



# Four SeaGate

433 NORTH SUMMIT STREET TOLEDO, OH 43604



# ABOUT THIS LISTING

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Discover the vibrant surroundings of Four SeaGate, offering an ideal blend of work and play in downtown Toledo, Ohio. Positioned amidst a burgeoning business district, the location is ripe with convenience, within close proximity to a range of dining options, shopping centers, and cultural landmarks including the Toledo Museum of Art, Imagination Station, and Glass City Metropark. Sporting enthusiasts will appreciate nearby attractions such as Fifth Third Field and Huntington Center, while professionals will find the area's dynamic atmosphere enhanced by its welcoming community and convenient access to One SeaGate, Renaissance Hotel, and Downtown Toledo YMCA. With easy access to major highways and public transportation, Four SeaGate provides a prime location with sweeping river views and the potential for 12 ft. exposed ceilings. This property is ideal for professionals seeking a desirable workplace in the heart of Toledo.

Description:	Modified Gross, With a Base Year
Lease Rate:	\$16.50 SF/yr
Year Built:	1984
Property Type:	Office
Building Class:	A
Building Size:	374,629 SF (including parking garage)
Leasable Area:	281,917 SF
Space Available	75,851 SF

## MEET THE AGENT

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### KYLE JURGENSON

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SEE FOR YOURSELF:



Check out drone footage of this property!



Watch a walkthrough video of the common areas!



## Step Into Four SeaGate

Experience the unparalleled ambiance of Four SeaGate. Upon entering the main lobby via indoor escalators, you'll encounter sleek modern finishes and a captivating art installation. The recently-updated lobby offers a comfortable space to socialize or enjoy coffee. Downtown Toledo is alive with activity, driven by ongoing redevelopments and investments, and major companies like ProMedica, Owens Illinois (World Headquarters), Stellantis (Jeep), and Libbey Glass, as well as a number of government entities have established their presence, contributing to the area's growth. This dynamic environment is ideal for businesses of all sizes, from startups to established headquarters. Four SeaGate can become home to businesses of all sizes, whether you're launching a startup or need expansive multi-floor space. The ownership group is well-capitalized and committed to providing the flexibility tenants require, making it an excellent choice for any business.

### DON'T MISS:



Café & Welcome Kiosk



Attached Covered Parking

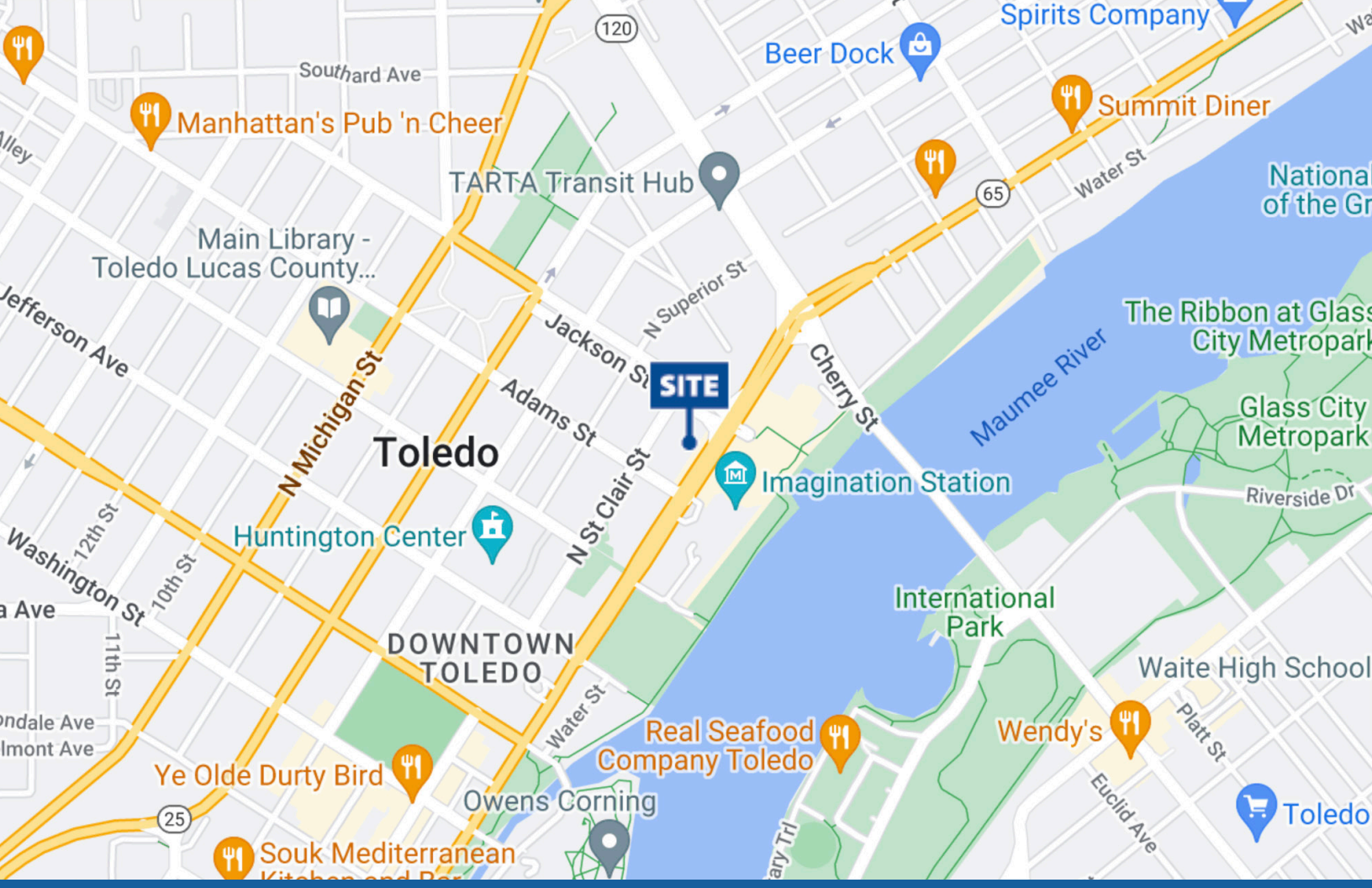


Outdoor Terraces On Select Floors















Private Outdoor Lounge With Tables





## HIGHLIGHTS

Four SeaGate represents a premium opportunity for businesses to position themselves in the vibrant heart of downtown Toledo. Just minutes from The Huntington Center and Fifth Third Field, Four SeaGate is nestled in a walkable area, with ample businesses, residences, and parking in any direction. Tenants can enjoy sweeping river views as well as potential for exposed 12 ft. ceilings.

 Modern, renovated office spaces	 Professional property management	 Lobby café
 Convenient downtown location	 High-speed internet and tech capabilities	 River views
 Flexible floor plans	 483 on-site parking spaces	 Outdoor patio space
 Secured building entry/access	 Exposed 12 FT ceilings available	 Citiwalk access



# BUILDING & PROPERTY INFORMATION



## LOCATION INFORMATION

<b>ADDRESS</b>	433 North Summit Street Toledo, OH 43604
<b>BUILDING NAME</b>	Four SeaGate
<b>PRIMARY PROPERTY TYPE</b>	Office Building
<b>COUNTY</b>	Lucas
<b>ZONING</b>	10-CD Downtown Commercial
<b>SITE SIZE</b>	0.97 Acres
<b>APN#</b>	1455965, 1400020
<b>LOT FRONTAGE</b>	350'
<b>LOT DEPTH</b>	117'
<b>TRAFFIC COUNT</b>	15,000 VPD - N. SUMMIT ST.



## BUILDING DETAILS & SPECIFICATIONS

<b>LEASE RATE</b>	\$16.50 SF/yr
<b>LEASE TYPE</b>	Modified Gross, With a Base Year
<b>BUILDING SIZE</b>	374,629 SF (with parking garage); 281,917 SF leasable area; 75,851 SF space available
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	10
<b>AVERAGE FLOOR SIZE</b>	38000
<b>YEAR BUILT</b>	1984
<b>BUILDING CLASS</b>	A
<b>PARKING</b>	Basement parking garage containing 483 spaces
<b>CONSTRUCTION STATUS</b>	Build to suit
<b>ELEVATORS</b>	4
<b>ESCALATORS</b>	2



## TAX INFORMATION

<b>NET GENERAL</b>	\$272,299.56
<b>NET SPECIAL ASSESSMENTS</b>	\$20,773.18
<b>TOTAL</b>	\$293,072.74





## Inside Four SeaGate



### AMENITIES, UTILITIES, & TENANTS

#### AMENITIES

- State-of-the-art facilities
- Attached, private parking garage
- Security Services
- Secured building entry/access
- Lobby café
- Outdoor patio seating
- Common area restrooms
- On-site property management
- Public transit
- Immediate Citiwalk access

#### UTILITIES

- Columbia Gas
- Toledo Edison Electric
- Municipal Sewer & Water

#### CURRENT TENANTS

- IRS
- Davis College
- Capri Investment Group
- Signature Associates
- Marshall & Melhorn, LLC
- RCO Law
- Social Security
- U.S. Federal Government



# Meet Four SeaGate



# ATRIUM & COMMON AREAS AT A GLANCE CTD.



Welcoming entryway to building common area



Exterior view



Stunning finishes



Sweeping views in a well-lit atrium



Atrium escalators



Outdoor terrace with seating





# ATRIUM & COMMON AREAS AT A GLANCE CTD.



Common waiting area



Visitor's kiosk



Multi-level art installation by local artist, Tom McGlauchlin



Common seating and café area

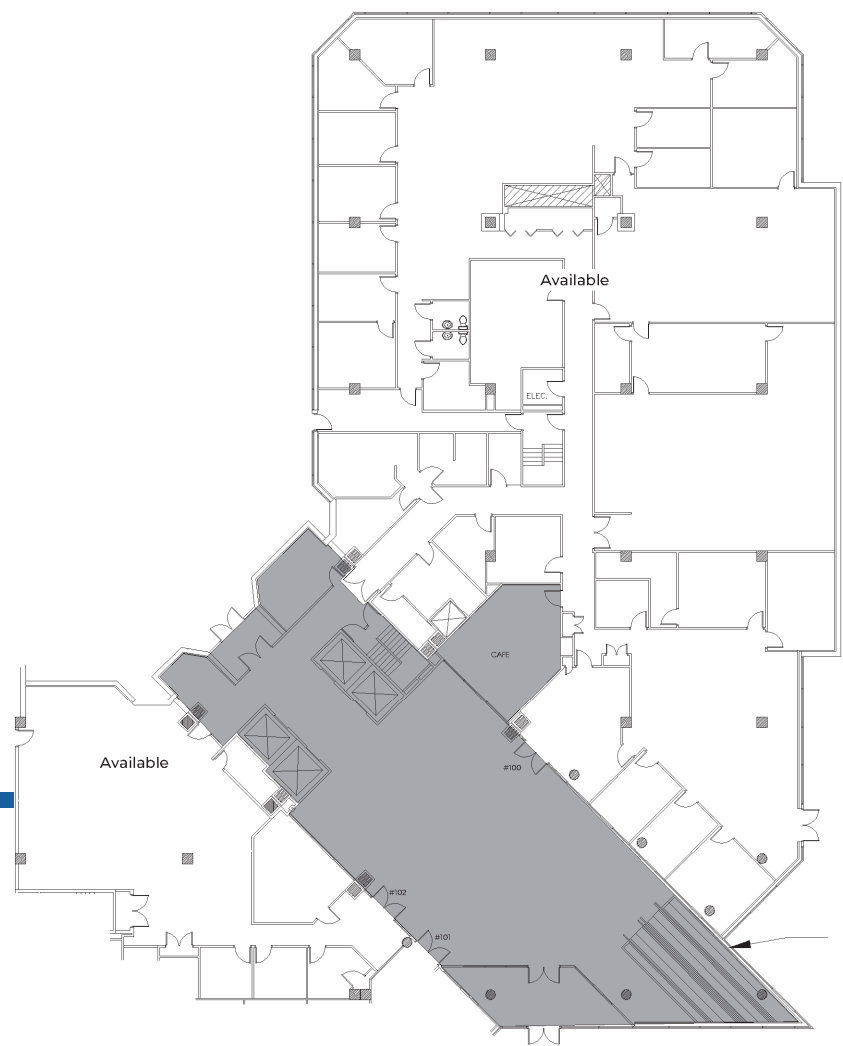


Main entrance



On-floor waiting areas





Scan to watch a walkthrough:

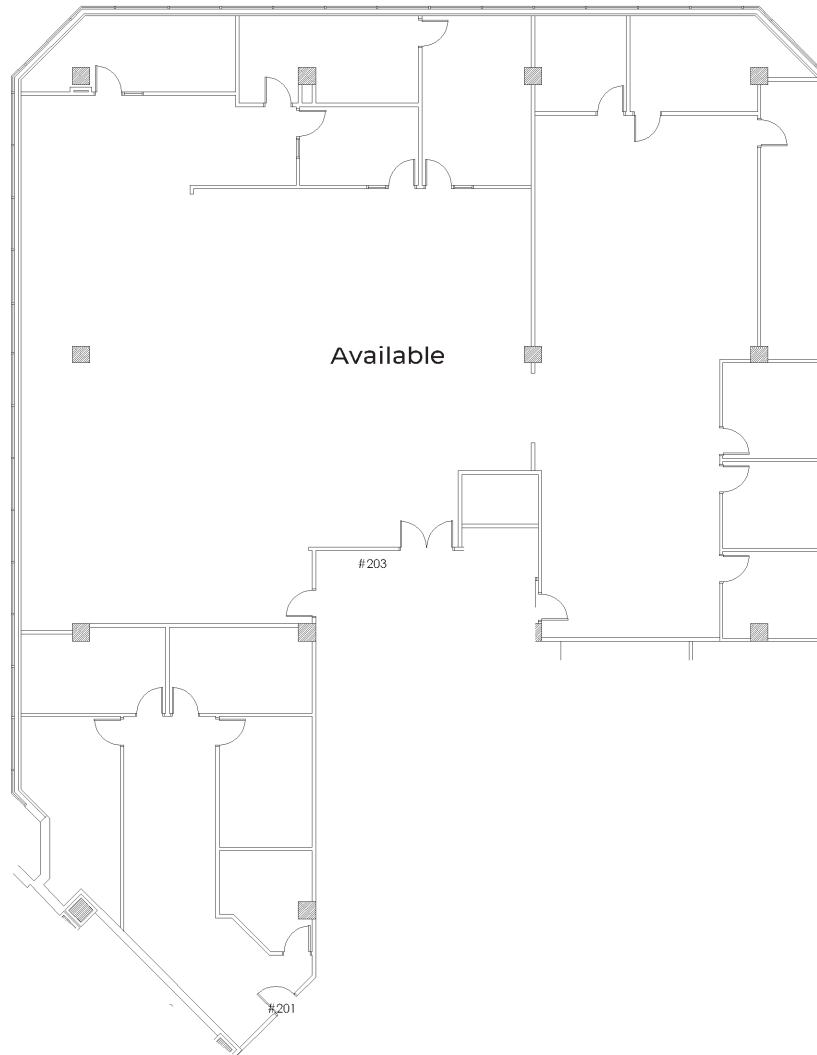


# FLOOR 1

<b>FLOOR</b>	1
<b>SUITE NAME</b>	Four SeaGate First Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Space available from 2,810 SF to 17,192 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)

**DESCRIPTION / DETAILS:**  
 Beautiful kitchenette with men's and women's restroom, second set of private restrooms in-suite

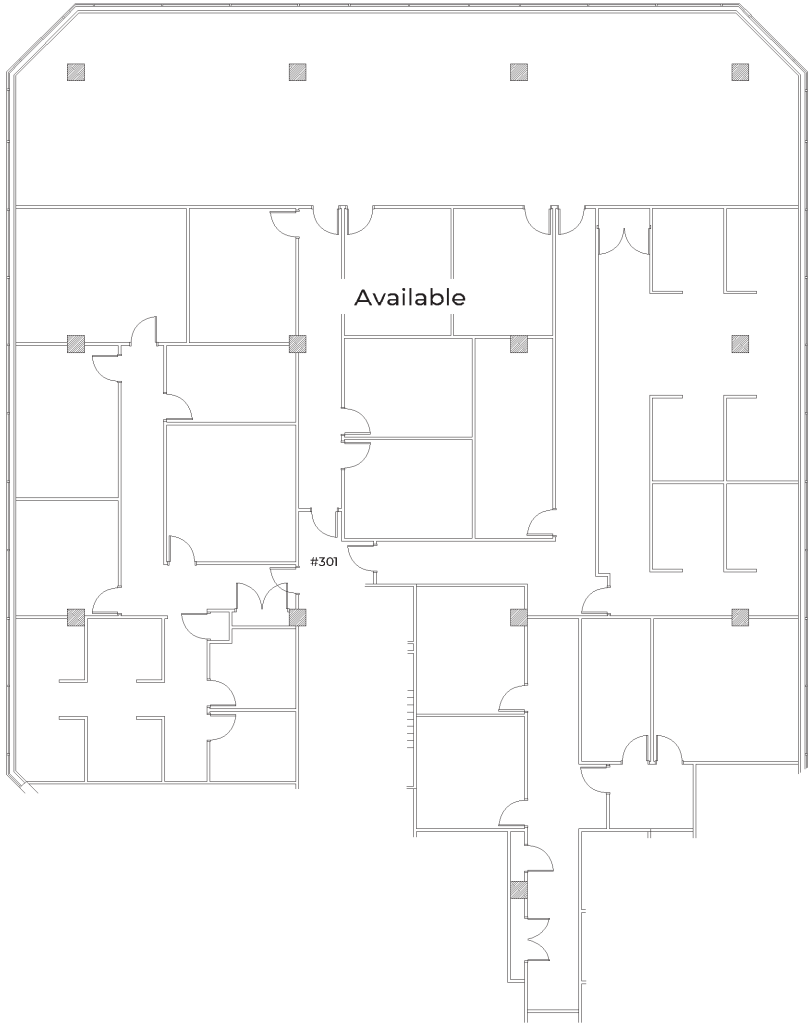




## FLOOR 2

<b>FLOOR</b>	2
<b>SUITE NAME</b>	Four SeaGate Second Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Space available from 1,424 SF to 8,411 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)





Scan to watch a walkthrough:



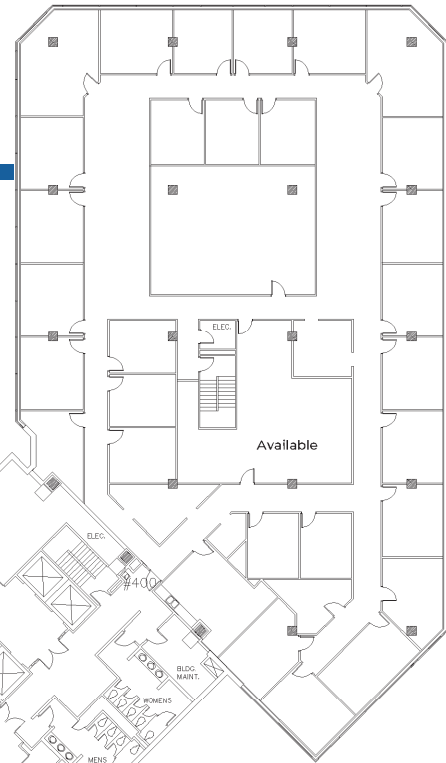
# FLOOR 3

<b>FLOOR</b>	3
<b>SUITE NAME</b>	Four SeaGate Third Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Usable Area: 8,258 SF, Rentable Area: 9,249 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)

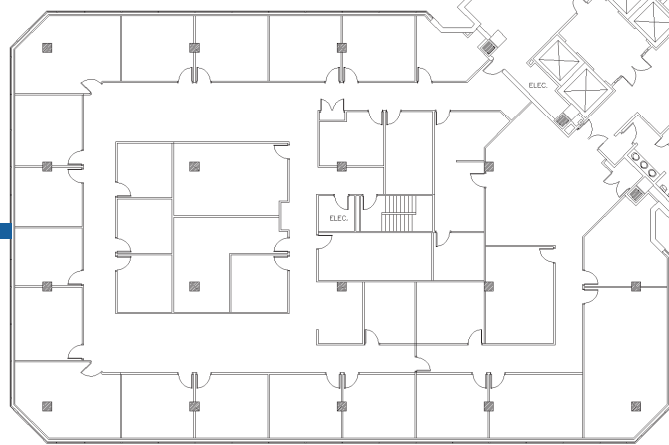




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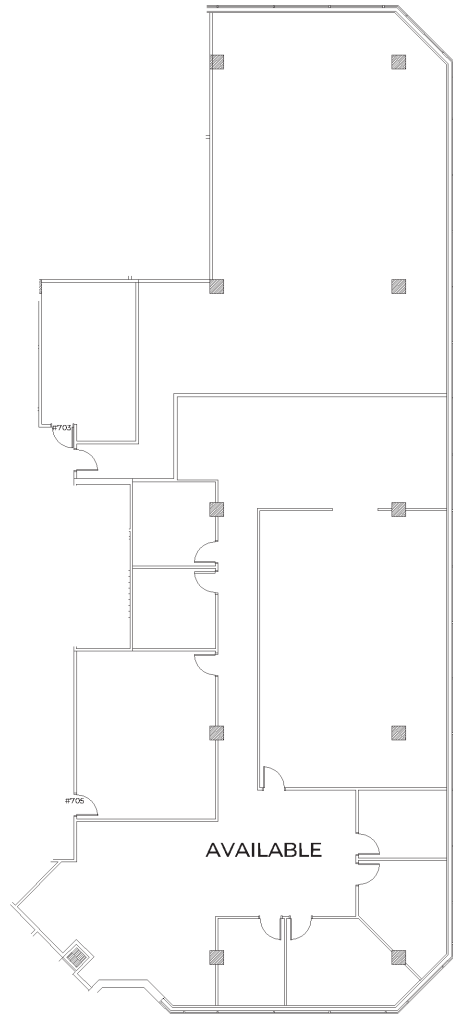
## FLOOR 4

<b>FLOOR</b>	4
<b>SUITE NAME</b>	Four SeaGate Fourth Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Space available from 12,529 SF to 23,770 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)

### DESCRIPTION / DETAILS:

Summit wing side offers several conference rooms with elegant and professional design





Scan to watch a walkthrough:



## FLOOR 7

<b>FLOOR</b>	7
<b>SUITE NAME</b>	Four SeaGate Seventh Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Space available from 2,724 SF to 7,515 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)





Scan to watch a walkthrough:



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## FLOOR 10

<b>FLOOR</b>	10
<b>SUITE NAME</b>	Four SeaGate Tenth Floor
<b>LEASE RATE</b>	\$16.50 / SF / YR
<b>SQUARE FOOTAGE</b>	Space available from 1,519 SF to 9,714 SF
<b>LEASE TYPE</b>	Modified Gross (with a base year)





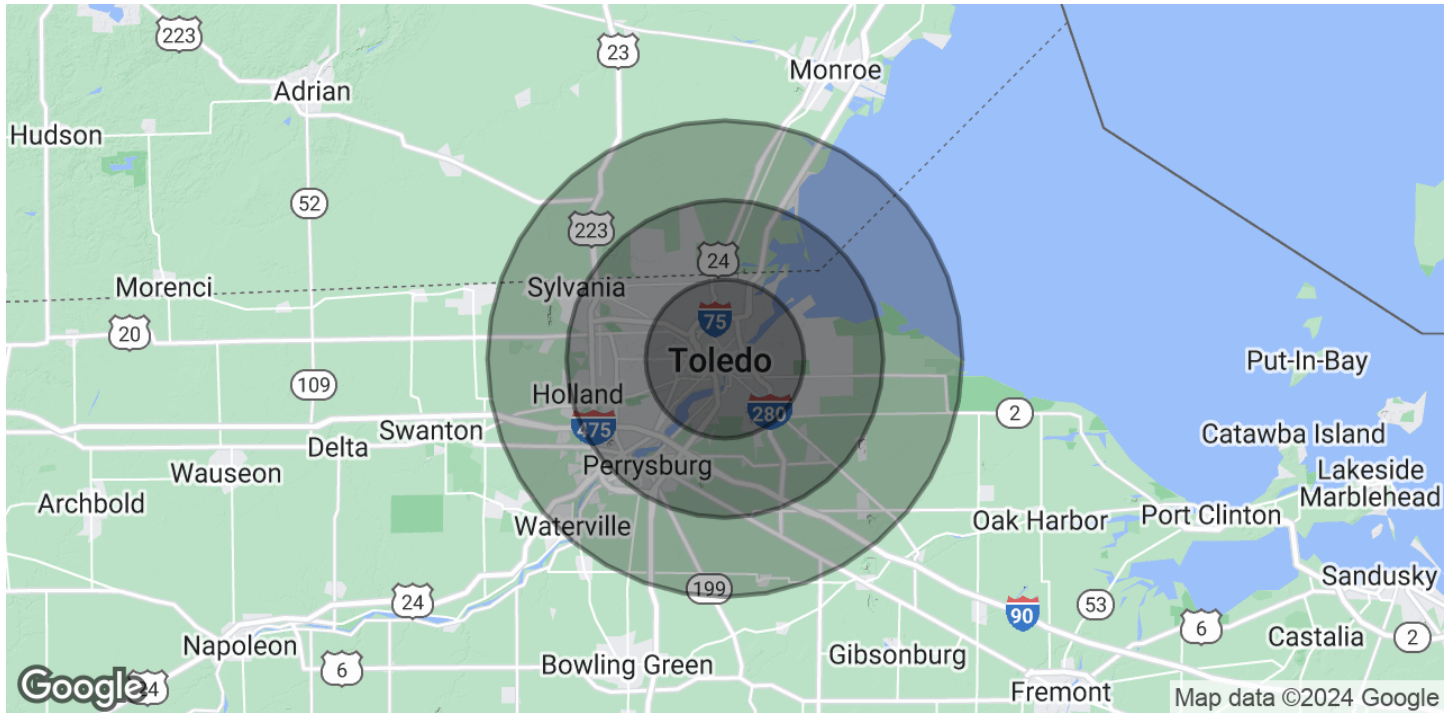
## DOWNTOWN TOLEDO AT A GLANCE

Situated in the heart of Downtown Toledo, Four SeaGate boasts an unbeatable location with a wide array of dining, retail, and attractions just steps away. Toledo, also known as the Glass City, attracts over 3 million visitors each year and is home to 2,500 residences, housing a diverse workforce. Ongoing revitalization makes this a vibrant place for businesses to thrive.





# DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	195,403	438,764	534,552
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	82,336	189,153	226,566
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$60,761	\$78,561	\$88,253
Average House Value	\$121,953	\$179,377	\$204,129

Demographics data derived from AlphaMap



# WHAT'S NEARBY





## QUESTIONS?

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