

# OHIO & MICHIGAN OFFICE PORTFOLIO



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## THREE-ASSET OFFICE PORTFOLIO CONSISTING OF 78,800 SQUARE FEET

| LISTING PRICE               | PRICE PER SF | CAP RATE |
|-----------------------------|--------------|----------|
| CONTACT BROKERS FOR PRICING |              | 8.6%     |

**CONFIDENTIALITY  
AGREEMENT**

### FOR ADDITIONAL INFORMATION:

Please reply with Signed Confidentiality Agreement to  
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### Three-Asset Office Portfolio in Maumee, OH, Monroe, MI, & Canton, MI Consisting of 78,800 Square Feet

The subject opportunity is a collection of one (1) multi-tenant office property (36,500 SF) in Maumee, OH, one (1) single tenant office property (28,800 SF) in Canton, MI, and one (1) multi-tenant office/retail property (13,500 SF) in Monroe, MI, totaling approximately 78,800 square feet. The Mannik & Smith Group occupies 64,993 sf of that while all other tenants occupy 13,807 sf.

#### Corporate Guarantee

The lease is corporately guaranteed by the Trilon Group/Alpine Investors, making this an ideal investment opportunity for a passive investor.

#### High Occupancy Levels Exemplify High Quality Product

The portfolios historical and current occupancy levels are 100%.

#### Immediate Access To Major Transportation Arteries

The assets are strategically located near major highways. The Maumee, OH location is just half a mile from the I-475/US-23 interchange and just over one mile to I-80/90 (Ohio Turnpike). The Monroe, MI property is less than a quarter mile from the I-75/Dixie Highway interchange. The Canton, MI property is one mile from the I-275/Michigan Avenue interchange.

#### Market Rents/Long Term Tenants

Most tenants have been in place for many years and have maintained rental rates at or above the market rate.

#### Assets Have Been Diligently Maintained

For over 20 years, the current owners have diligently maintained the portfolio since acquisition. The current owners are highly respected, and the management of their assets is professional and efficient.

For more information, please contact:

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## SUMMARY | 1800 Indian Wood Circle, Maumee, OH 43537



### EXECUTIVE SUMMARY

The subject asset is located at 1800 Indian Wood Circle, Maumee, OH. The building is approximately 36,500 SF and is a multi tenant (2), fully leased, Class B office building located in Arrowhead Business Park. The building has been well maintained and diligently supported, mitigating the need for major capital expenditures in the future. This property is only a half mile to I-475/US-23 and just over one mile from I-80/90 (Ohio Turnpike).

### PROPERTY SUMMARY

|                |                                 |           |                                     |
|----------------|---------------------------------|-----------|-------------------------------------|
| ENTITY         | 1800 Indian Wood, Ltd.          | STORIES   | 1                                   |
| STREET ADDRESS | 1800 Indian Wood<br>(1485 Ford) | PARKING   | 140 +/- Spaces                      |
| CITY, STATE    | Maumee, OH                      | GLA       | 36,500 Square Feet                  |
| PROPERTY TYPE  | Office                          | PARCEL ID | 36-40878                            |
| SF AVAILABLE   | 0                               | SUBMARKET | South/Southwest                     |
| OCCUPANCY      | 100%                            | COUNTY    | Lucas                               |
| LEASE TYPE     | Gross/Full Service              | ZONING    | CM (Commercial-Industrial District) |
| YEAR BUILT     | 1992                            | LAND AREA | 4.04 Acres                          |
| OWNER          | 1800 Indian Wood, Ltd.          |           |                                     |

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## SUMMARY | 2365 S. Haggerty Road, Canton, MI 48188



### EXECUTIVE SUMMARY

The subject asset is located at 2365 S. Haggerty Road, Canton, MI. The building is approximately 28,800 SF and is a single tenant, fully leased, Class B office building located in the Southern I-275 corridor. The building offers modern office space, and it has been maintained to a high standard with minimal deferred maintenance. This asset provides investors with predictable cash flow backed by a respected regional tenant in a growing suburban corridor.

### PROPERTY SUMMARY

|                |                                                      |           |                                           |
|----------------|------------------------------------------------------|-----------|-------------------------------------------|
| ENTITY         | 1800 Haggerty Road, Ltd.                             | STORIES   | 1                                         |
| STREET ADDRESS | 2365 S. Haggerty                                     | PARKING   | 60 +/- Spaces                             |
| CITY, STATE    | Canton, MI                                           | GLA       | 28,800 Square Feet                        |
| PROPERTY TYPE  | Office                                               | PARCEL ID | 71-098-99-0028-707                        |
| SF AVAILABLE   | 0                                                    | SUBMARKET | Southern I-275 Corridor                   |
| OCCUPANCY      | 100%                                                 | COUNTY    | Wayne                                     |
| LEASE TYPE     | Full Service Excluding Electric and Suite Janitorial | ZONING    | LI-R (Light Industrial Research District) |
| YEAR BUILT     | 2005                                                 | LAND AREA | 3.25 Acres                                |
| OWNER          | 1800 Haggerty Road, Ltd.                             |           |                                           |

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## SUMMARY | 1771 N. Dixie Highway, Monroe, MI 48162



### EXECUTIVE SUMMARY

The subject asset is located at 1771 N. Dixie Highway, Monroe, MI. The building is approximately 13,500 SF and is a multi tenant (4), fully leased, Class C office/retail building located less than a quarter mile from the I-75/Dixie Highway interchange. It's strategic location near major highways provides logistical advantages and accessibility for both employees and clients. The surrounding commercial development and high-traffic corridor contribute to long-term value, stability, and upside potential.

### PROPERTY SUMMARY

|                |                                     |           |                                  |
|----------------|-------------------------------------|-----------|----------------------------------|
| ENTITY         | 1800 Dixie Hwy, Ltd.                | STORIES   | 1                                |
| STREET ADDRESS | 1771 N. Dixie                       | PARKING   | 75 +/- Spaces                    |
| CITY, STATE    | Monroe, MI                          | GLA       | 13,500 Square Feet               |
| PROPERTY TYPE  | Office/Retail                       | PARCEL ID | 07-807-006-00                    |
| SF AVAILABLE   | 0                                   | SUBMARKET | Monroe County Submarket          |
| OCCUPANCY      | 100%                                | COUNTY    | Monroe                           |
| LEASE TYPE     | Gross Plus Utilities/Modified Gross | ZONING    | P.U.D (Planned Unit Development) |
| YEAR BUILT     | 2005                                | LAND AREA | 2.30 Acres                       |
| OWNER          | 1800 Dixie Hwy, Ltd.                |           |                                  |

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