



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	6,000 SF
Building Size:	10,800 SF
Parcel #:	12-15347
Lot Size:	0.16 Acres
County:	Lucas
Zoning:	Downtown Commercial
Parking:	Available

PROPERTY HIGHLIGHTS

- Located in the middle of Downtown Toledo's Warehouse District
- Less than one block from Fifth Third Field, home of the Toledo Mud Hens
- Outside patio with roll up garage doors
- Parking Available
- Walking distance to entertainment venues



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

RYAN BALL

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PROPERTY DETAILS

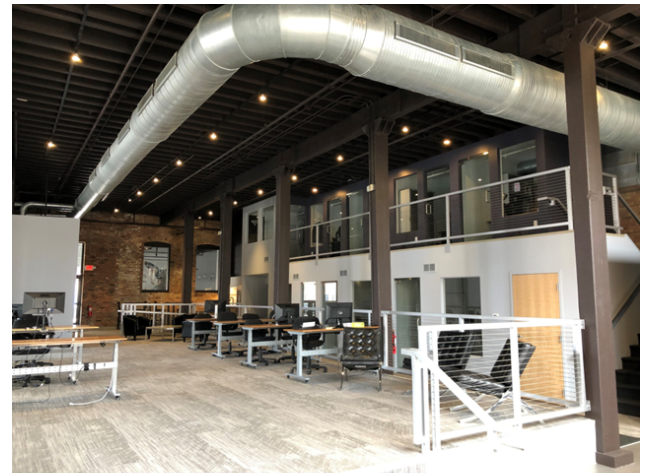
County/Township	Lucas
Area Of City	Downtown Toledo
Nearest Intersecction	Washington
Zoning	Downtown Commercial
Parcel #	12-15347
Acreage	0.1685
Parking	Available
Total Building Size	10,800 SF
Year Completed	1900
Year Renovated	2013
Number Of Floors	2
Construction Type	Brick
Roof	Rubber
Ceiling Height	20"
Restrooms	2
NNN Charges	\$2.75/SF (estimated)

LEASE DETAILS

Term	3+ years
Security Deposit	One months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Pro-rata share of taxes, insurance, CAM & utilities

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,365	43,324	91,961
Total Population	10,280	109,133	232,570
Average HH income	\$24,769	\$32,027	\$40,904

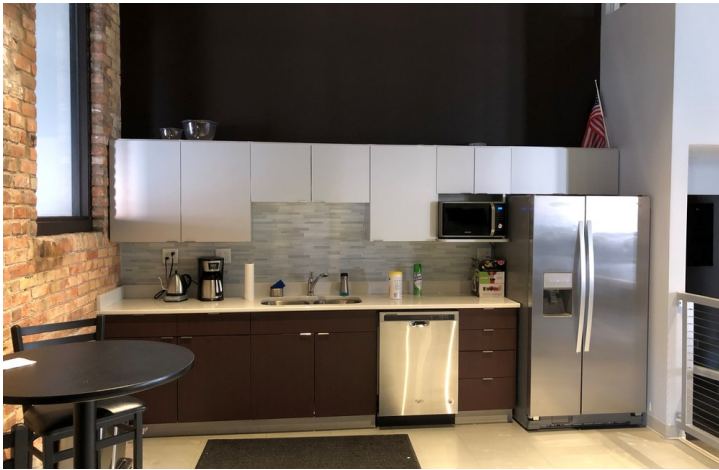


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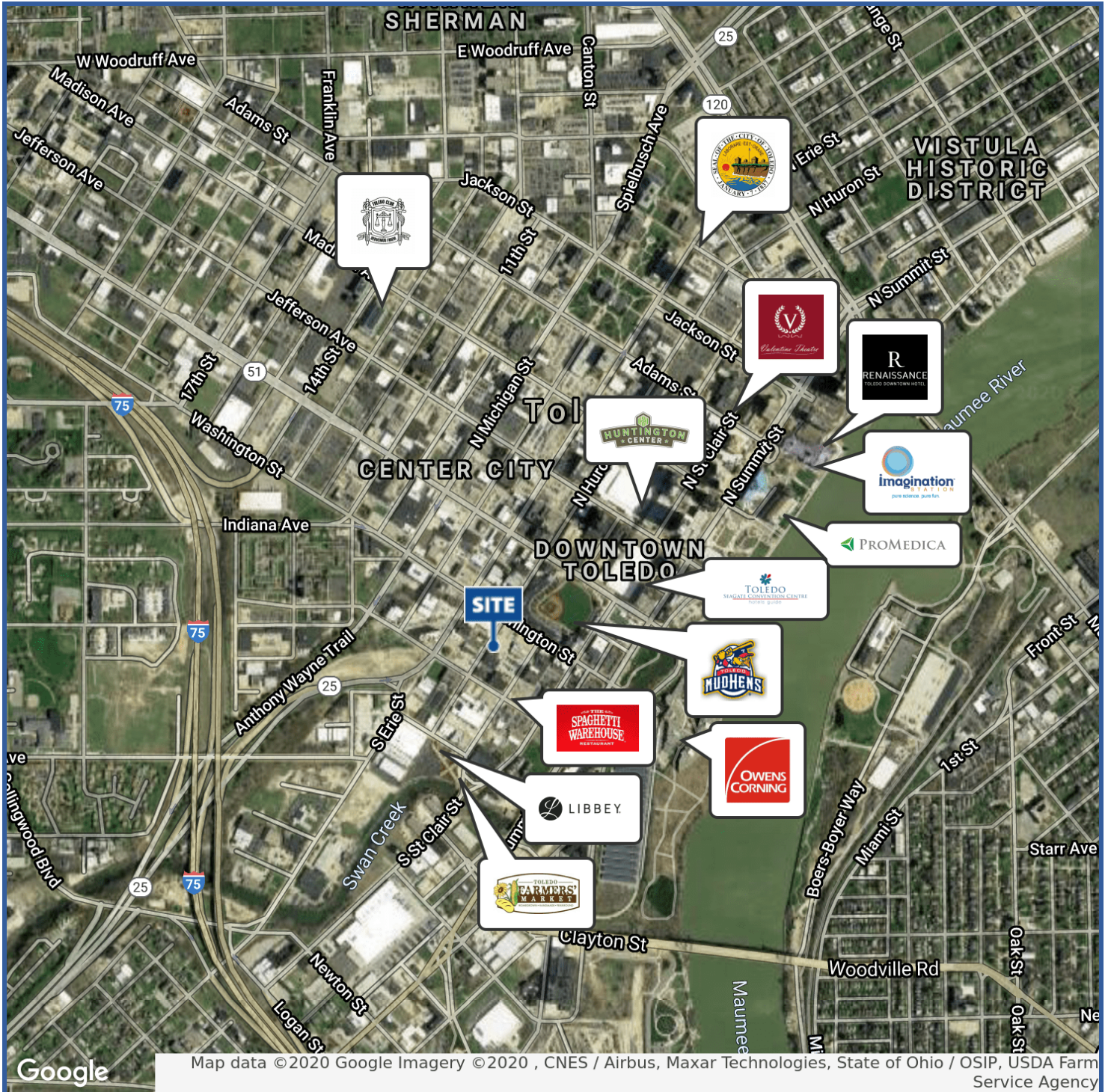
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