

1771 INDIAN WOOD CIRCLE
MAUMEE, OH 43537

OFFICE BUILDING FOR LEASE
9,731 Square Feet Available



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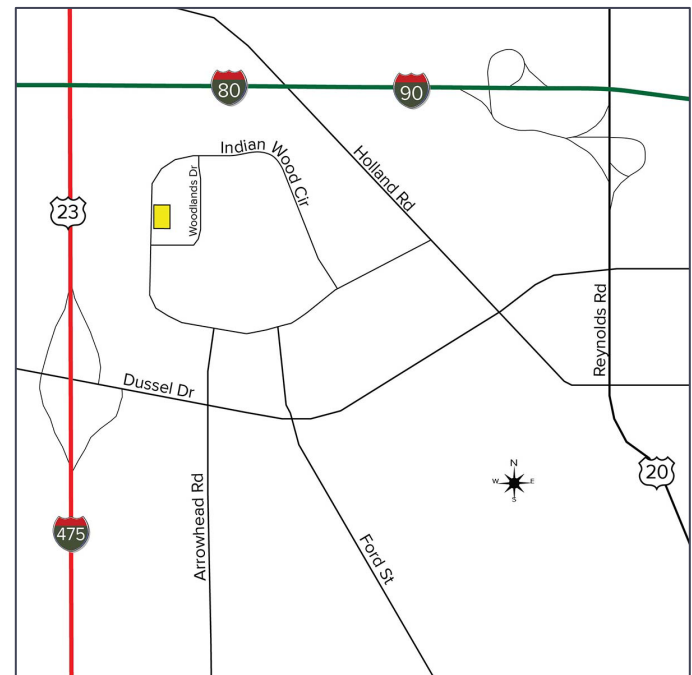
FULL-SERVICE COMMERCIAL REAL ESTATE

ARROWHEAD PARK OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	\$14.00 per square foot NNN
Space Available:	9,731 square feet
Building Size:	9,731 square feet
Number of Stories:	One
Year Constructed:	2006
Condition:	Excellent
Lot Dimensions:	330' x 265'
Acreage:	1.549 acres
Closest Cross Street:	Woodlands Drive
County:	Lucas
Zoning:	CM - Comm. Ind. Dist.
Parking:	45 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200

Toledo, Ohio 43617

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick/wood
Roof:	Pitched asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	10' – 14'±
Basement:	No – slab
Heating:	Gas forced air
Air Conditioning:	Central – 9 ground mounted units
Power:	200 amp
Restrooms:	2 men's, 2 women's
Security System:	Yes – key fob entry
Overhead Doors:	No
Sprinklers:	Irrigation only
Signage:	Monument

Comments:

- Arrowhead Park impressive brick office building.
- Functional, well designed (SSOE/Bostleman Corp.).
- Functional layout includes:
 - 22 perimeter, window offices.
 - 2 sets of restrooms and kitchenettes.
 - Break room with outdoor patio.
 - Storage rooms.
 - Work rooms.
 - Open office spaces.
 - 2 conference rooms.
- Designed for 1 user but can be split to accommodate 2 users.
- High ceilings in open office spaces provide great natural lighting and a spacious work area.
- Furniture included. Plug and play setup.
- Large conference room equipped with custom conference room table.
- IT room cooled with mini split.
- Custom monument sign and park-like setting.
- .69 miles to I-475/US 23, Exit 6. 1.66 miles to I-80/90.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes – contact agent

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, interior & exterior maintenance, NNN charges, content/liability insurance & suite janitorial

2025 REAL ESTATE TAXES

Parcel:	35-00551
Assessor Number:	43298050
Total Taxes:	\$36,912.75
Land value:	\$253,700
Improvement value:	\$1,298,600
Total value:	\$1,552,000

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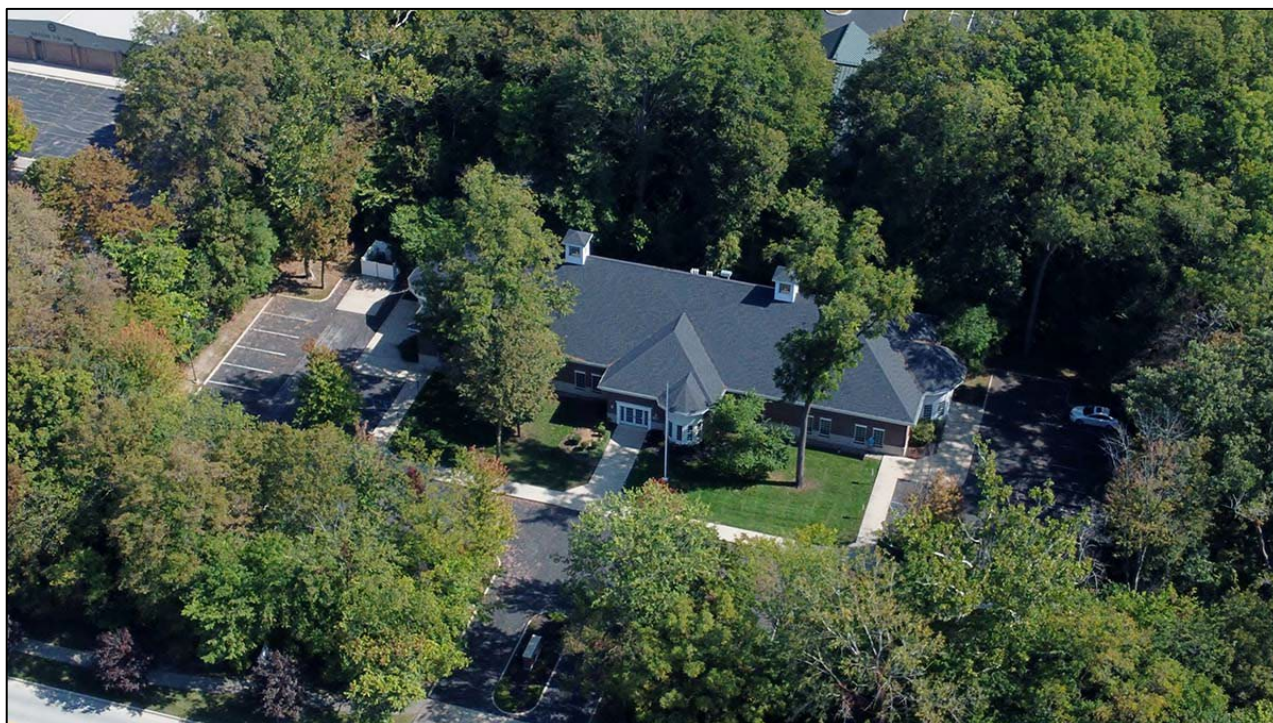
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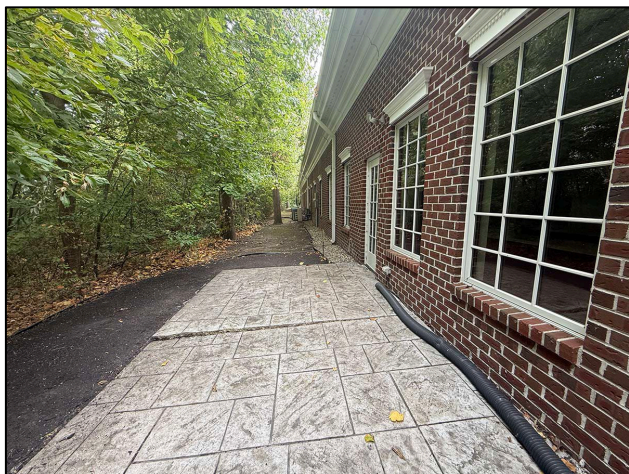
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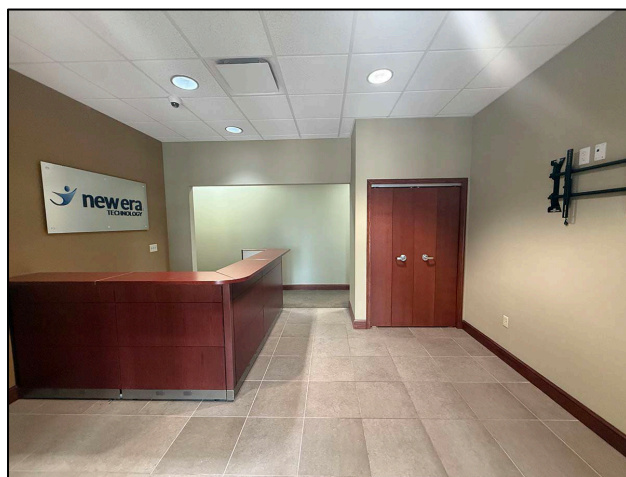
Outdoor patio



9 ground mounted AC units



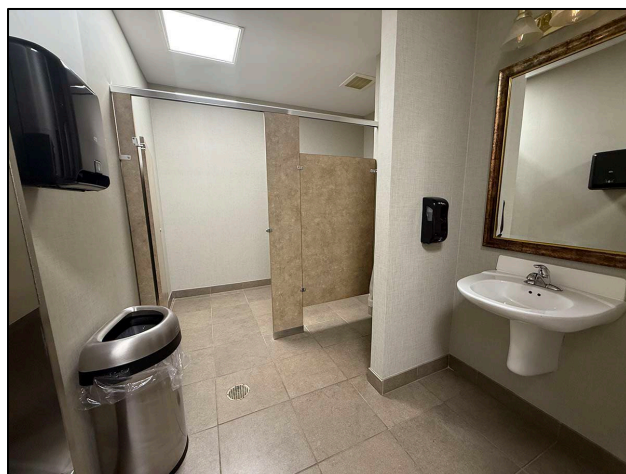
Side conference room entrance



Lobby



Copy room



Restroom

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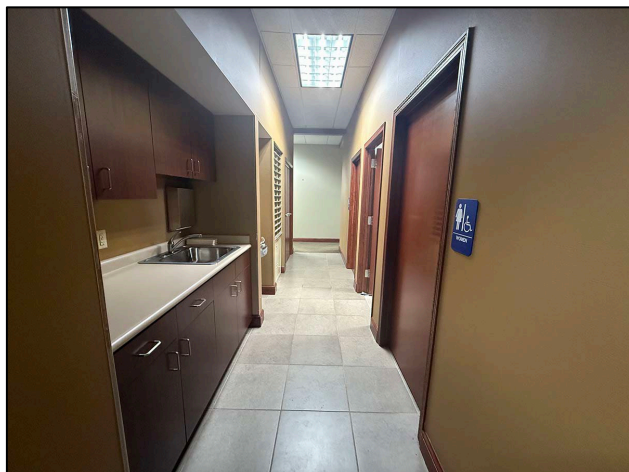
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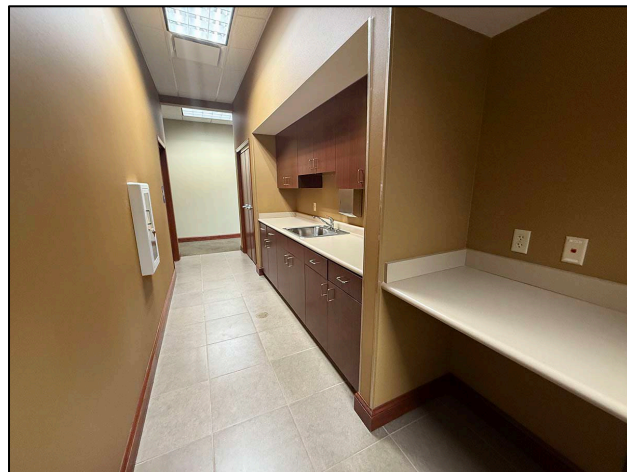
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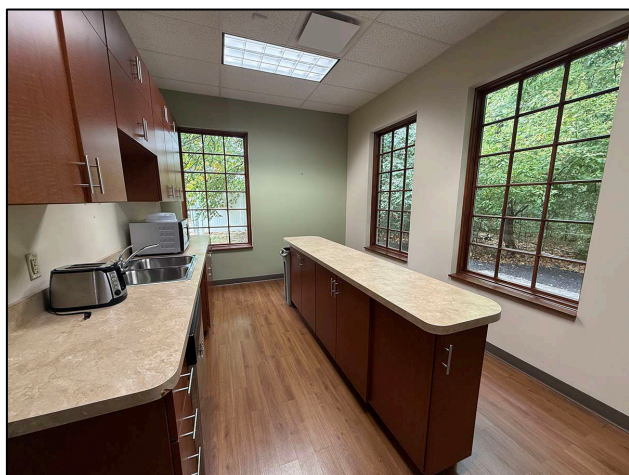
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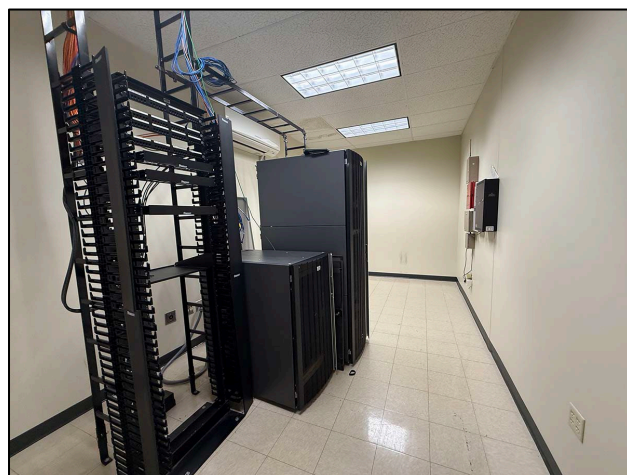
Kitchenette



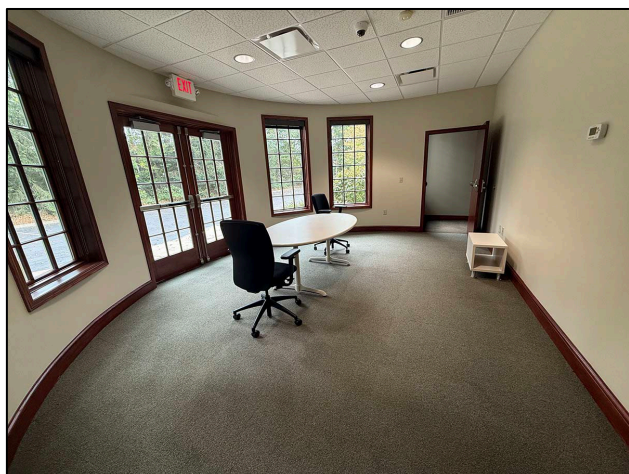
Kitchenette



Breakroom



IT room



Conference room



Conference room

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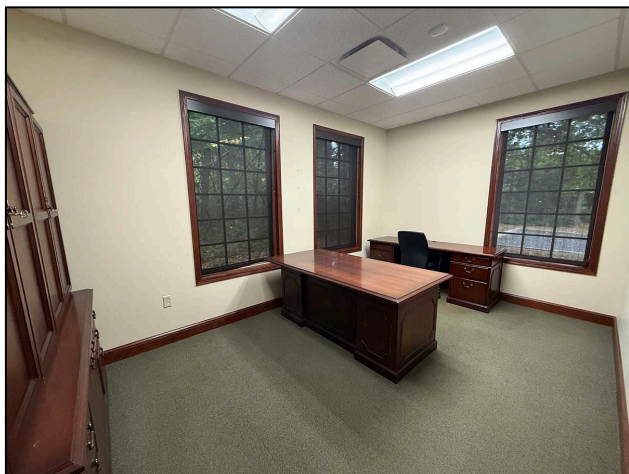
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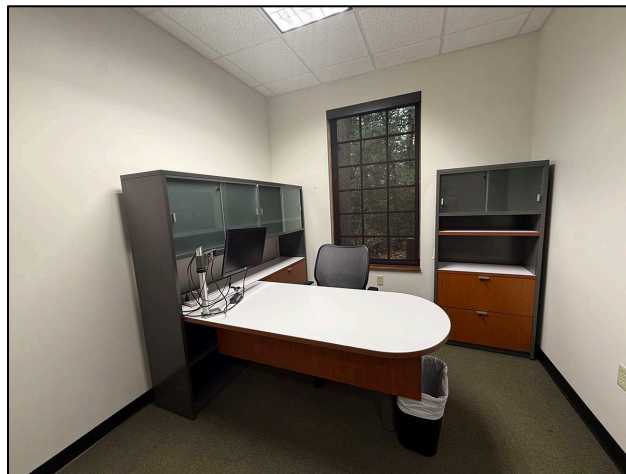
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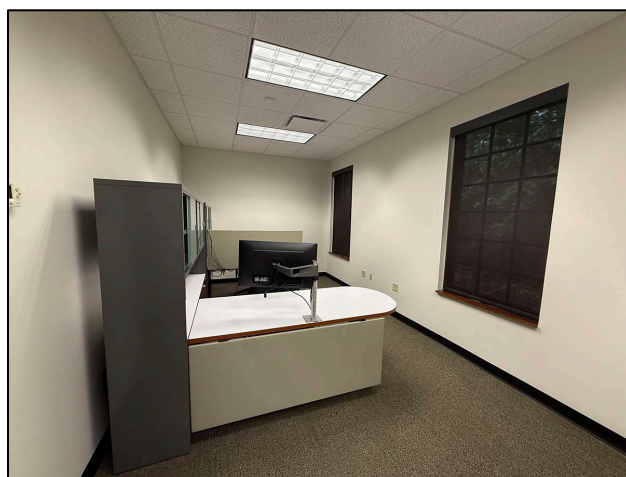
Office



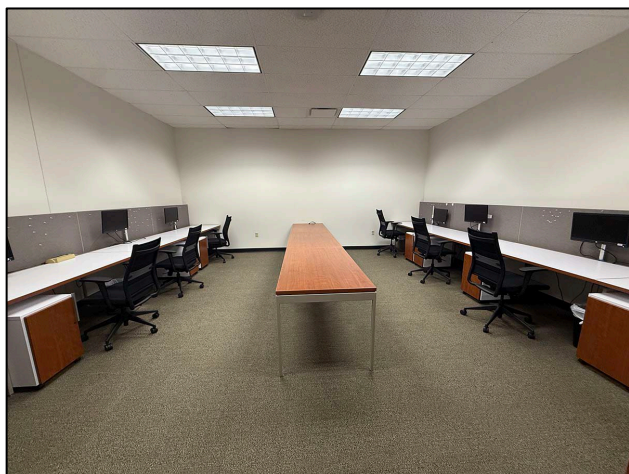
Office



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Work station



Work room



Open office area with higher ceilings

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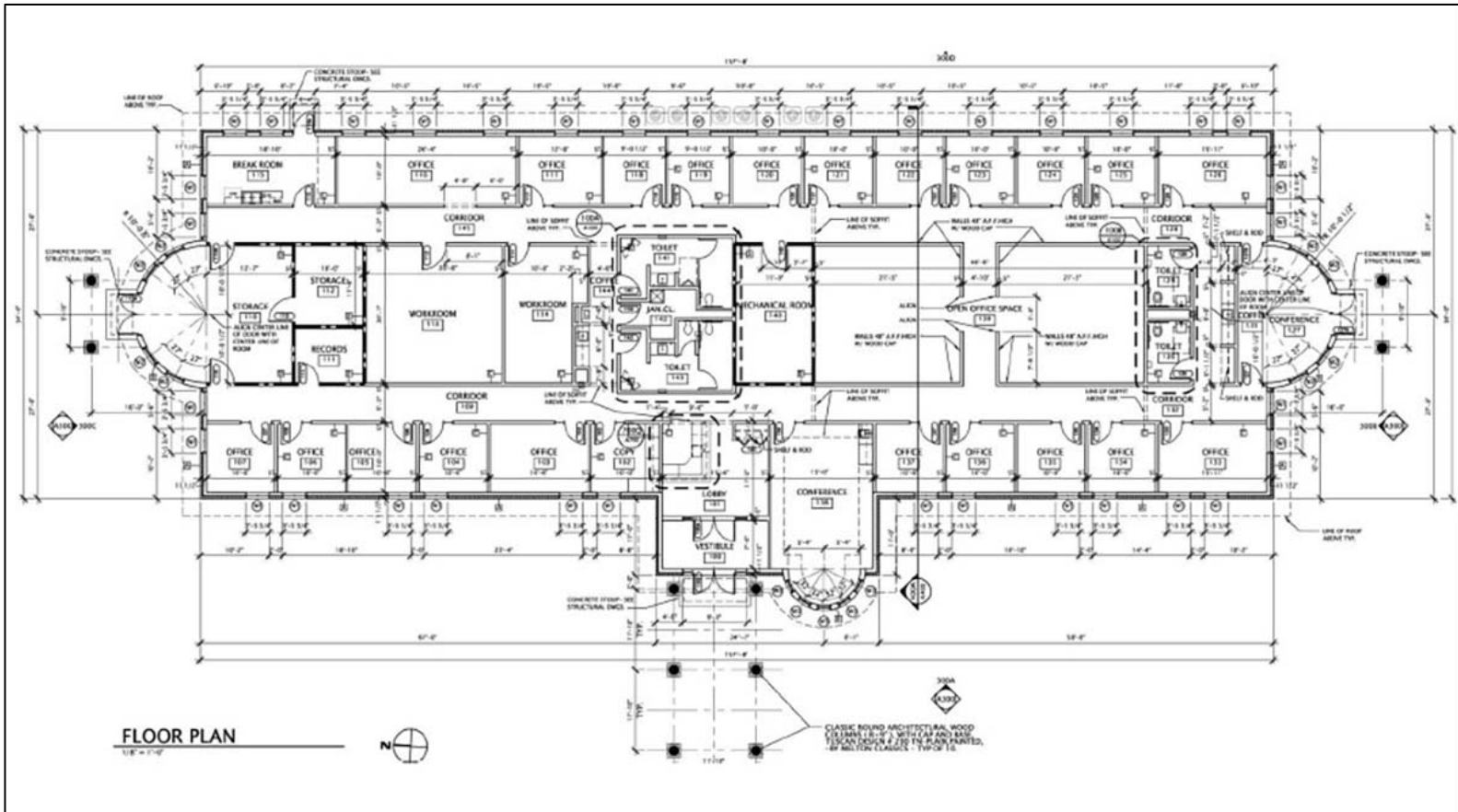
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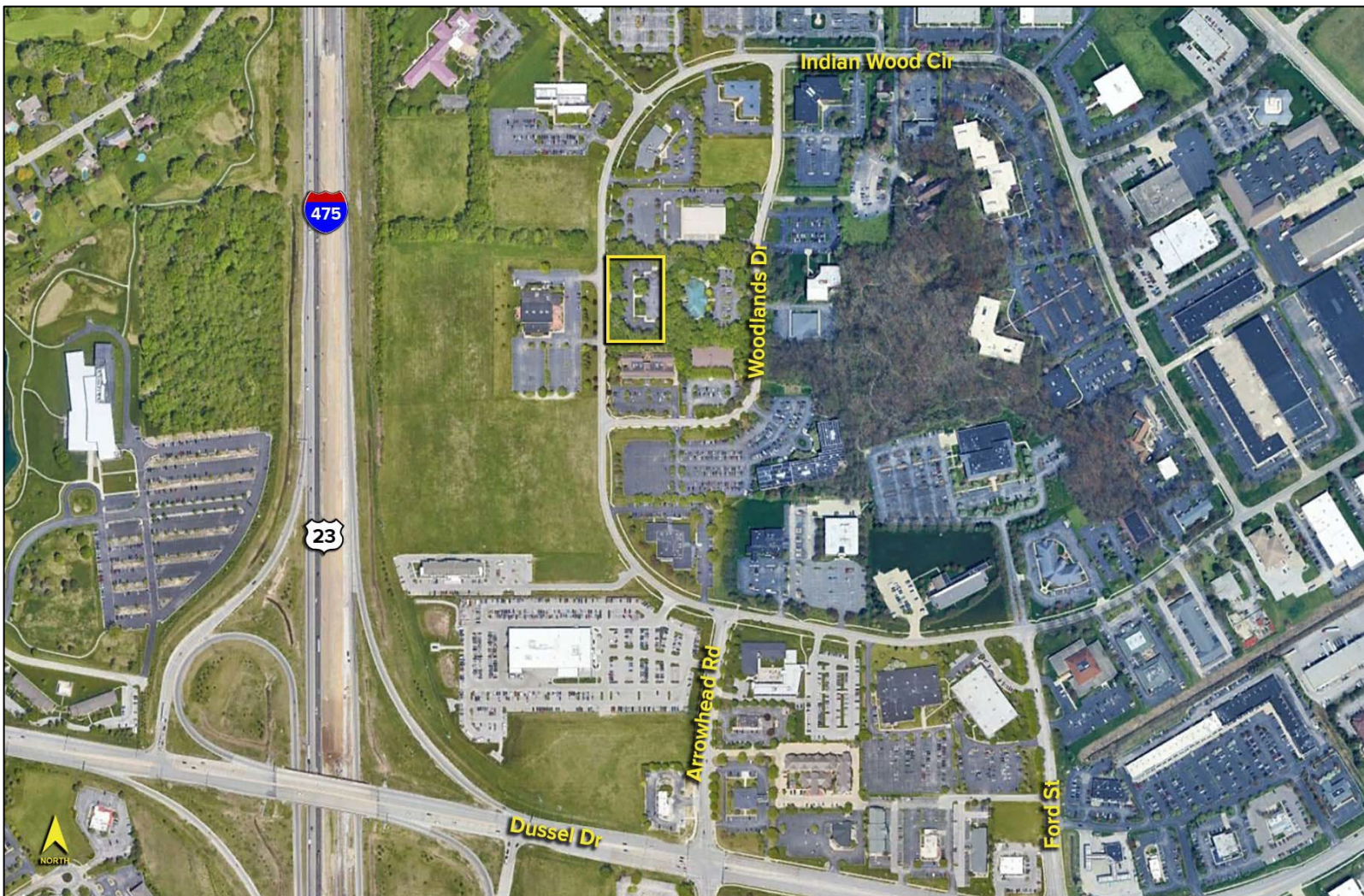
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