



1900 Indian Wood Circle

Maumee, Ohio 43537

Property Highlights

- 5,000 sf for lease
- Tenant improvement allowance available
- Built out from shell 8 years ago
- Bull pen with perimeter offices
- Large Kitchen
- Independent IT
- ADA Restrooms
- Private entrance
- Adjacent Parking

Property Overview

Property is 75% occupied by long term tenant and has been professionally managed for 20 years. Over \$600,000 recently invested in tenant and capital improvements.

Offering Summary

Lease Rate:	\$16.75 SF/yr (Gross)
Building Size:	20,590 SF
Available SF:	20,950 SF

Demographics 1.3 Miles 3.5 Miles 5 Miles

Total Households	4,534	30,194	57,572
Total Population	9,261	68,925	131,845
Average HH Income	\$78,616	\$101,952	\$99,076

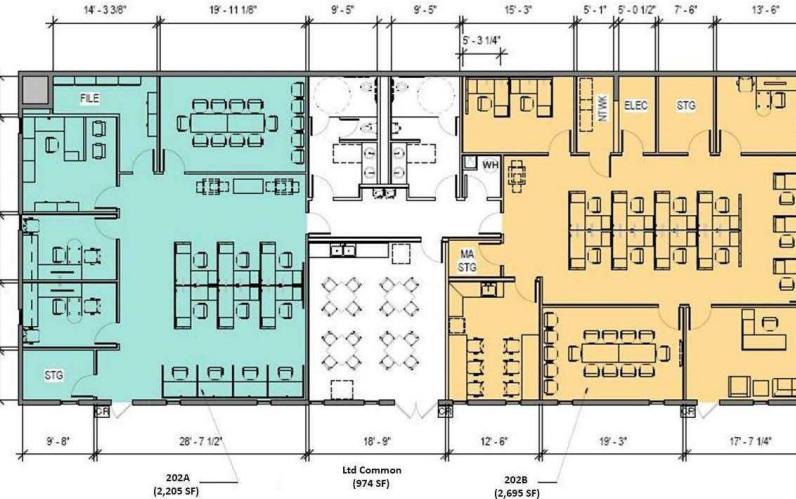
For More Information

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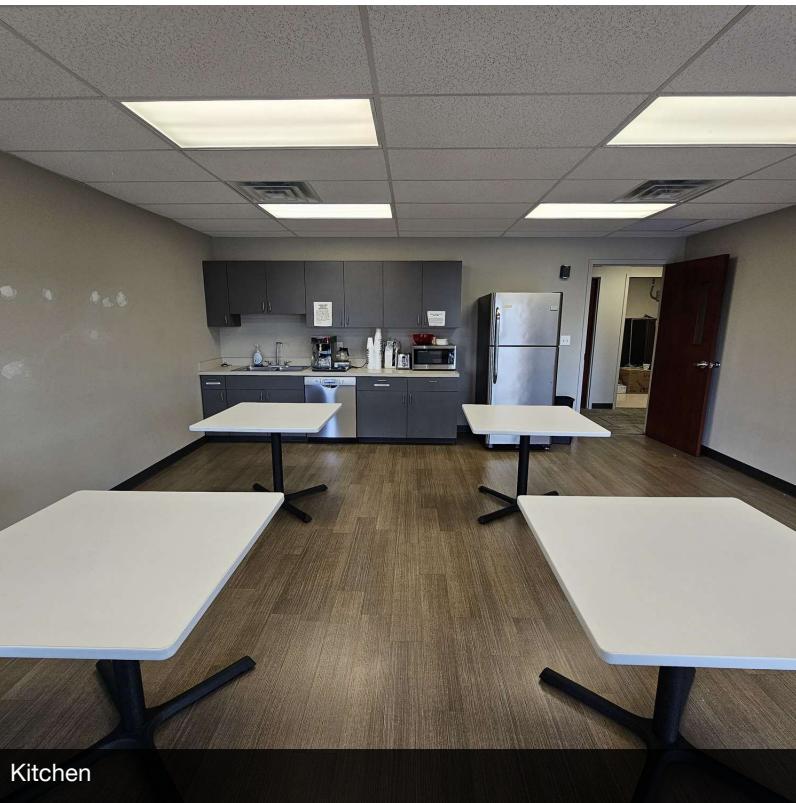


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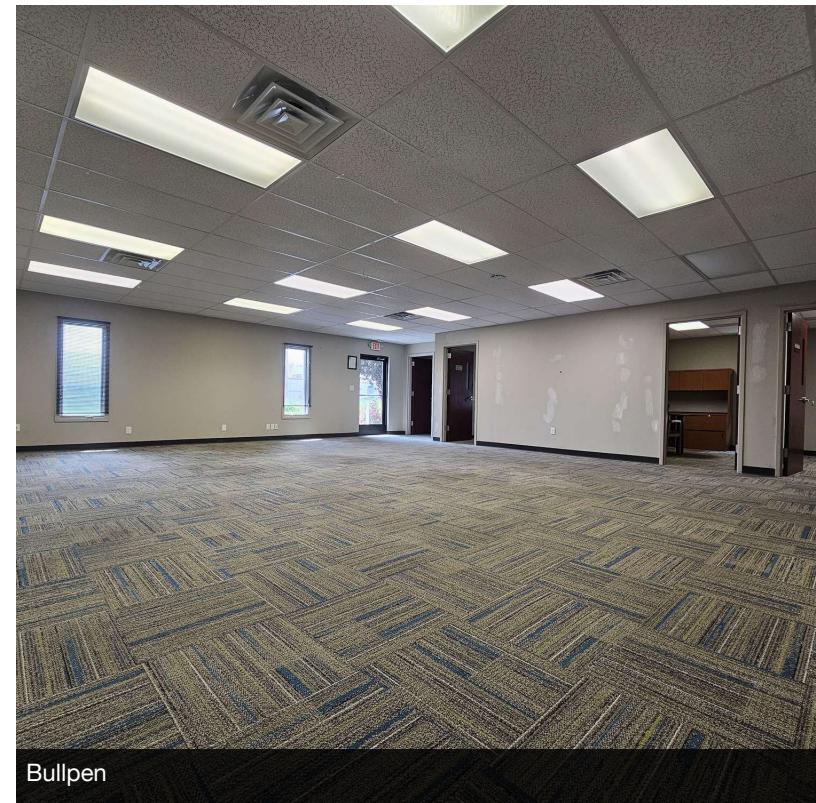
Floor Plan



Suite Entrance



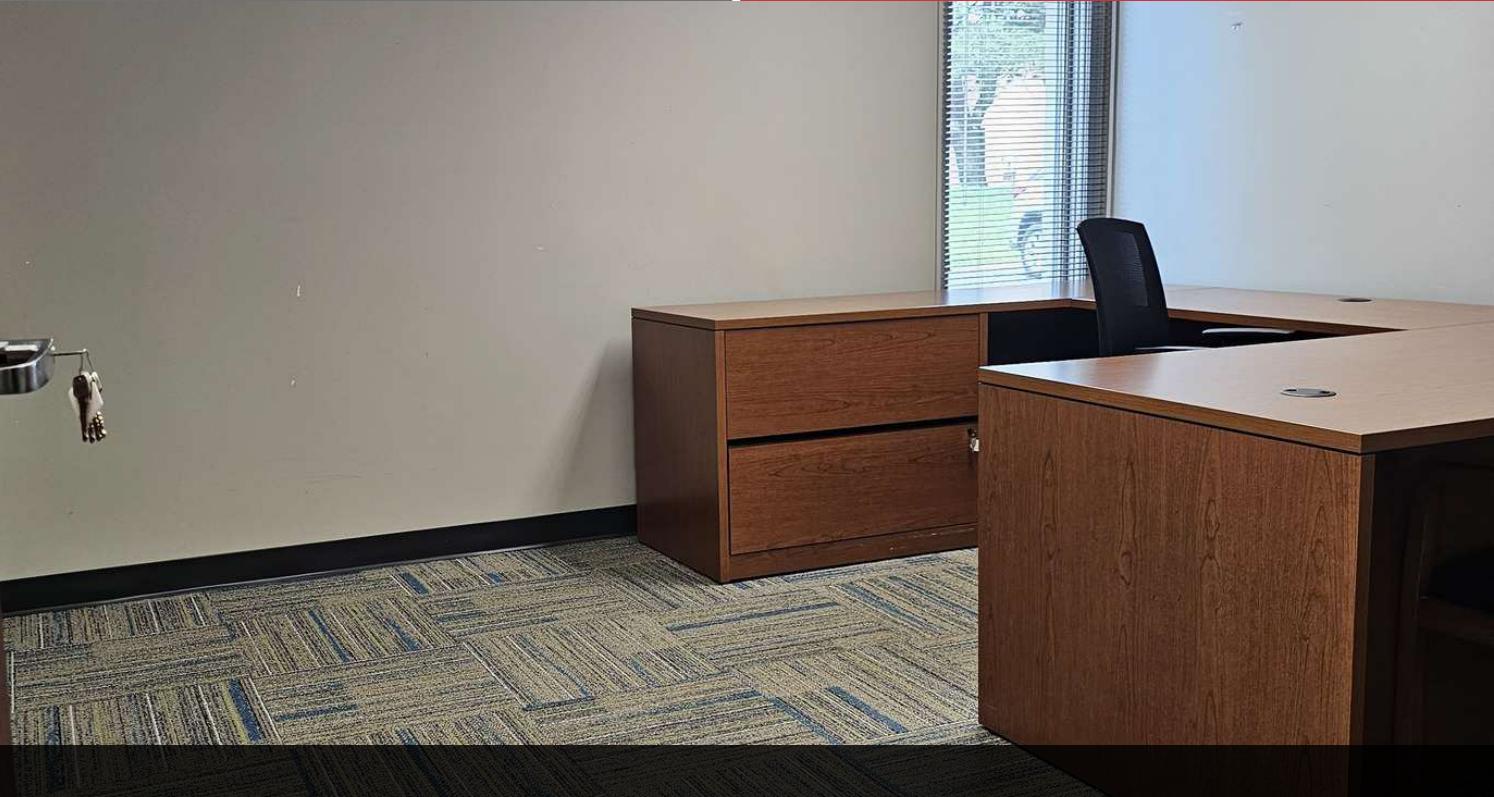
Kitchen



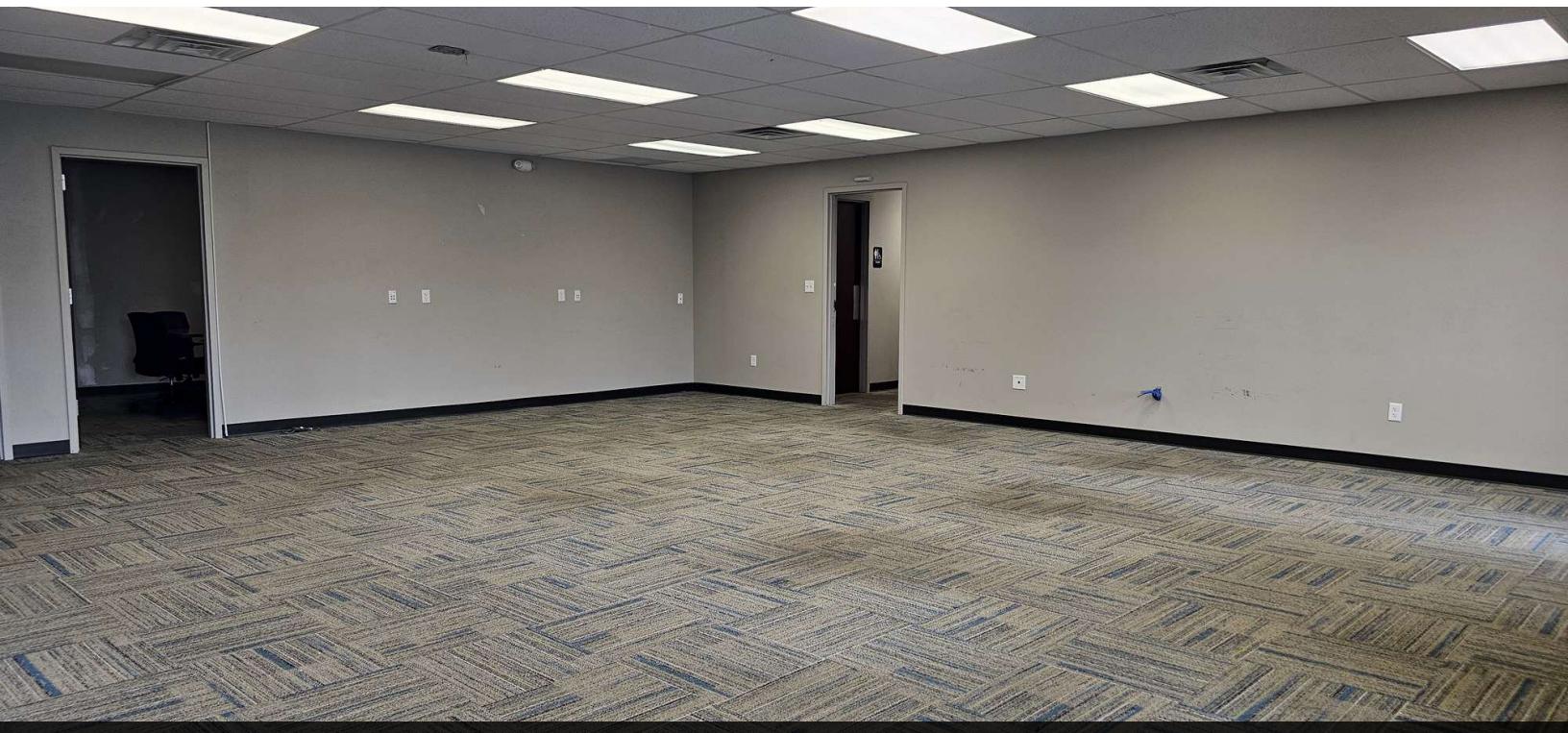
Bullpen

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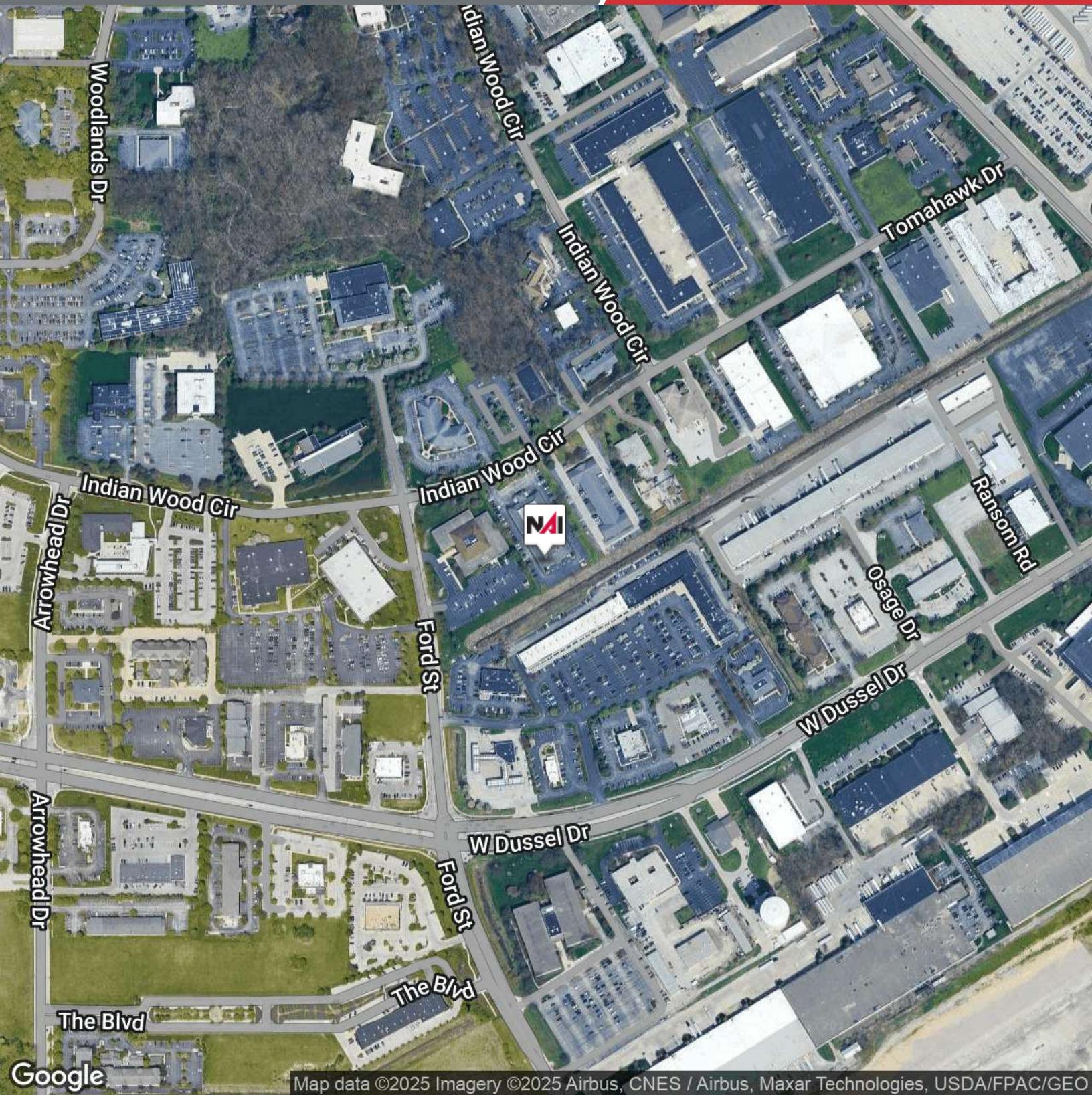
Office

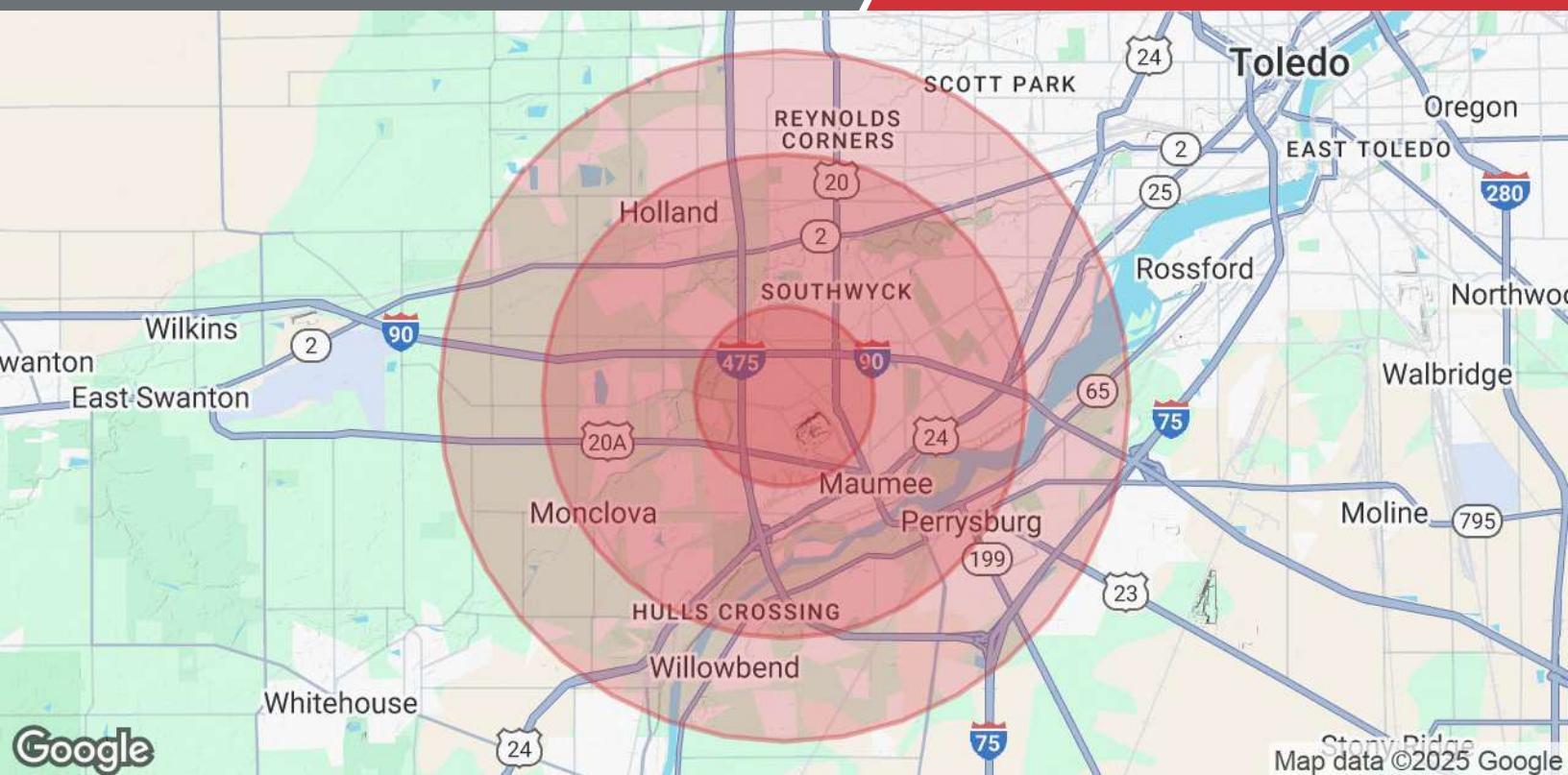


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Population

	1.3 Miles	3.5 Miles	5 Miles
Total Population	9,261	68,925	131,845
Average Age	40	43	42
Average Age (Male)	38	41	41
Average Age (Female)	41	44	43

Households & Income

	1.3 Miles	3.5 Miles	5 Miles
Total Households	4,534	30,194	57,572
# of Persons per HH	2	2.3	2.3
Average HH Income	\$78,616	\$101,952	\$99,076
Average House Value	\$205,154	\$238,146	\$242,805

Demographics data derived from AlphaMap