

General Information		Pricing	
<b>Building Name:</b>	Corporate Headquarters	<b>Lease Rate:</b>	\$16.50 per sf
<b>Location:</b>	480 W. Dussel Drive		Gross (excl. in suite janitorial)
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Availability:</b>	Immediately
<b>County:</b>	Lucas	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	West Dussel Drive and Ford Street		419.893.0334
<b>Interstate Access:</b>	US 23 – I 475 – I 80/90 (Ohio Turnpike)		george@tomahawkco.com

<b>Building SF:</b>	100,000 sf
<b>Space Available:</b>	Suite 100 (7,714 sf) Suite 155 (4,383 sf) Suite 160 (3,147-13,170 sf) Suite 210 (7,889 sf)
<b>Lot Size:</b>	7.412 Acres
<b>Parking:</b>	408 with more available next door
<b>Zoning:</b>	M-1
<b>Building Type:</b>	Office
<b>Previous Use:</b>	The Andersons, Inc. corporate headquarters
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Class A executive office space</li> <li>• Most visible building in Arrowhead Park</li> <li>• Flexible space with a variety of layouts</li> <li>• Generous tenant improvement allowance</li> </ul>



Building Details			
<b>Year Built:</b>	1980	<b>Roof:</b>	Membrane
<b>Type Construction:</b>	Concrete panels	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas	<b>Public Trans:</b>	TARTA Bus
<b>Air Conditioning:</b>	Electric	<b>No. of Floors:</b>	Two (2) story
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b>	Yes
		<b>Truck Wells:</b>	Yes

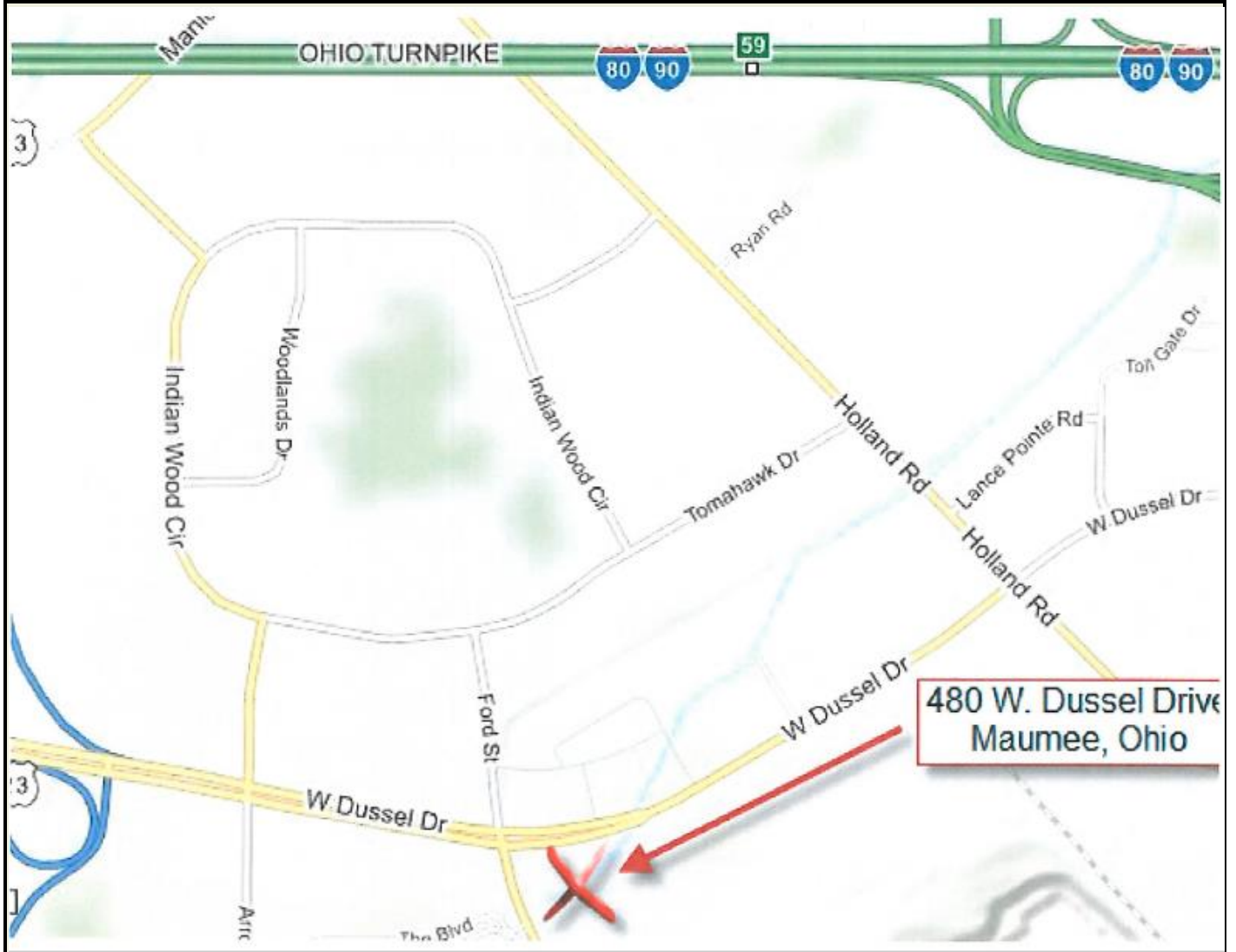
2022 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$0.97	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$0.17	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$3.71</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$4.85	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	First Energy Toledo Edison

*The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.*

### Lease Specifications

<b>Gas:</b>	By landlord*	<b>Insurance:</b>	Content and liability by tenant
<b>Electricity:</b>	By landlord*	<b>Lease Term:</b>	5-year minimum
<b>Water:</b>	By landlord*	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	By landlord*	<b>Janitorial:</b>	By tenant
* as part of CAM			

### Property Location



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Aerial View



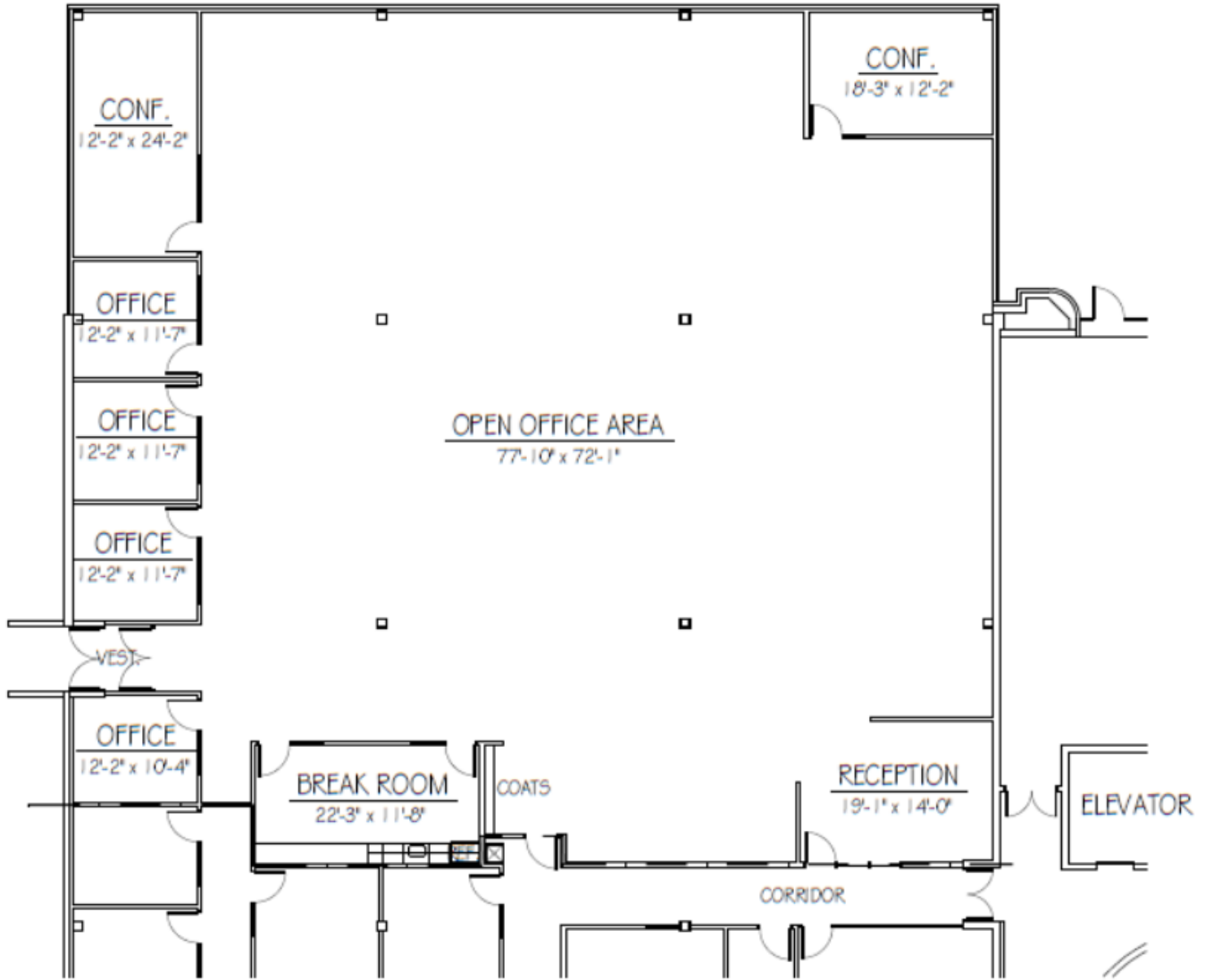
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Interior



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Suite 100 Floor Plan



SUITE 100 - FIRST FLOOR PLAN

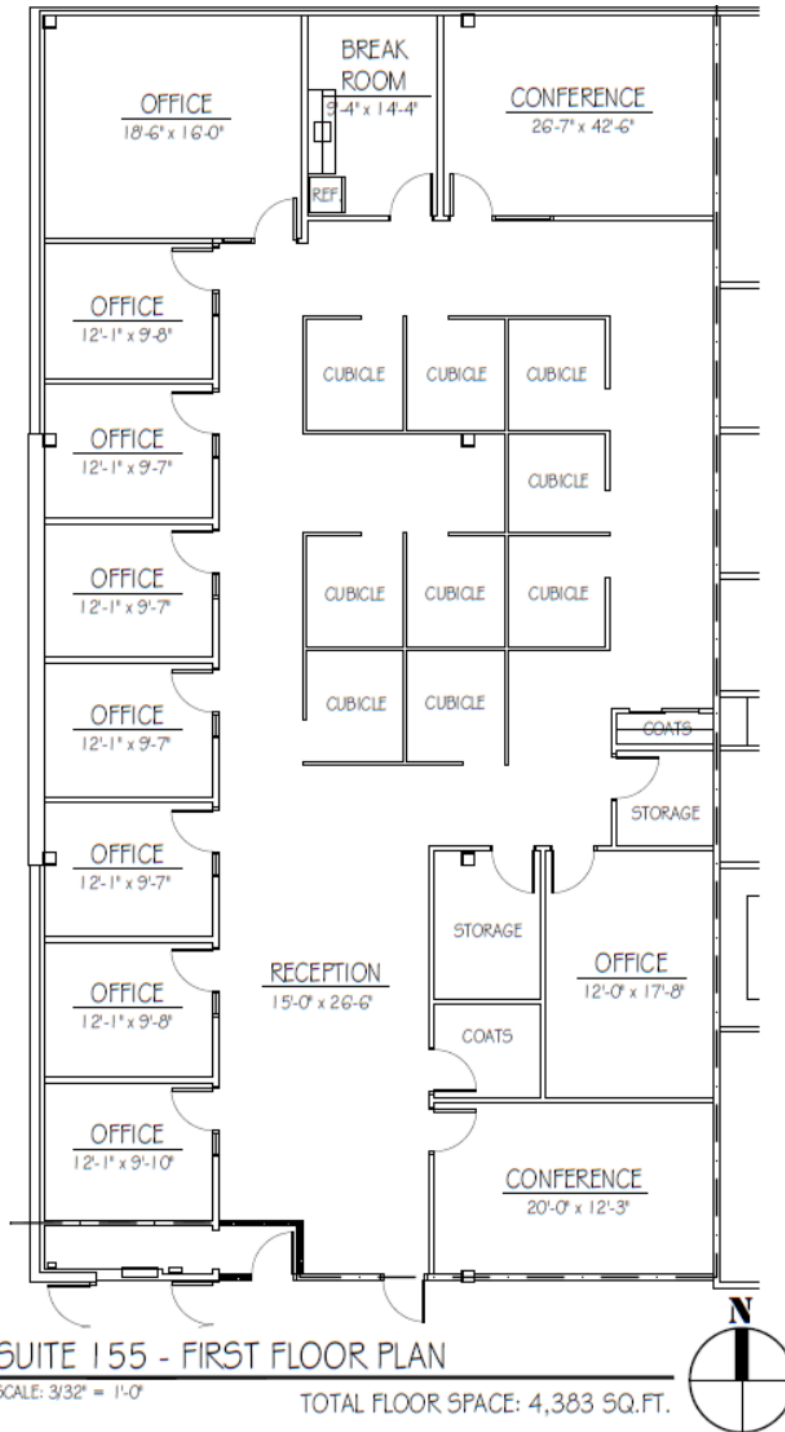
SCALE: 1/16" = 1'-0"

TOTAL FLOOR SPACE: 7,714 SQ.FT.



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Suite 155 Floor Plan



SUITE 155 - FIRST FLOOR PLAN

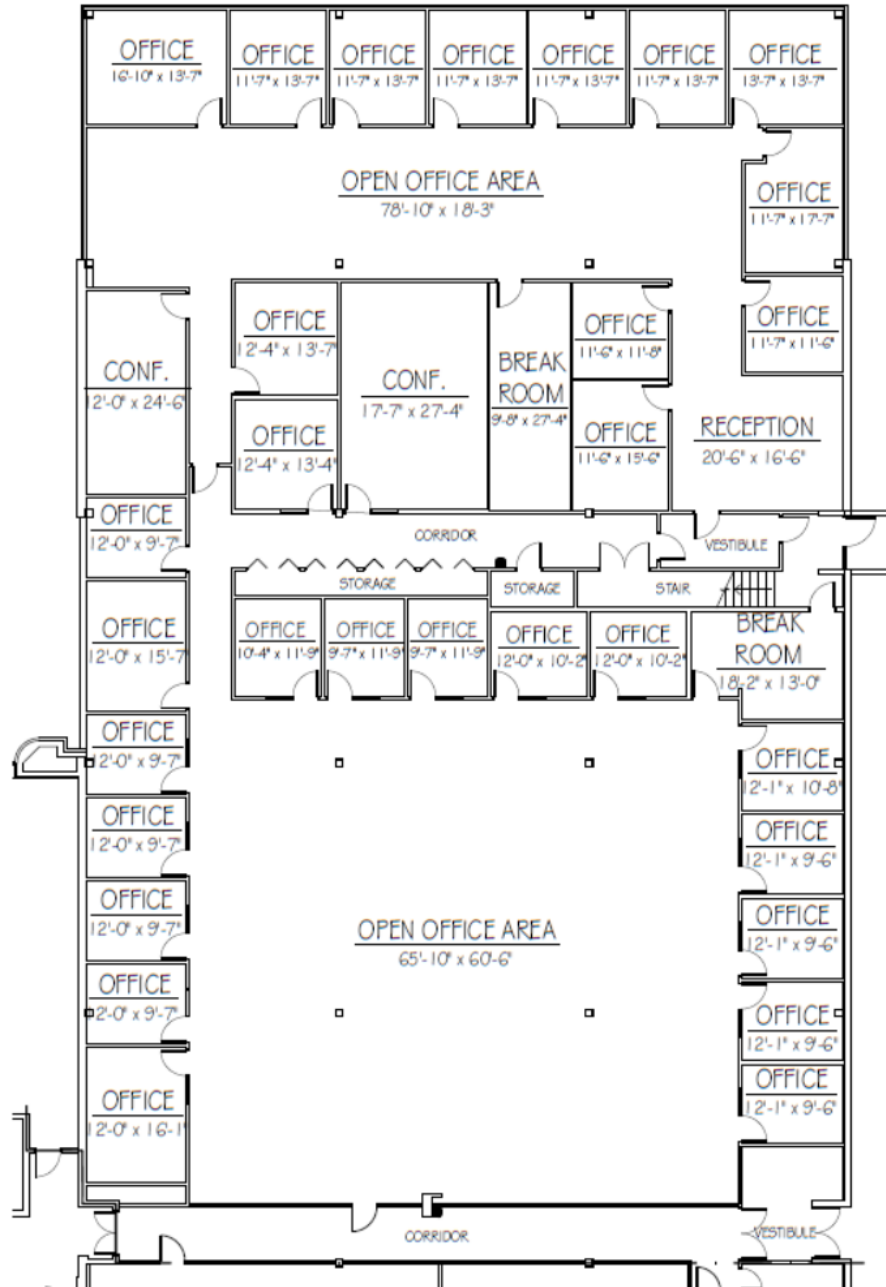
SCALE: 3/32" = 1'-0"

TOTAL FLOOR SPACE: 4,383 SQ. FT.



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Suite 160 Floor Plan A



SUITE 160 - FIRST FLOOR PLAN

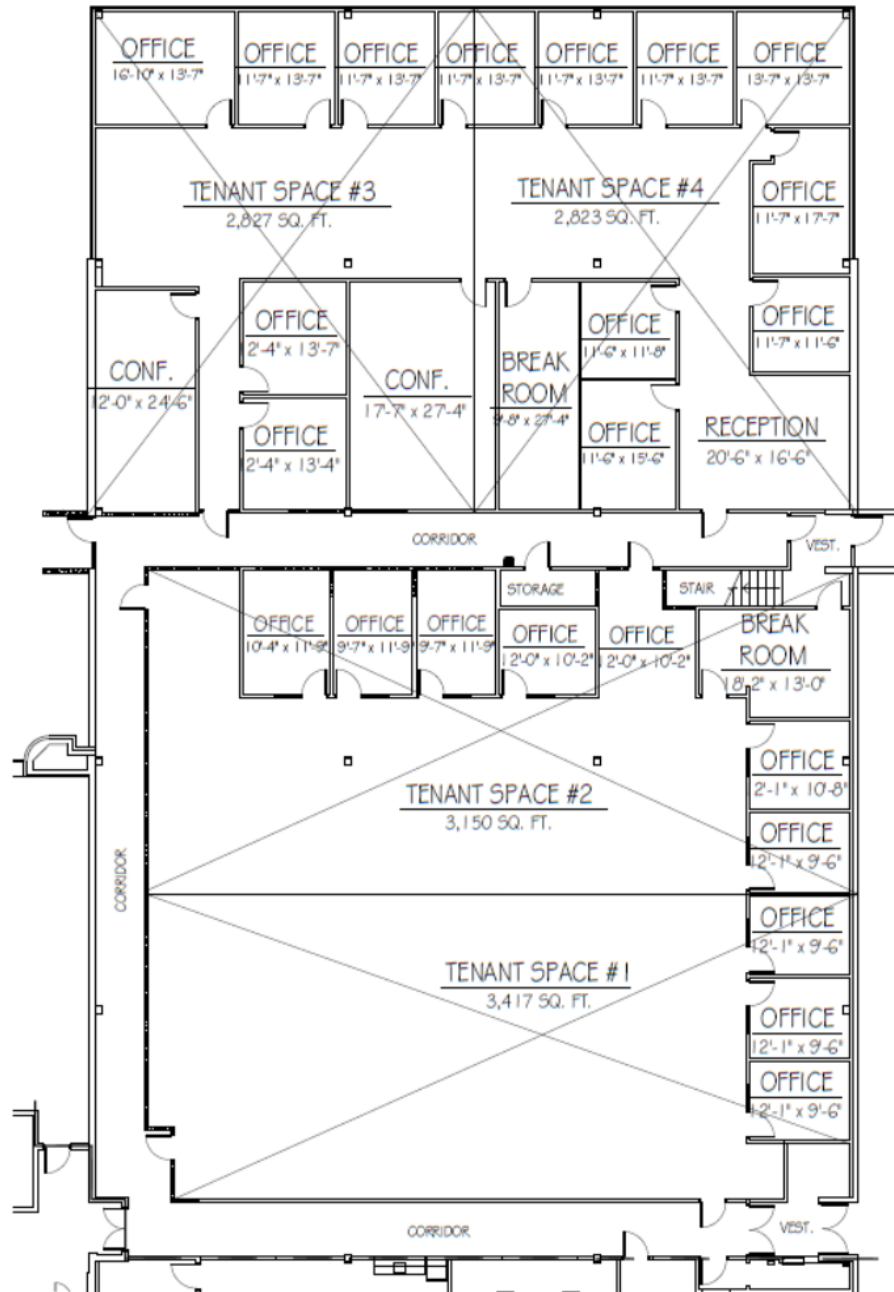
SCALE: 3/32" = 1'-0"

TOTAL FLOOR SPACE: 13,364 SQ.FT.



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Suite 160 Floor Plan B



SUITE 160 - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

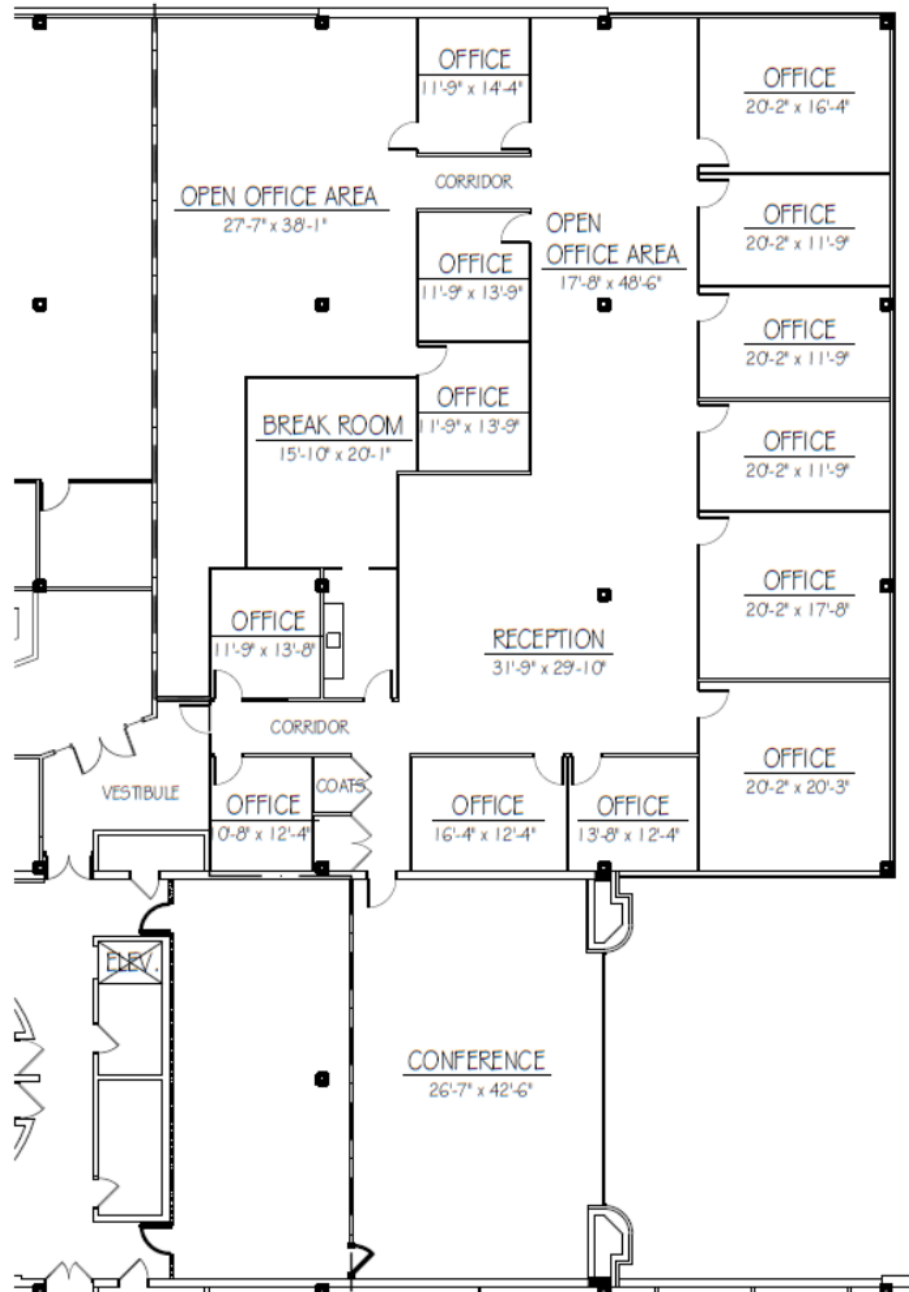
TOTAL FLOOR SPACES: AS NOTED



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Suite 210 Floor Plan



SUITE 210 - FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

TOTAL FLOOR SPACE: 7,889 SQ.FT.



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