2340 S. DETROIT AVE./RIVER RD.
MAUMEE, OH 43537

OFFICE SPACE FOR LEASE
800 SF AVAILABLE – SUITE 1

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

HARVEY-KINKADE BUILDING



GENERAL INFORMATION

AVAILABLE SPACE & LEASE RATES

	SIZE	RATE
1st FL./Garden Level – Suite 1	800 SF	$1,350/mo. gross

Building Size:	12,711 SF
Number of Stories:	3
Year Constructed:	1974
Condition:	Very good
Closest Cross Street:	River Road
County:	Lucas
Zoning:	C-1 General Commercial
Parking:	44 spaces
Curb Cuts:	1 on Detroit; 2 on River Road
Street:	2 lane, 2 way



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

2340 S. Detroit Avenue, Maumee, OH 43537

Office Space For Lease

800
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS	
Exterior Walls:	Brick
Structural System:	Block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Fresh carpet
Ceiling Height:	8'
Basement:	No
Heating:	Electric
Air Conditioning:	Central
Power:	200 amp
Security System:	Available at tenant's cost
Restrooms:	2 – in common
Sprinklers:	No
Elevator:	Yes
Signage:	Monument & at suite
Delivery Area:	In front

LEASE DETAILS	
Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	In-suite janitorial

BUILDING INFORMATION	
Current Occupant:	Former counseling office/attorney
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Call agents for instructions.



Comments:

- Great for office user who would like to serve the Maumee community.
- Professional setting with an on-site Owner/Manager.
- Access to Detroit Avenue and River Road.
- 137 yards to traffic light.
- 1/2 mile to Anthony Wayne Trail.
- Wheelchair accessible ramp & elevator.

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

2340 S. Detroit Avenue, Maumee, OH 43537

Office Space For Lease

800
Square Feet
AVAILABLE













For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

2340 S. Detroit Avenue, Maumee, OH 43537

Office Space For Lease

Up to 1,733 Square Feet AVAILABLE

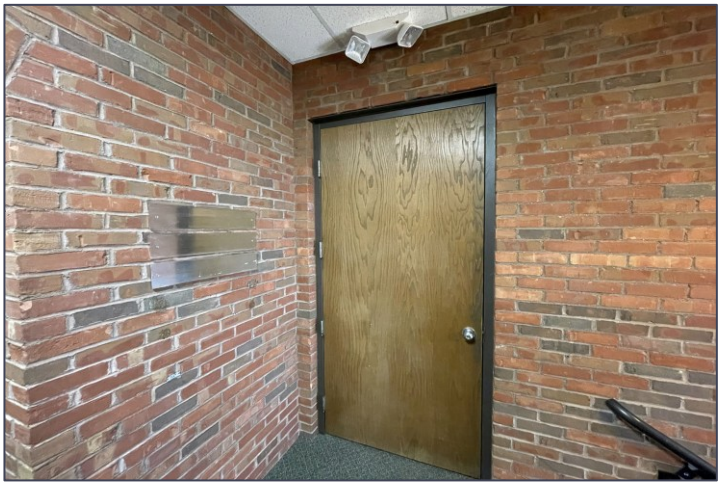


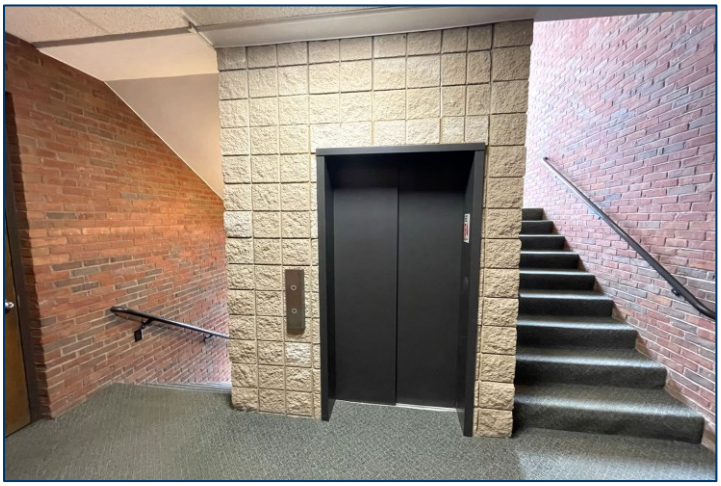






Common area





For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

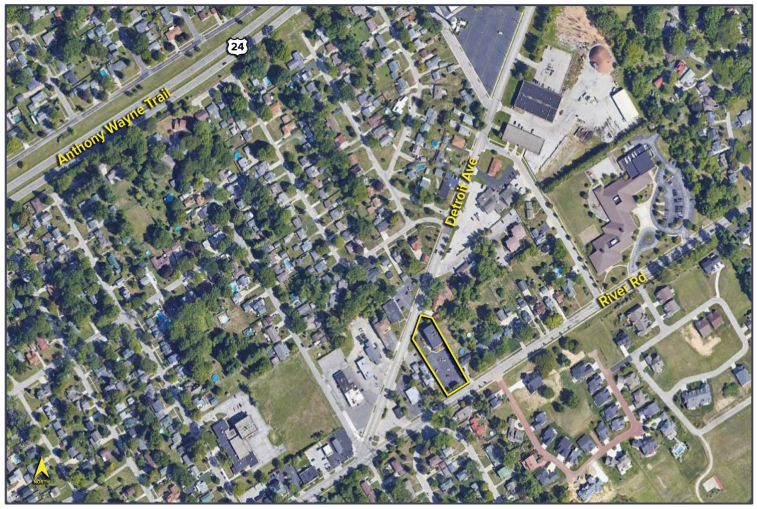
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

2340 S. Detroit Avenue, Maumee, OH 43537

Office Space For Lease

800
Square Feet
AVAILABLE







For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

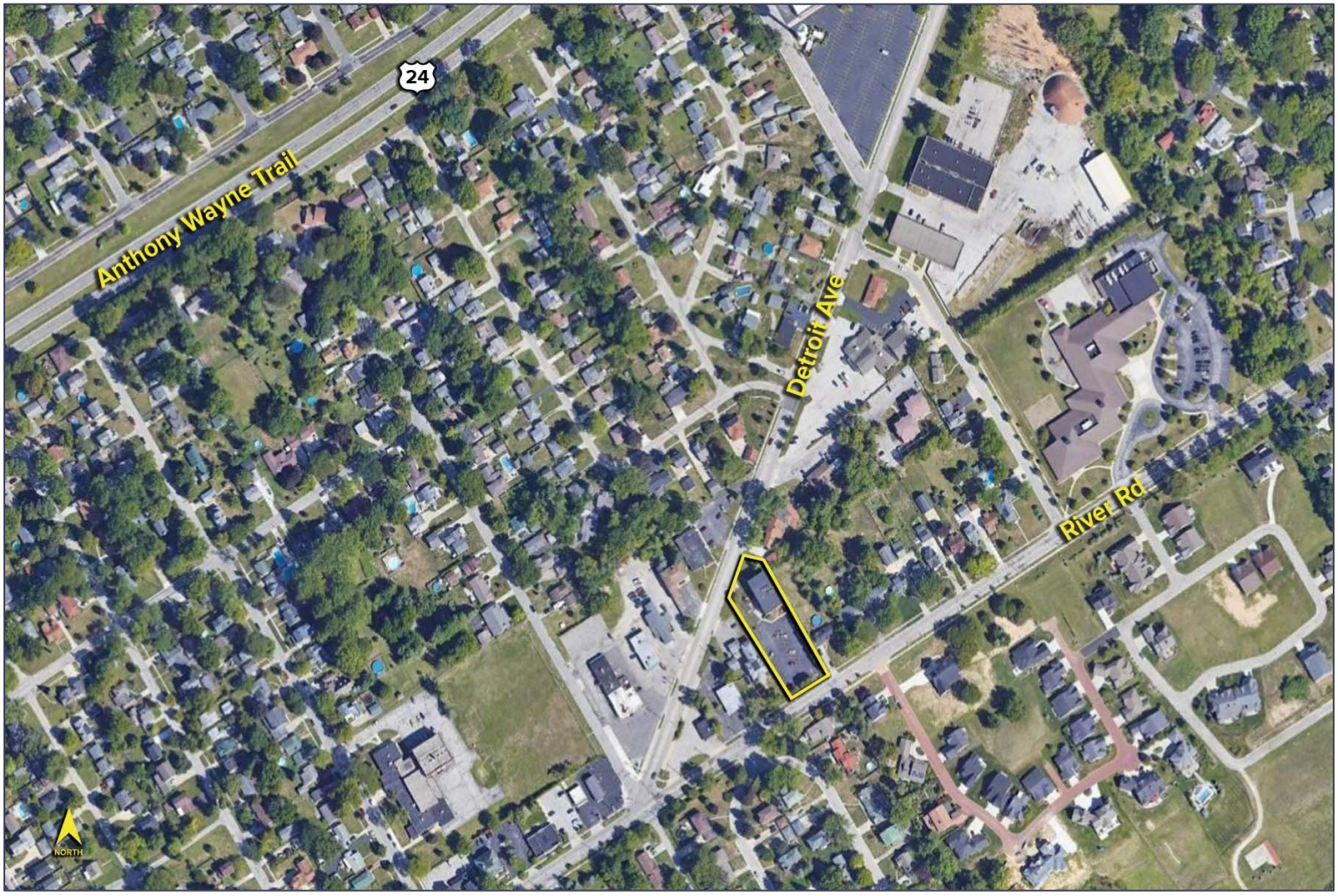
2340 S. Detroit Avenue, Maumee, OH 43537

Office Space For Lease

800
Square Feet
AVAILABLE

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	6,917	$94,312
3 MILE	57,904	$81,153
5 MILE	132,133	$78,434

TRAFFIC COUNTS (TWO-WAY)	
2,300	Detroit Avenue
2,650	River Road
16,251	Anthory Wayne Trail



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.