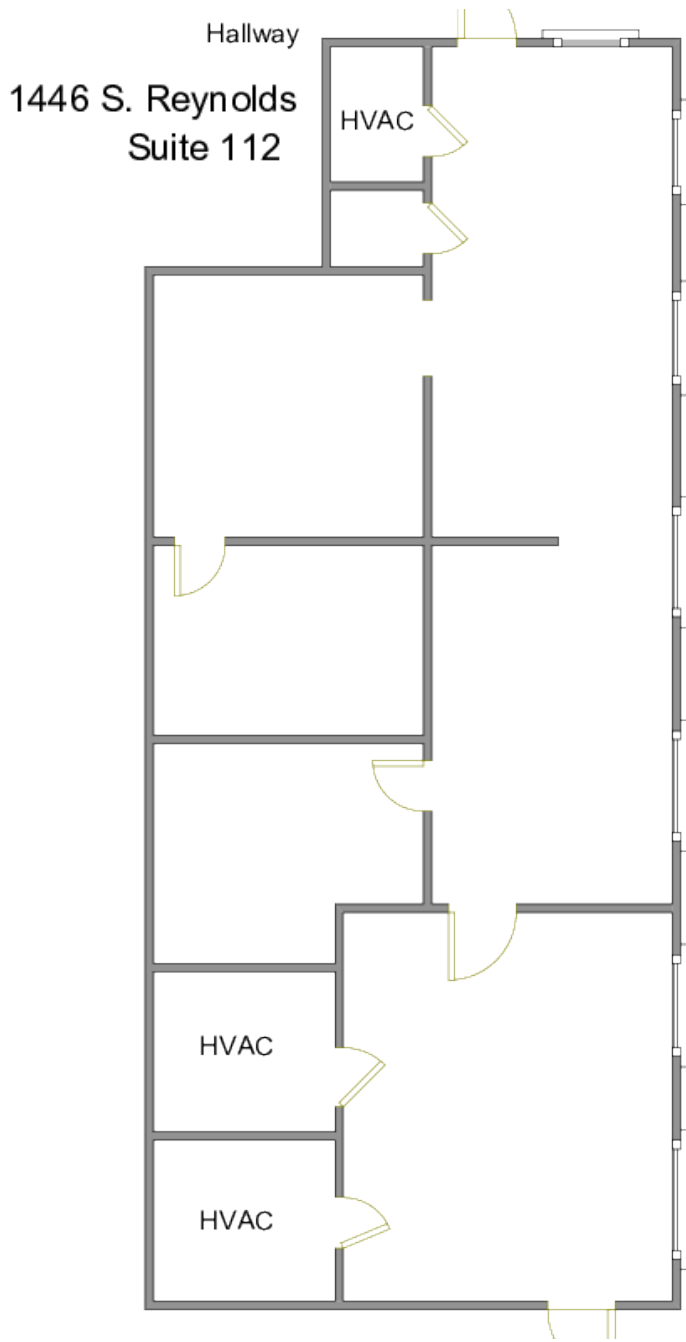
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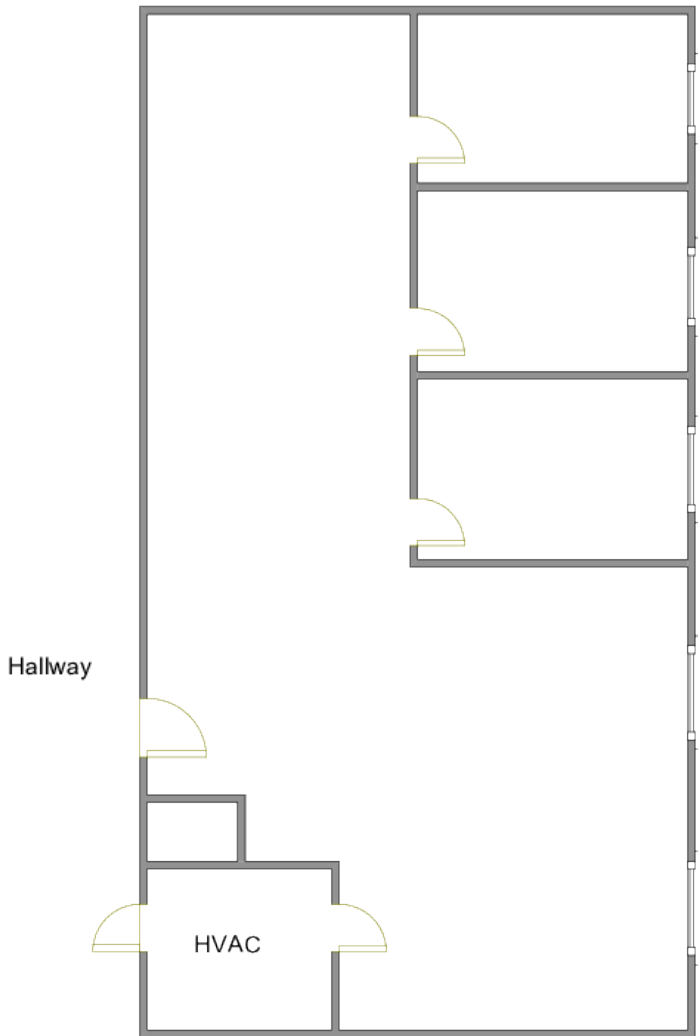


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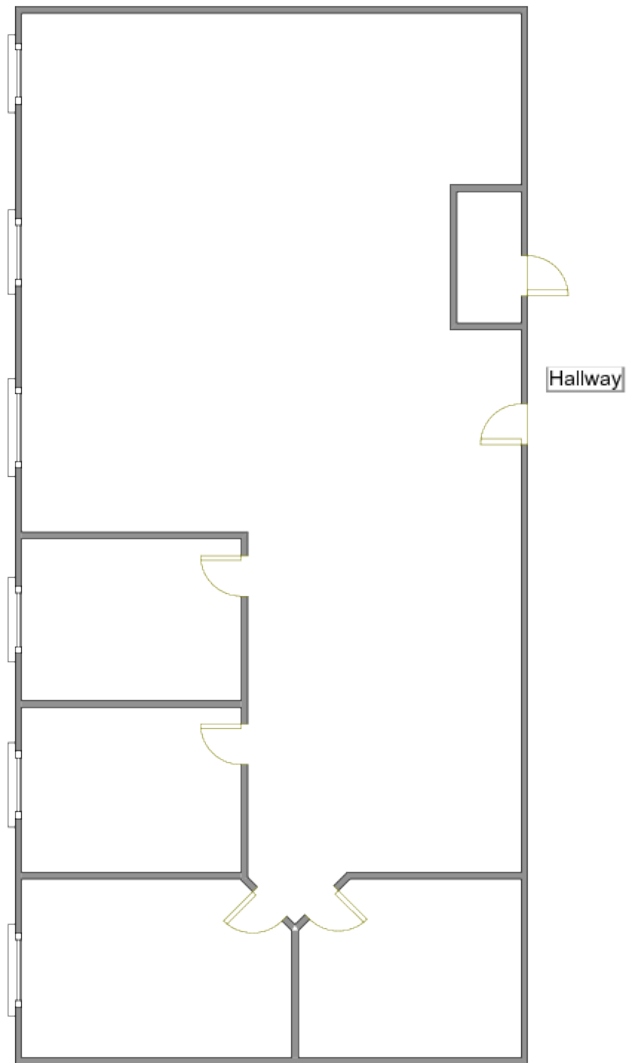
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Suite 308



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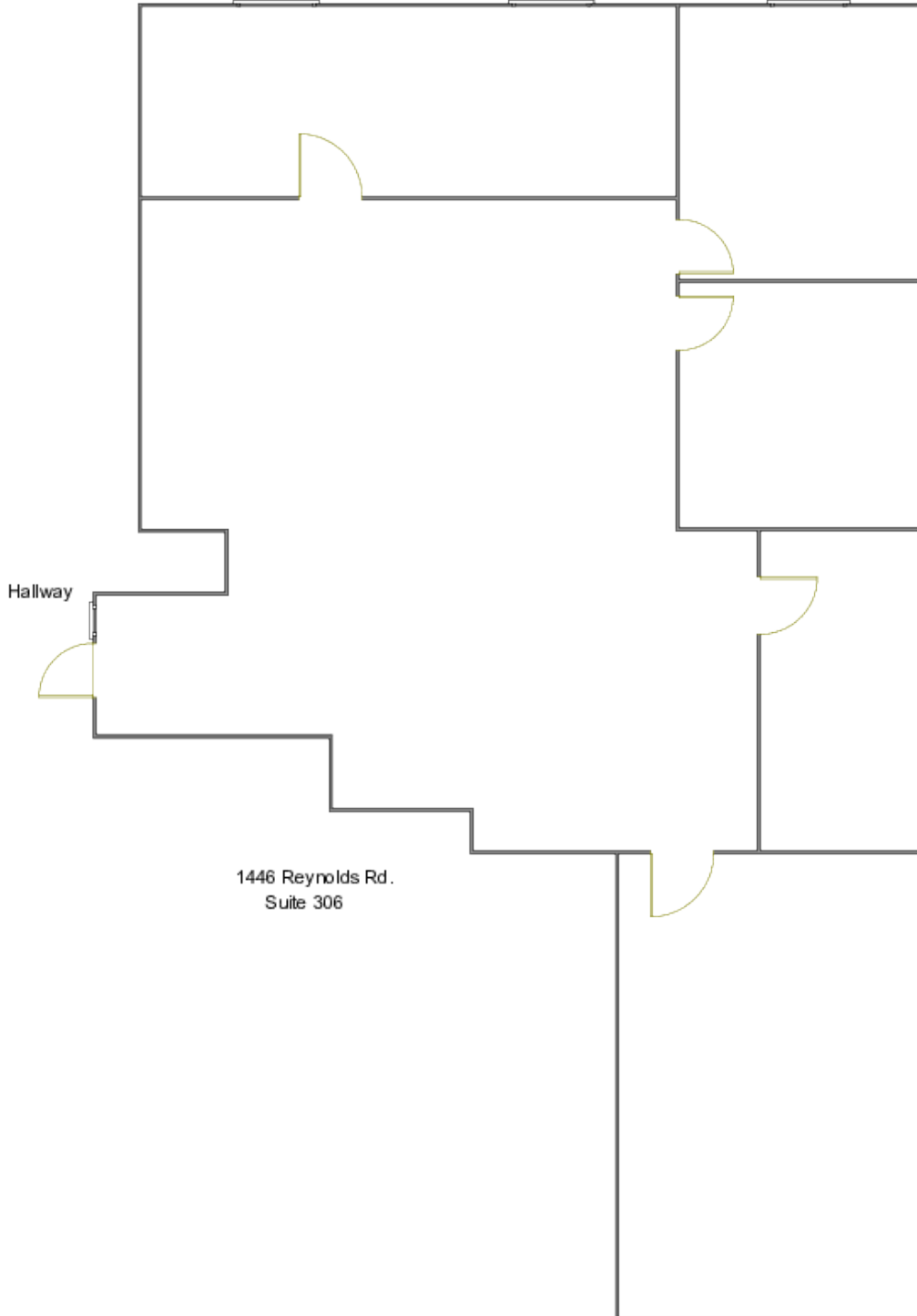
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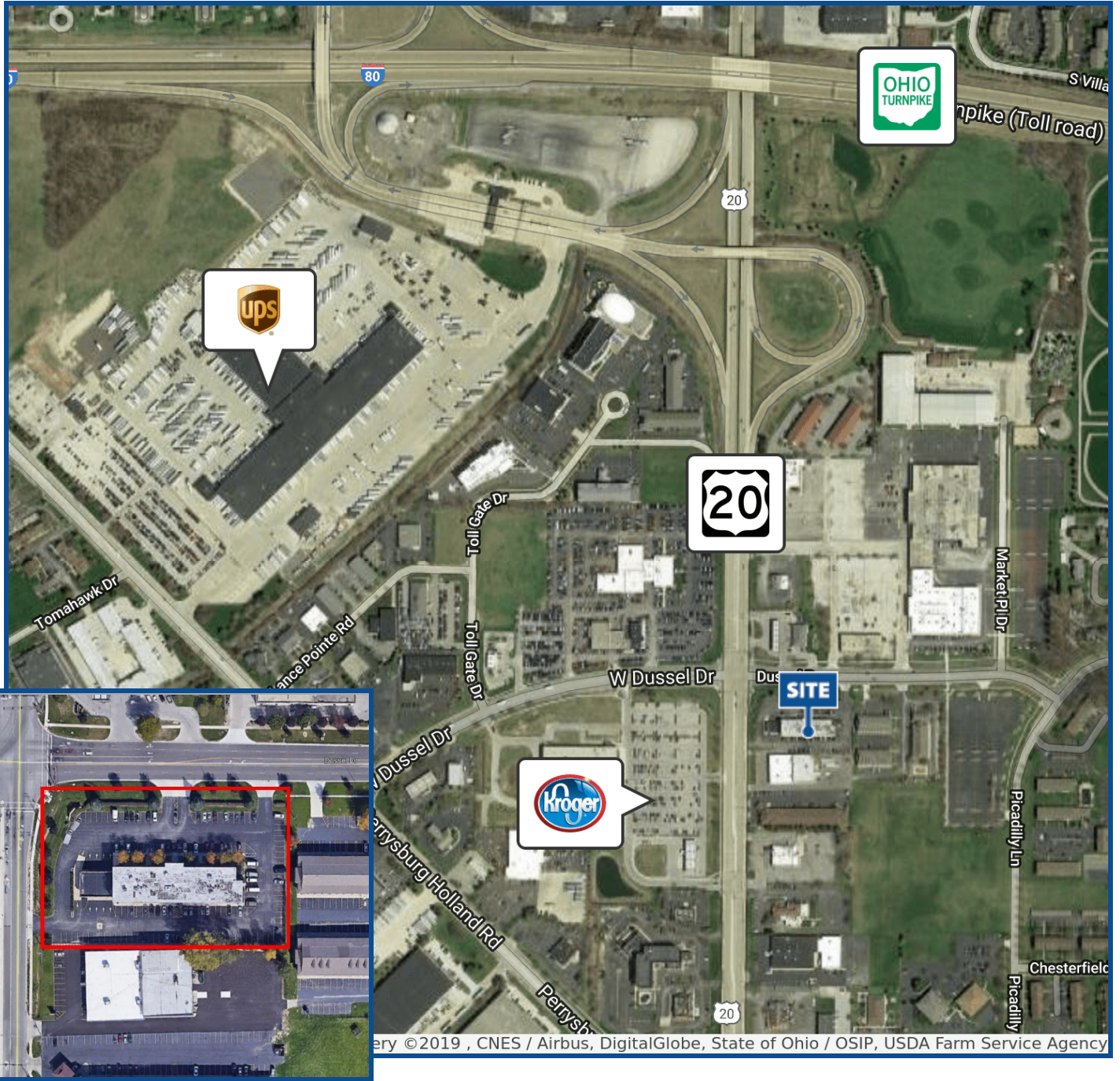
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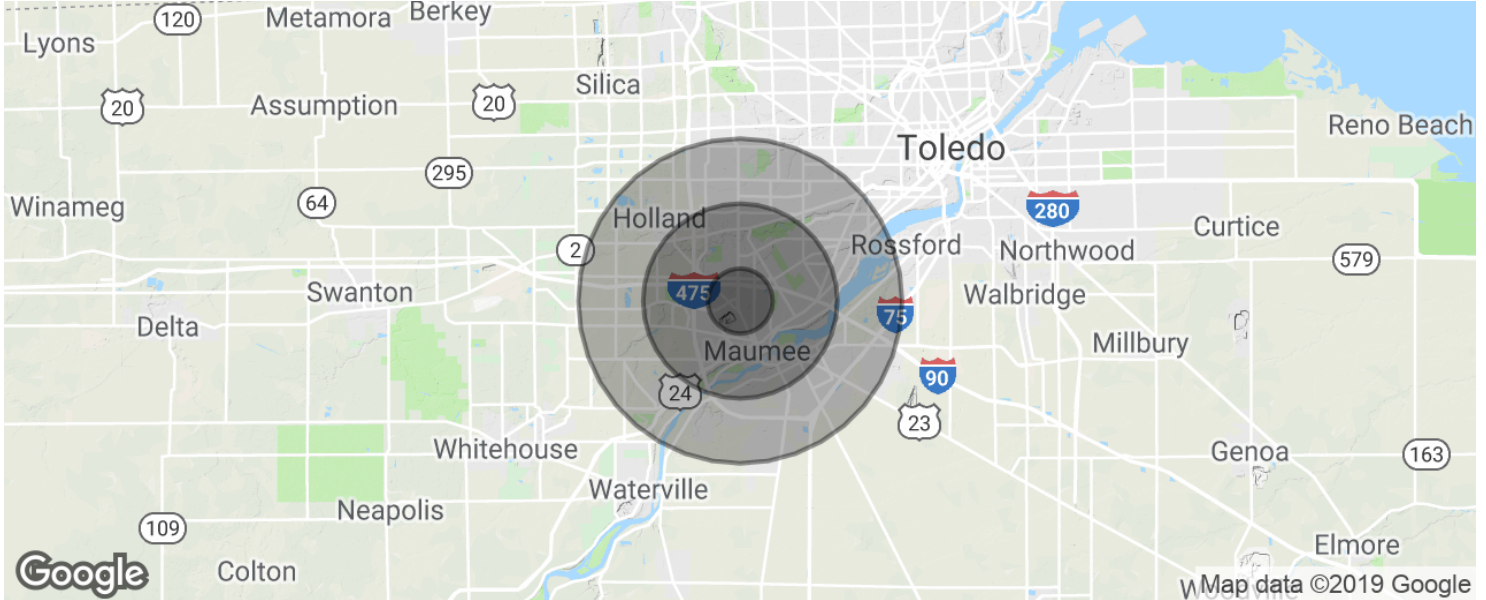
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,658	57,299	145,005
Median age	31.7	37.8	37.9
Median age (Male)	30.4	36.3	36.4
Median age (Female)	31.9	38.9	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,492	25,014	62,242
# of persons per HH	2.3	2.3	2.3
Average HH income	\$53,812	\$59,274	\$61,605
Average house value	\$157,718	\$170,235	\$158,463

* Demographic data derived from 2010 US Census

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