

# FOR LEASE

# OFFICE



1655 & 1657 Holland Rd.  
Maumee, OH 43537

- Best Value in Arrowhead Park
- Close proximity to Ohio Turnpike, I-475, hotels, restaurants and shopping
- Monument signage
- Professionally managed & maintained
- Space can be renovated to Tenant's specifications.

Suite	Size	Base Rate
1657 B	3,023 Square feet	\$14.50 PSF + utilities & janitorial
1655 A	1,324 Square Feet	\$14.50 PSF + utilities & janitorial

Price Includes base year for operating expenses including taxes, insurance and common area maintenance. Costs exceeding base year passed through to Tenant on pro-rata basis

## Property Information

**Year Completed:** 1990; Last Renovated- 2019

**Building Size:** 29,544 SF per Lucas County Auditor

**Zoning:** C-M

**Parcel:** 36-40824

**Acreage:** 3.58 acres

**Parking Spaces:** 220

**Curb Cuts:** 1

**Construction Type:** Wood Frame/Brick/Dryvit

**Tenant Mix:** Healthcare & Professional

**Ceiling Height:** 9'0"- 9'6"

**Telecomm/Fiber:** AT&T and Buckeye Broadband

**Signage:** Monument Available

**Air Conditioning:** Central

**Heat:** Gas Forced Air

**Type of Floor:** Concrete

**Public Transportation:** TARTA Call a Ride

For more information: Jeremy Miller, Broker (419) 450-6854

Email: [jmiller@equitymillrealestate.com](mailto:jmiller@equitymillrealestate.com)

[www.equitymillrealestate.com](http://www.equitymillrealestate.com)

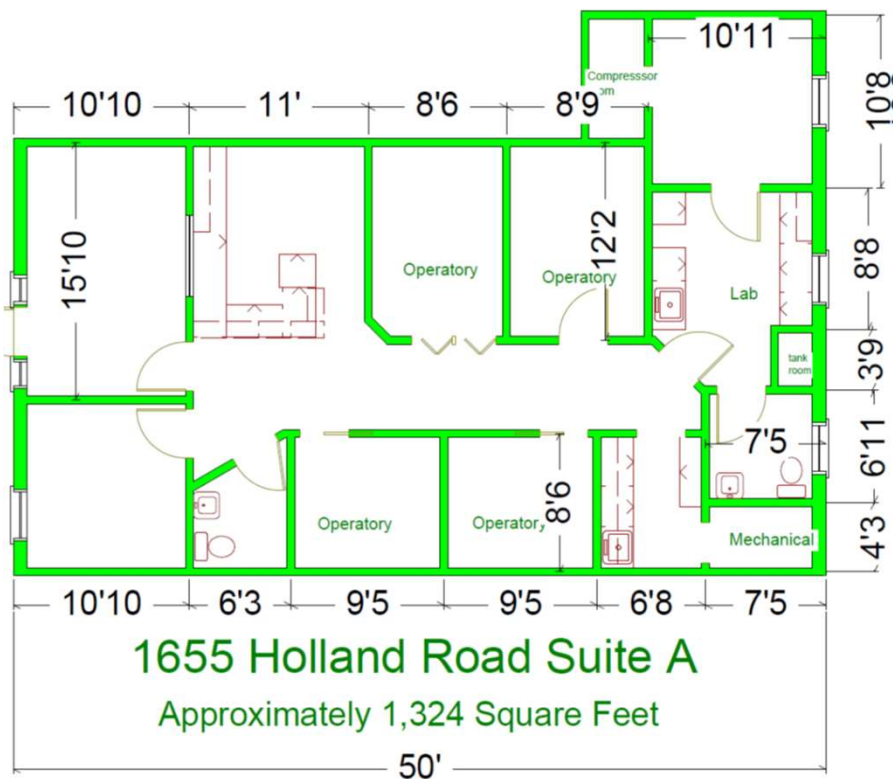


## 1655 & 1657 HOLLAND RD.



1657 A

1655 B



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**EQUITY MILL**  
REAL ESTATE

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# 1655 HOLLAND RD. SUITE A



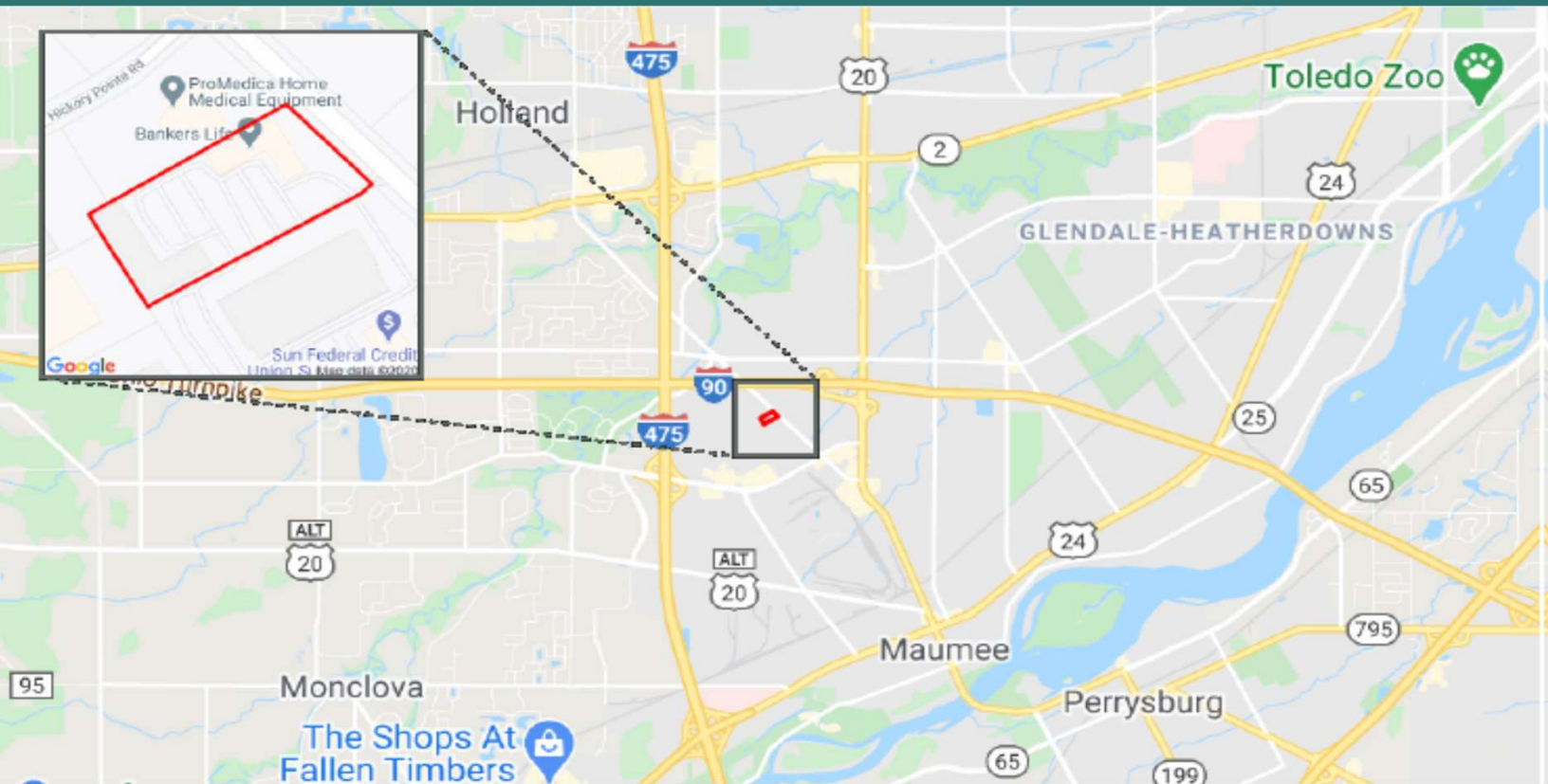
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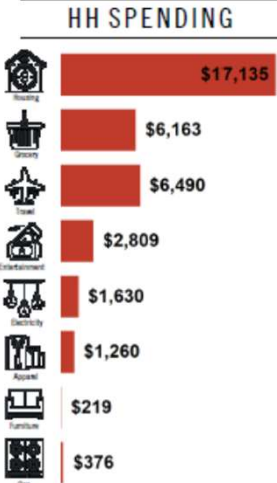
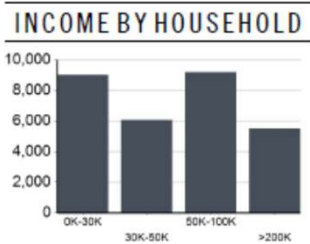
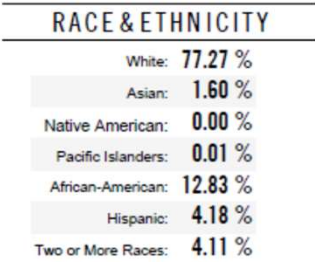
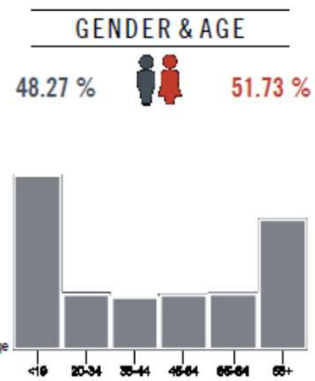
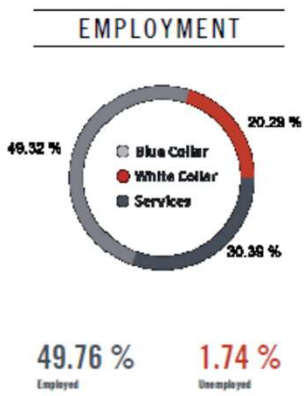
# 1655 & 1657 HOLLAND RD.



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1655 Holland Rd, Maumee, OH 43537

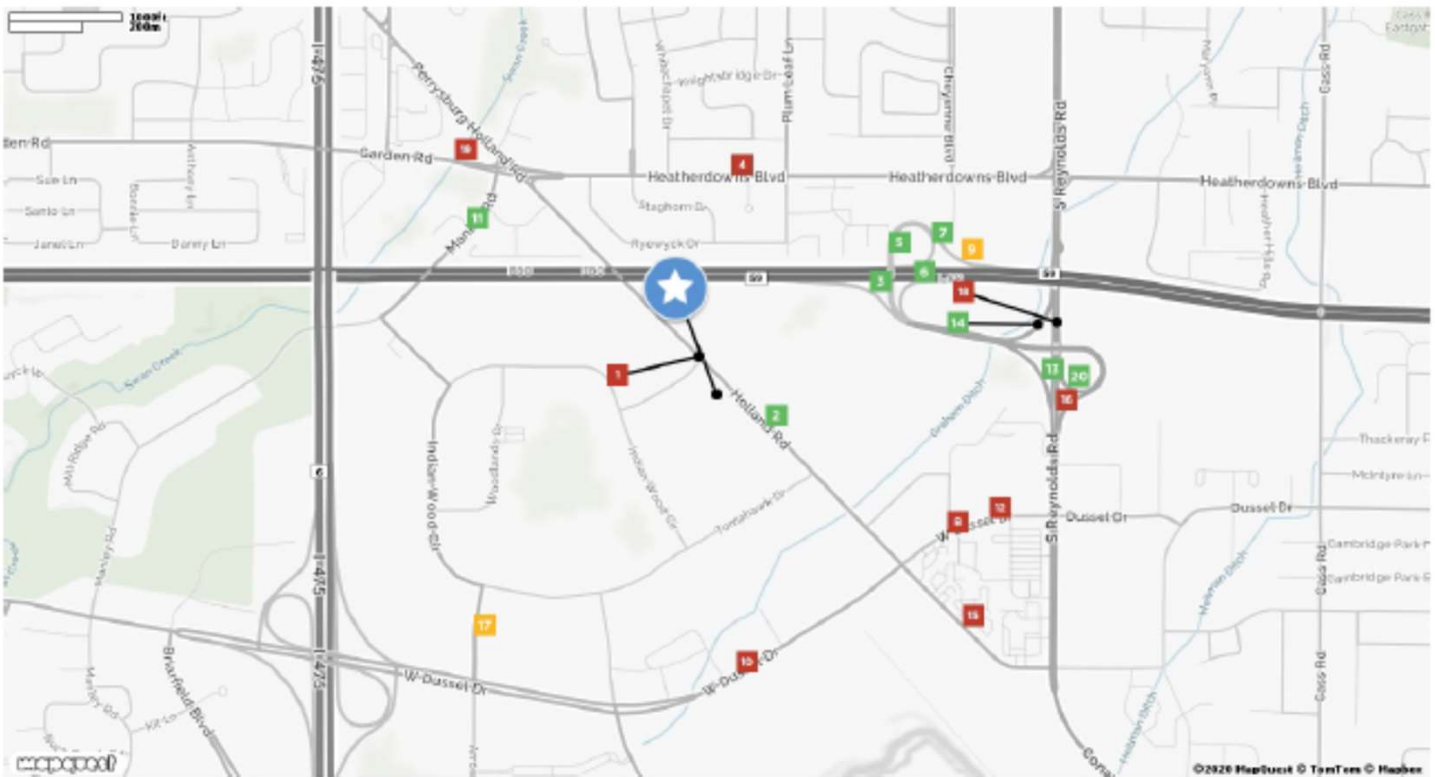
CITY, STATE
Maumee, OH
POPULATION
68,865
AVG. HH SIZE
2.31
MEDIAN HH INCOME
\$56,749
HOME OWNERSHIP
Renters: 11,016
Owners: 18,737



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## Traffic Counts



<b>Perrysburg Holland Rd</b> <b>1</b> <b>Hickory Pointe Rd</b> Year: 2018 16,201 Year: 1995 16,250	<b>Holland Road</b> <b>2</b> <b>Holland Rd</b> Year: 2019 3,280 Year: 2017 11,785 Year: 2016 11,475	<b>Not Available</b> <b>3</b> Year: 2005 1,700 Year: 1995 2,450	<b>Heatherdowns Boulevard</b> <b>4</b> <b>Heatherwyck Ct</b> Year: 2019 17,685 Year: 2017 17,405 Year: 2002 27,800	<b>Not Available</b> <b>5</b> Year: 1995 2,700
<b>I- 80</b> <b>6</b> <b>S Reynolds Rd</b> Year: 2005 5,000 Year: 1995 6,000	<b>Not Available</b> <b>7</b> Year: 2005 1,600	<b>West Dussel Drive</b> <b>8</b> <b>Tollgate Dr</b> Year: 2019 18,603	<b>I- 80</b> <b>9</b> <b>S Reynolds Rd</b> Year: 1995 6,200	<b>West Dussel Drive</b> <b>10</b> <b>Osage Dr</b> Year: 2019 21,992 Year: 2017 20,603 Year: 2016 18,293
<b>Manley Rd</b> <b>11</b> <b>Deer Park Ct</b> Year: 1995 3,200	<b>Dussel Dr</b> <b>12</b> <b>Tollgate Dr</b> Year: 2017 18,419 Year: 2016 18,419 Year: 2015 18,040	<b>S Reynolds Rd</b> <b>13</b> <b>I- 80</b> Year: 2019 2,648 Year: 2017 2,709 Year: 2016 2,661	<b>S Reynolds Rd</b> <b>14</b> <b>I- 80</b> Year: 2019 2,681 Year: 2017 2,578 Year: 2016 2,532	<b>Holland Road</b> <b>15</b> <b>Dussel Dr</b> Year: 2019 16,314 Year: 2017 16,056 Year: 2016 15,634
<b>Reynolds Road</b> <b>16</b> <b>Conant St</b> Year: 2019 26,367 Year: 2003 24,000	<b>Arrowhead Road</b> <b>17</b> <b>Dussel Dr</b> Year: 2019 6,407 Year: 2018 6,312 Year: 2017 6,237	<b>S Reynolds Rd</b> <b>18</b> <b>I- 80</b> Year: 2018 27,458 Year: 1995 30,950	<b>Garden Road</b> <b>19</b> <b>Manley Rd</b> Year: 2019 12,782 Year: 2018 12,593 Year: 2017 12,444	<b>Conant St</b> <b>20</b> Year: 2019 2,092 Year: 2017 2,151 Year: 2016 2,113

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