



4427 Talmadge Rd

(The Harmon Building)

Toledo, Ohio 43623

Property Highlights

- First floor retail or office spaces
- Currently configured as office
- 2 private, In-suite restrooms per space
- Several storage areas
- Large storefront windows
- Highly visible office location
- Great access to I-475 and I-75
- On-site landlord and property manager
- Suites can easily be combined

Offering Summary

Lease Rate: \$11.50 SF/yr (MG)

Available SF: Suite O = 2,035 +/- SF
Suite R = 675 +/- SF
Combined SF = 2,710 SF

Tenant Responsibilities: Rent, Electric, In-Suite
Janitorial, Pro Rata Share of
CAM

For More Information



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Lease Rate	\$11.50 SF/Yr Modified Gross
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Location Information

Building Name	The Harmon Building
Street Address	4427 Talmadge Road
City, State, Zip	Toledo, OH 43623
County	Lucas
Market	Toledo
Sub-market	West Toledo
Cross-Streets	Talmadge Rd & Monroe St
Road Type	Paved
Nearest Highway	I-475
Nearest Airport	Toledo Express and Detroit Metro

Building Information

Building Size	36,127 SF
Building Class	B
Occupancy %	75.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1963
Year Last Renovated	2019
Gross Leasable Area	Total = 2,710 SF
Condition	Good
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	Drop
Floor Coverings	Ready for tenant selected floors

Property Information

Property Type	Office Building
Zoning	10-MX Mixed use
Lot Size	5.86 Acres
APN #	24-02007
Lot Frontage	119 ft
Lot Depth	887 ft
Traffic Count	15751 VPD
Traffic Count Street	Talmadge Rd
Amenities	High street visibility Close to restaurants and retail Close to highway access

Parking & Transportation

Number of Parking Spaces	154
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Utilities & Amenities

Elevators	No
Central HVAC	Yes
HVAC	Yes
Restrooms	4 - Private

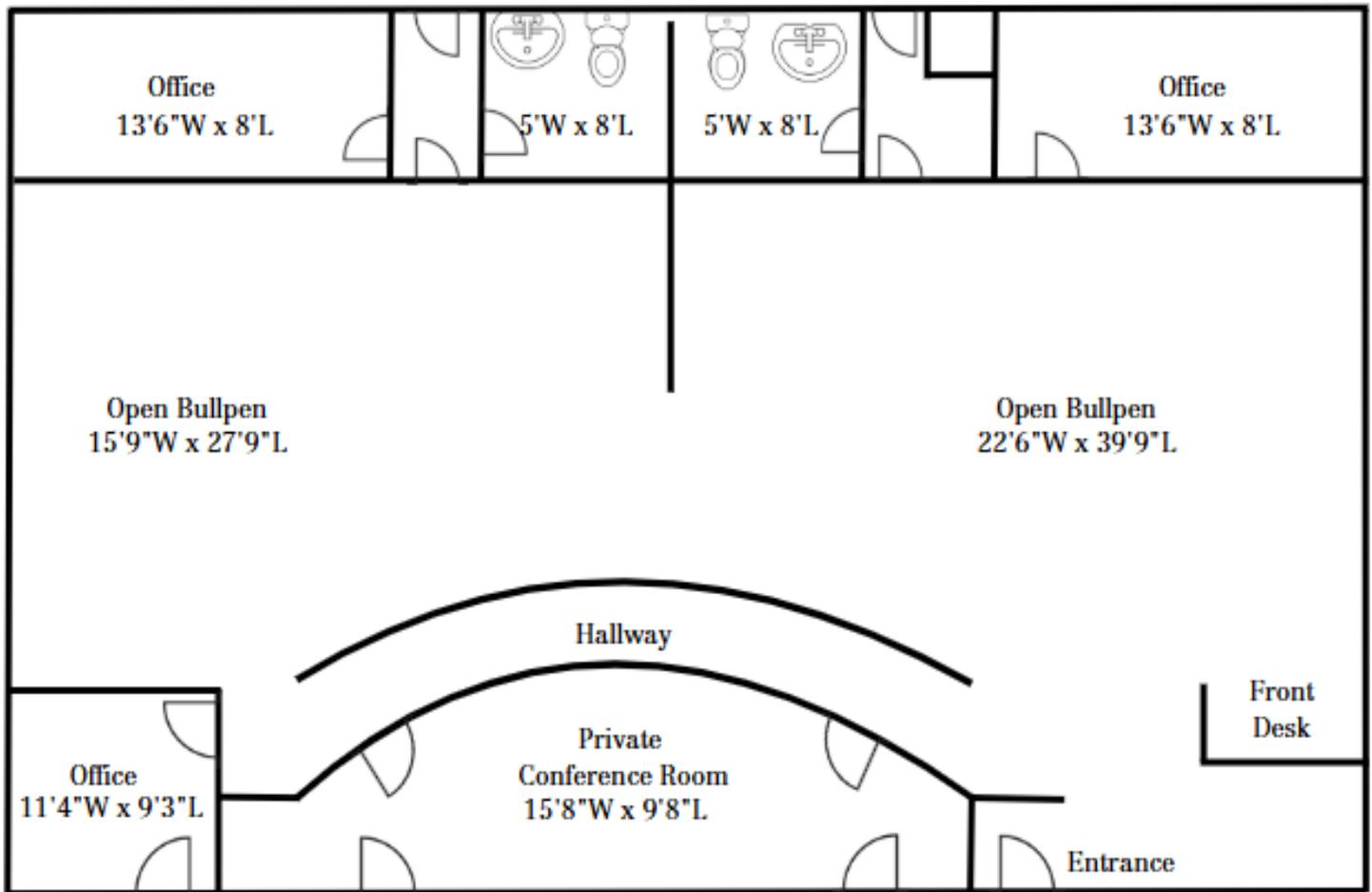
Suite R

Available SF	675 +/- SF
	2 private Restrooms
	1 Breakroom
	3 private offices

Suite O

Available SF	2,035 +/- SF
	2 private Restrooms
	2 semi-private offices
	1 private office
	1 conference room

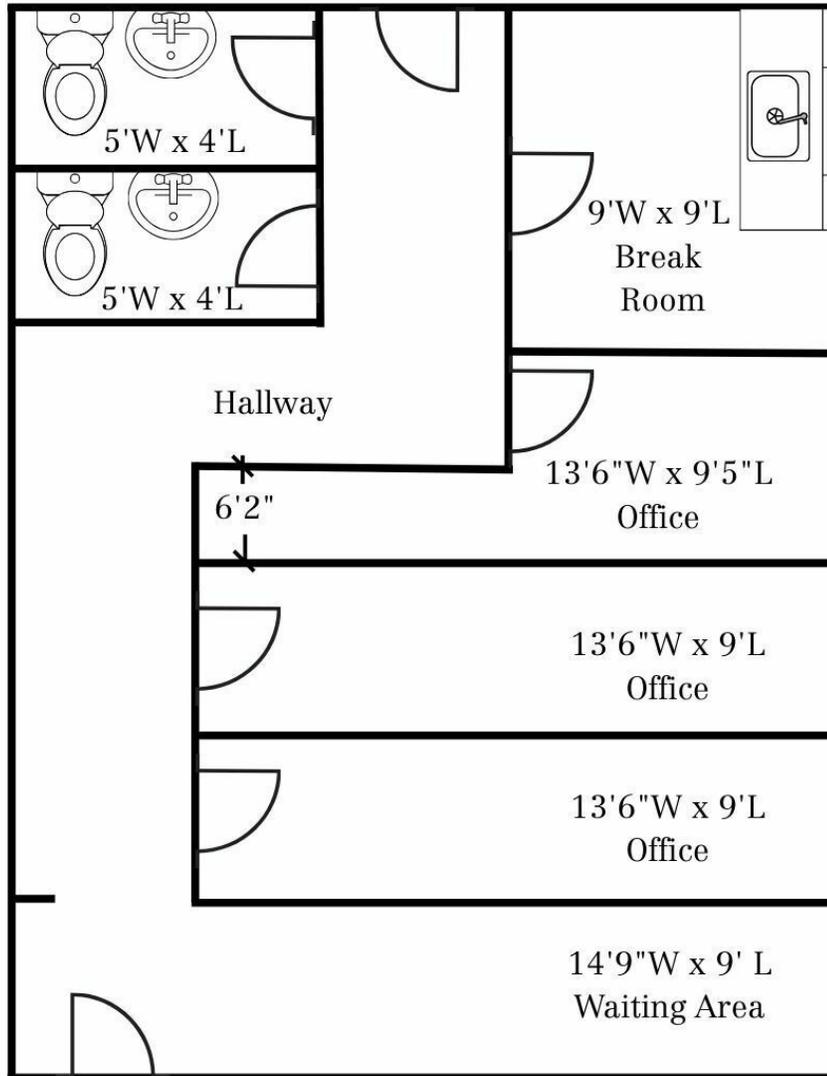
Suite 0



Total Rentable Area: Approx. 2,035 +/- SF

Ceiling Height: Approx. 9'8"

Suite R

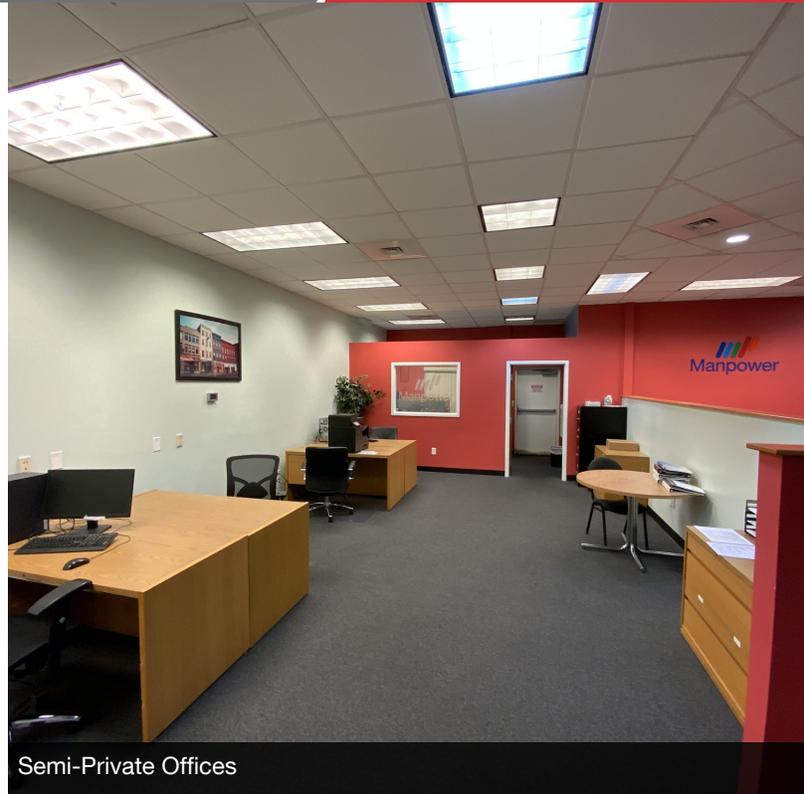


Total Rentable Area: Approx. 675 SF

Ceiling Height: Approx. 8'8"



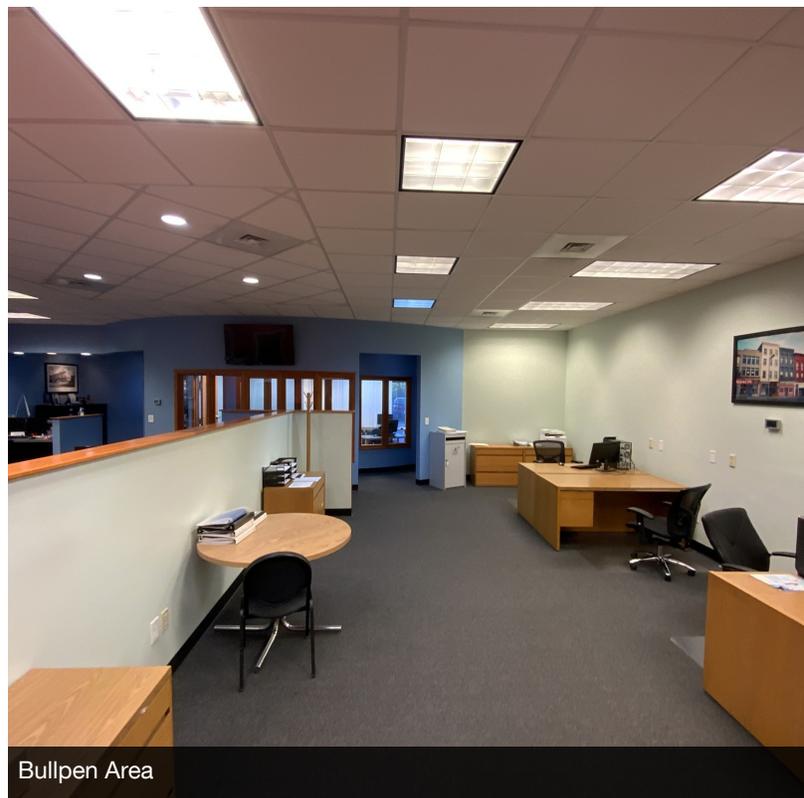
Entry



Semi-Private Offices



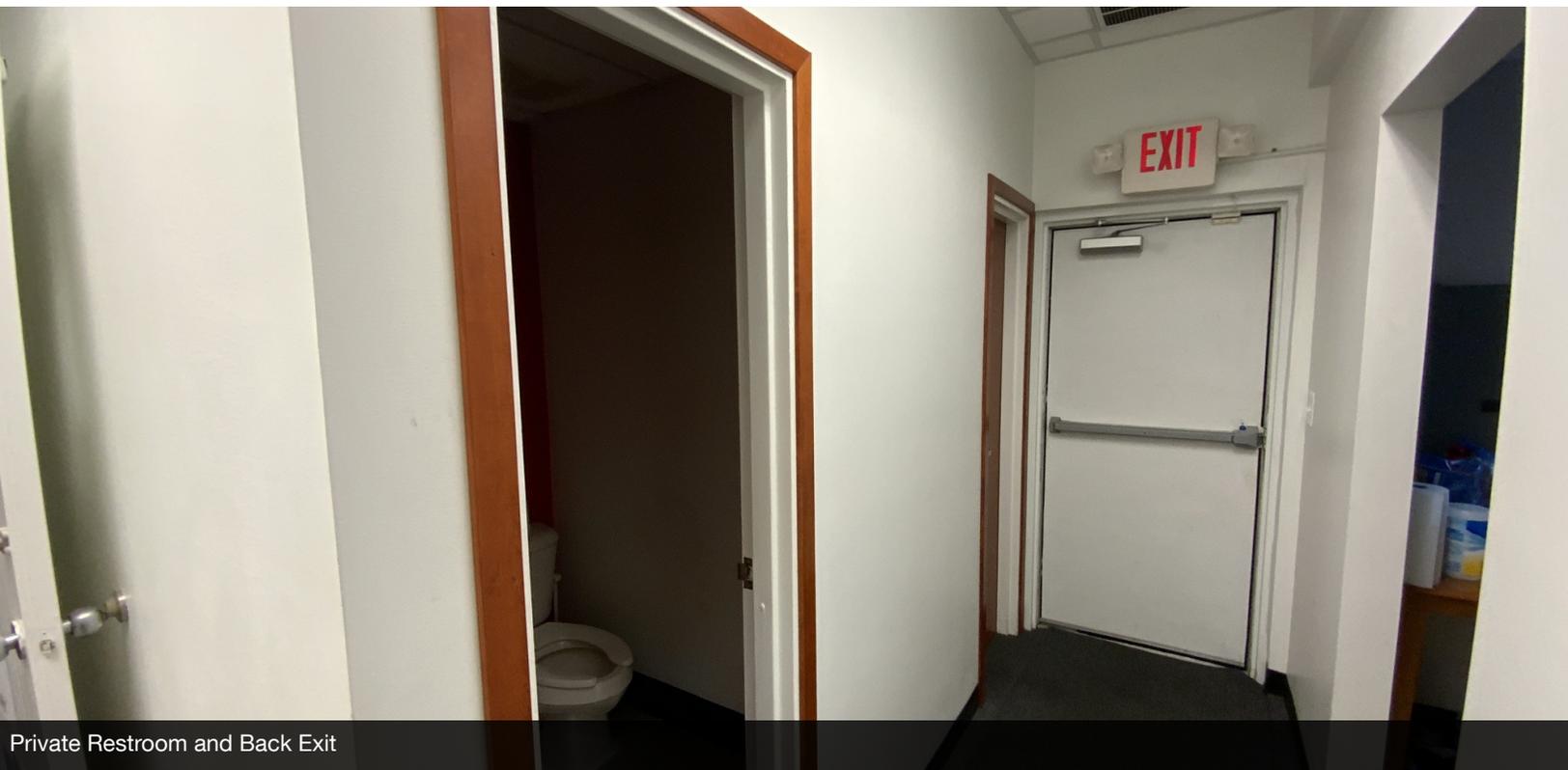
Private Conference Room



Bullpen Area



Employee Breakroom



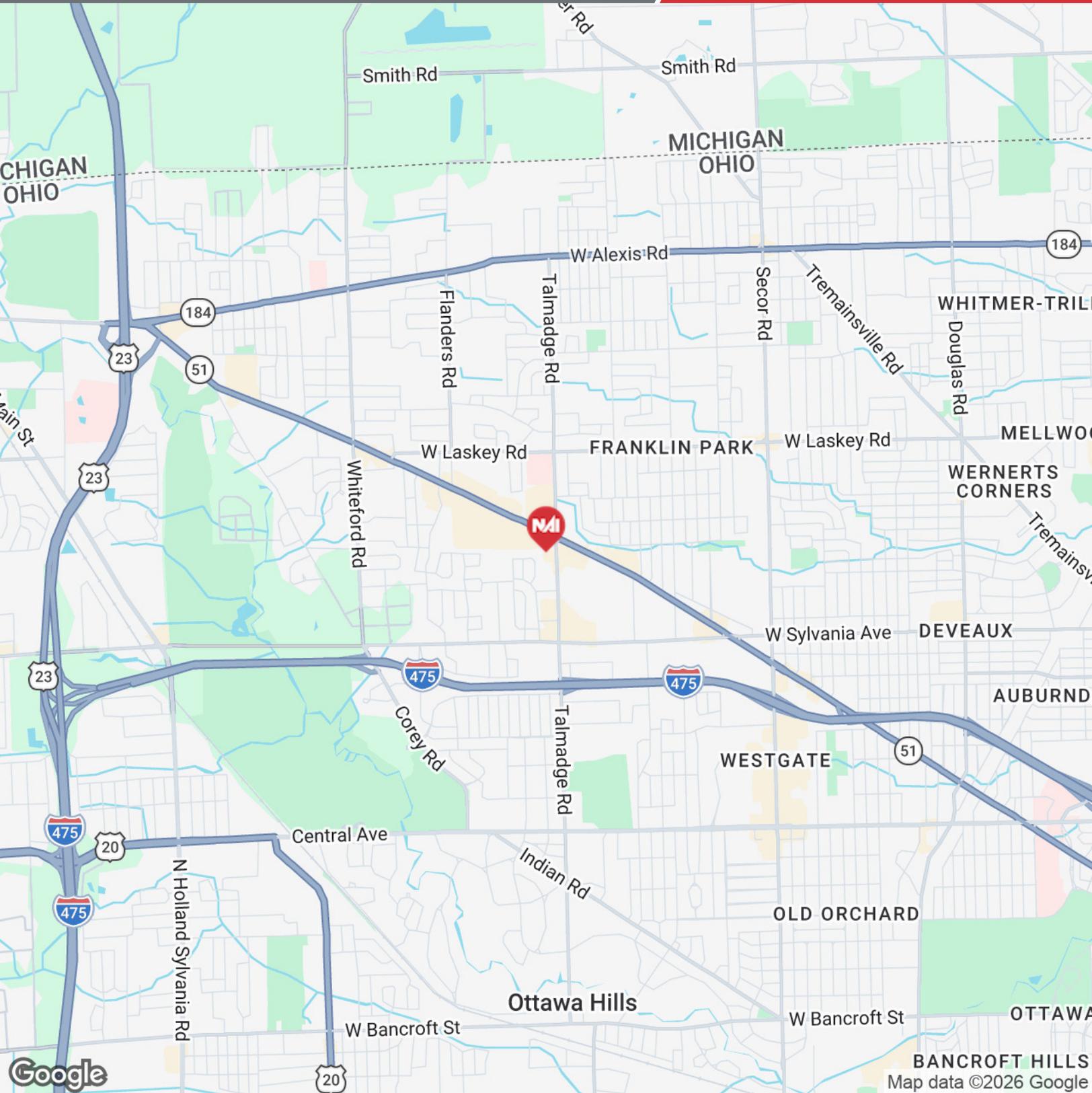
Private Restroom and Back Exit



Map data ©2026 Google

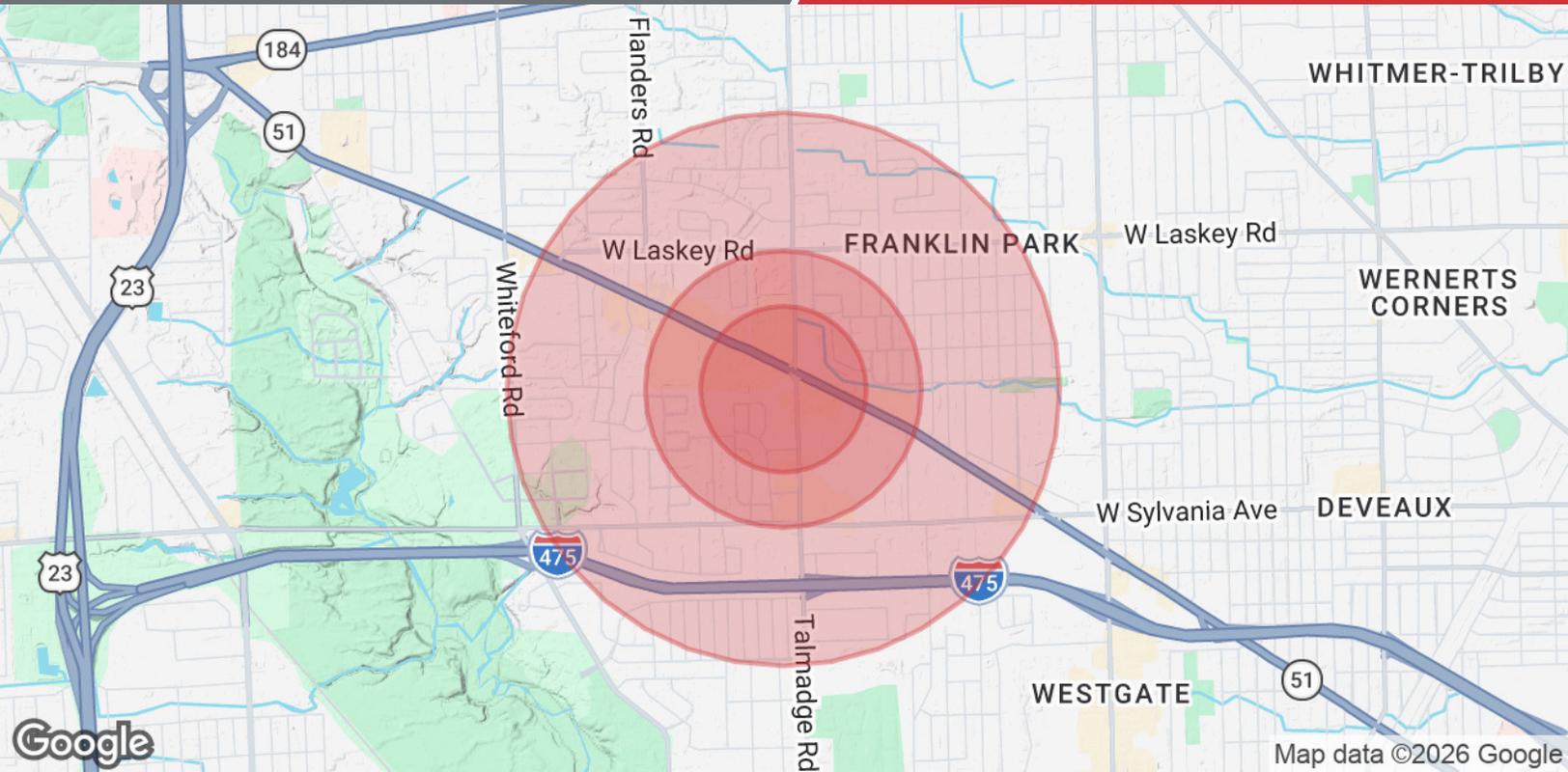
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	675	1,639	9,299
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	43	44	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	305	741	4,241
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$98,025	\$99,563	\$89,649
Average House Value	\$194,542	\$201,735	\$266,685

Demographics data derived from AlphaMap