



The Overmyer Building

15 S. Ontario St. Toledo, Ohio 43604

Property Overview

2,850 BOMA SF of first-floor retail or office space in the heart of Downtown Toledo's Warehouse District. Located in The Overmyer, a newly renovated mixed-use building, this white box-ready suite offers a versatile layout ideal for a variety of business types. The space features a direct storefront entrance, on-site tenant parking, and visible signage opportunities.

Within the DORA District (Downtown Outdoor Refreshment Area) and surrounded by high foot traffic from nearby attractions like Fifth Third Field, Huntington Center, and numerous restaurants and residential developments, this location is perfect for tenants looking to capitalize on Downtown Toledo's growth and energy. Zoned for downtown commercial use (CD), the space is ready for immediate buildout with TI allowance available.

Easy access to I-75, located less than half a mile from the interchange.

Property Highlights

- Direct storefront entry to suite
- Signage opportunities offered
- On-site parking for tenants available
- Net usable area: 2,467 SF

For More Information



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Class A Space For Lease

2,850 BOMA SF | \$19.00 SF/yr (NNN)
Office | Retail Space

Lease Rate	\$19.00 SF/Yr (NNN)
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Location Information

Building Name	15 S. Ontario St.
Street Address	15 S. Ontario St.
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Submarket	Downtown- Warehouse District
Signal Intersection	No
Road Type	Paved
Nearest Highway	I-75
Nearest Airport	Toledo Express and Detroit Metro

Building Information

Building Size	90,882 SF
Available SF	2,850 BOMA SF
Building Class	A
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	8
Year Built	1912
Year Last Renovated	2023
Construction Status	Build to suit
Roof	Sky Deck Available as Add-on Amenity
Number of Buildings	1

Property Information

Property Type	Office / Retail
Property Subtype	Mixed-Use Mid-Rise
Apartments	75- High End Apartments Above
Zoning	10-CD
Lot Size	0.11 Acres
APN #	12-16021
Number of Floors	8

Parking & Transportation

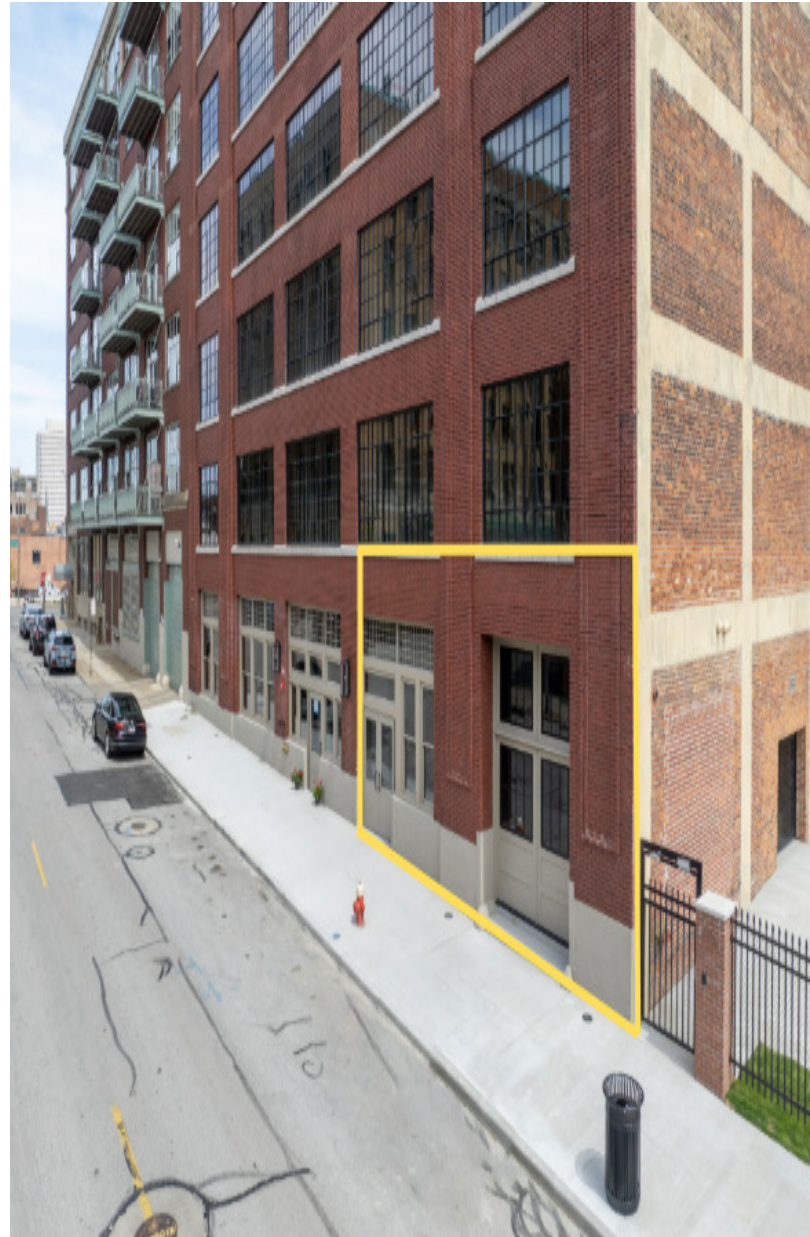
Street Parking	Yes
Parking Type	Surface
Cross Streets	Washington St. and N. Ontario St.

Utilities & Amenities

Elevators	Yes
HVAC	14 MBH Gas Heating, 5 Tons Cooling
Electric	200 Amp

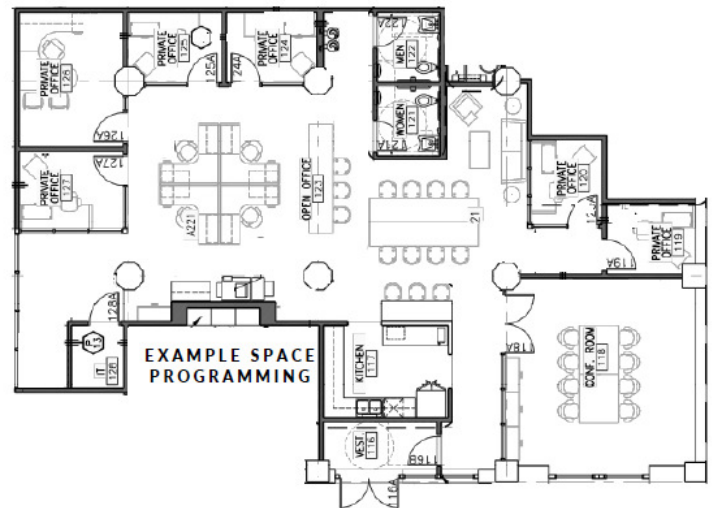
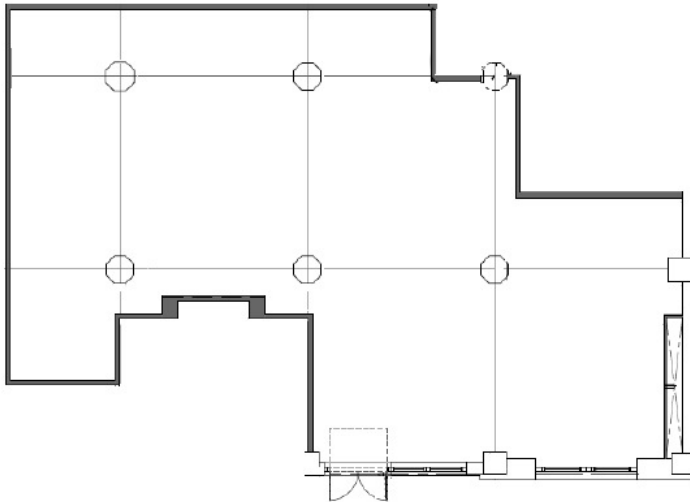
NNN Lease Information

Tenant Responsibility	CAM, Taxes, Insurance
Estimated NNN	\$5/ SF

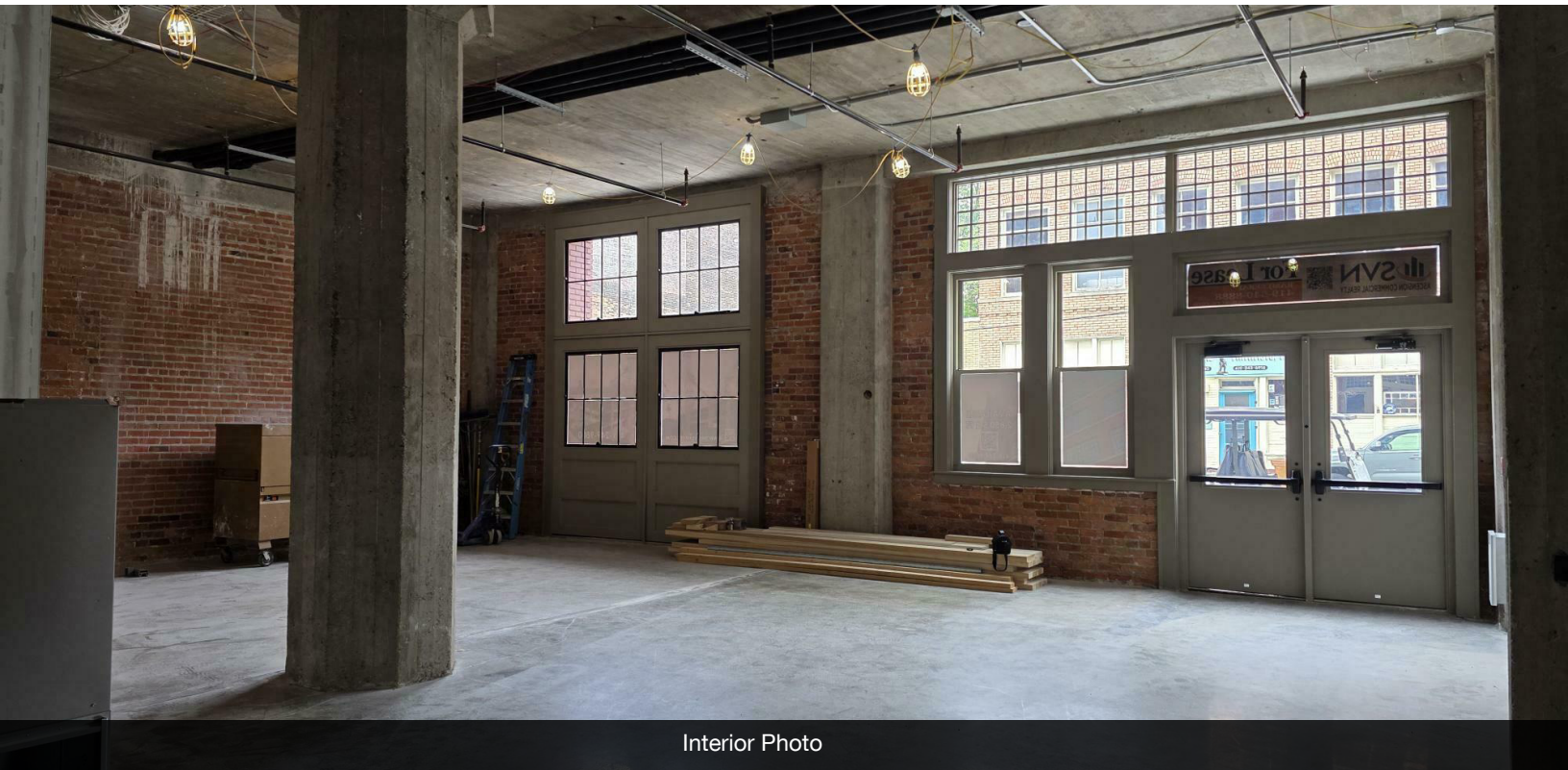




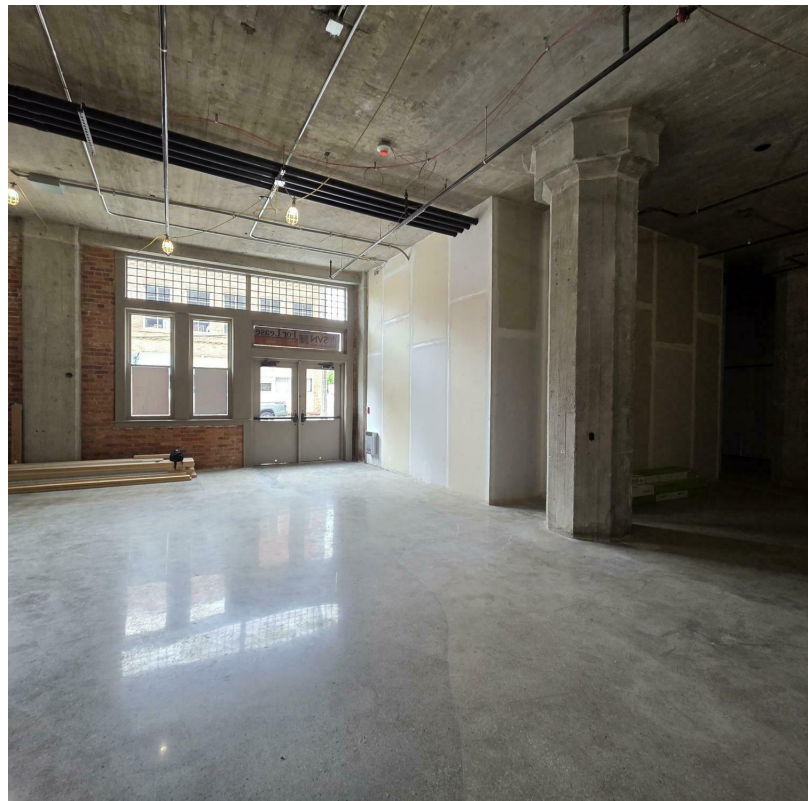
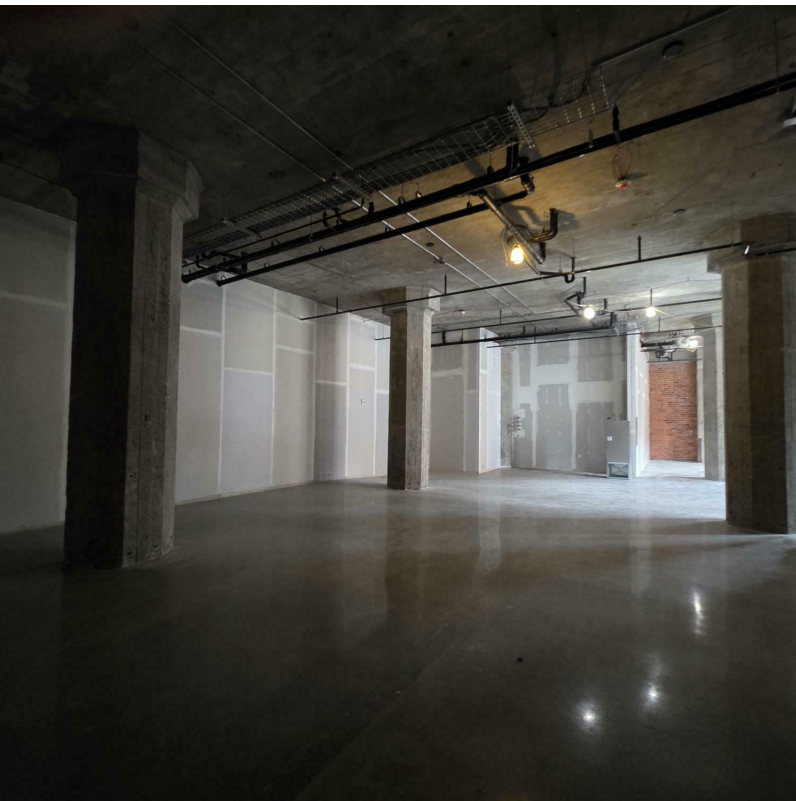
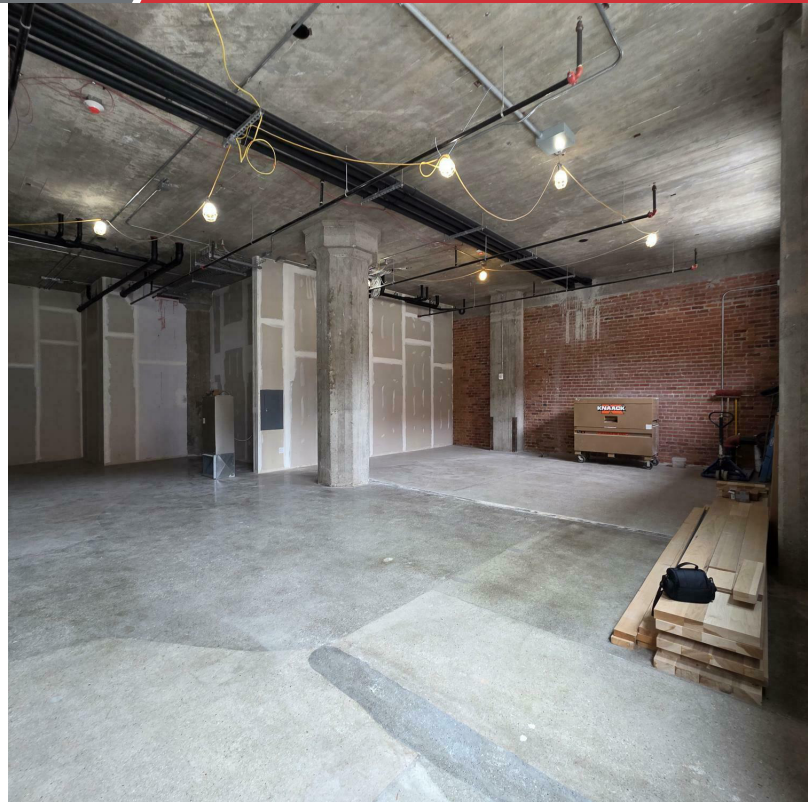
2,850 BOMA RENTABLE SQ FT | 2,467 NET USEABLE SQ FT



Add text here...



Interior Photo





3 BLOCK RADIUS | KEY STATISTICS

FIFTH THIRD FIELD + HENSVILLE | 500,000 ANNUAL VISITORS

HILTON GARDEN INN & HOMEWOOD SUITES | 350 HOTEL ROOMS

GLASS CITY RIVERWALK | COMING SUMMER 2023

GLASS CITY CONVENTION CENTER | 200,000 ANNUAL VISITORS

TOLEDO JEEP FEST | 70,000 ANNUAL VISITORS

PROMEDICA SUMMER CONCERT SERIES | 60,000 ANNUAL VISITORS

HUNTINGTON CENTER | 450,000 ANNUAL VISITORS

VALENTINE THEATRE | 67,000 ANNUAL VISITORS

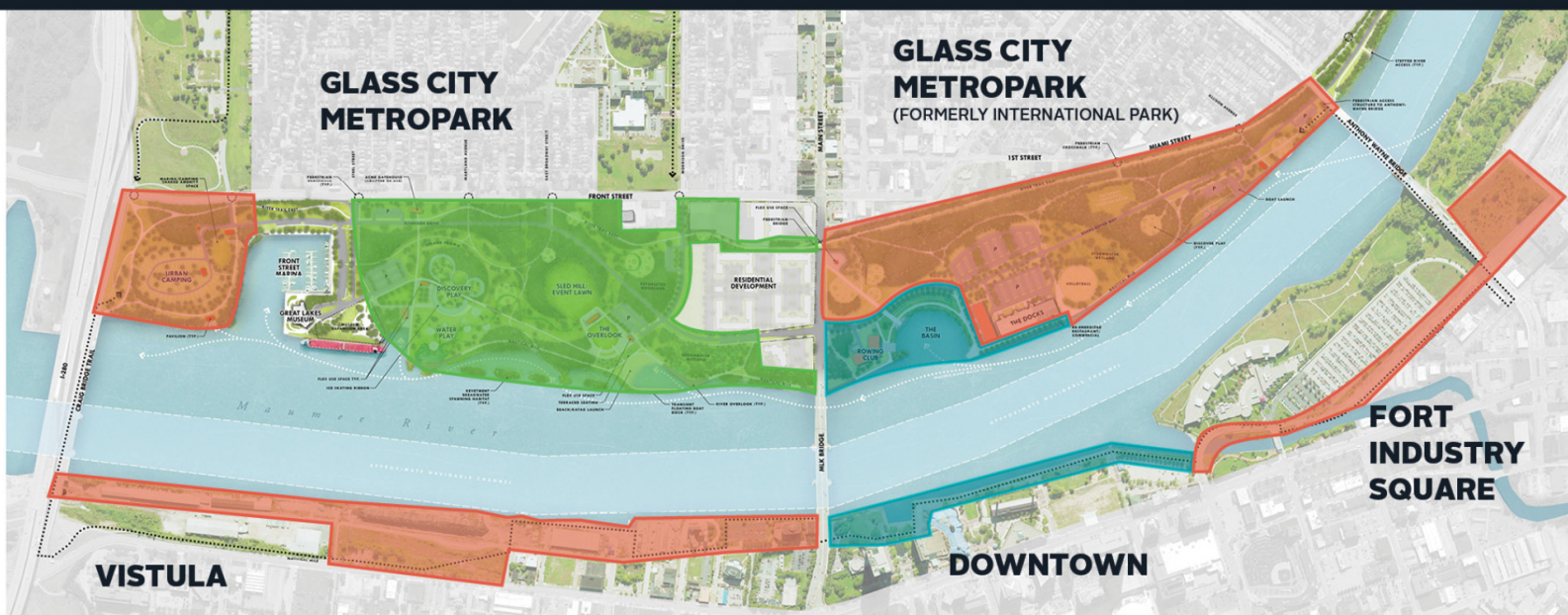
IMAGINATION STATION | 200,000 ANNUAL VISITORS

RENAISSANCE HOTEL | 250 HOTEL ROOMS

PROMEDICA HEADQUARTERS | OWENS CORNING HEADQUARTERS



THE GLASS CITY
RIVERWALK



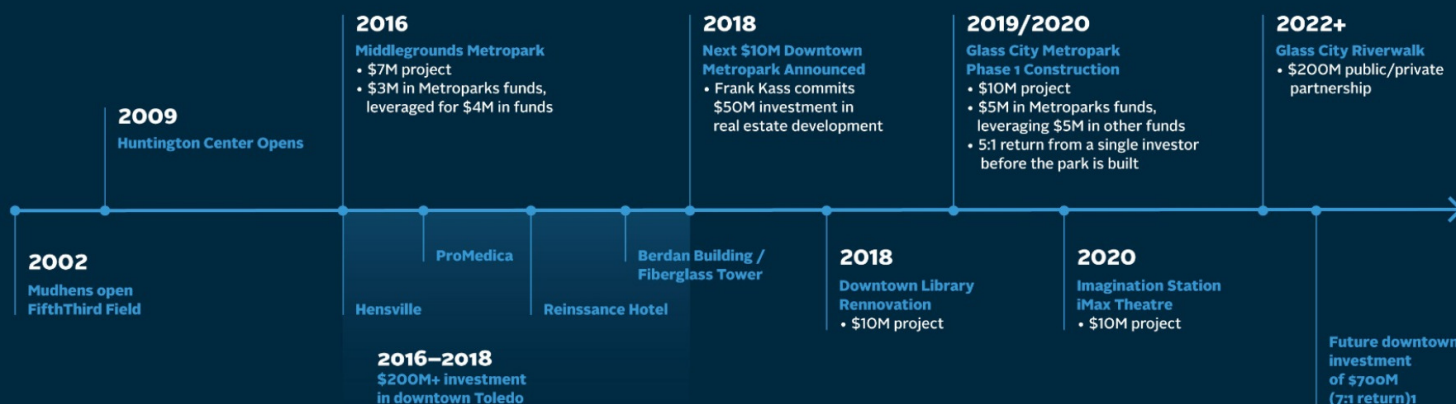
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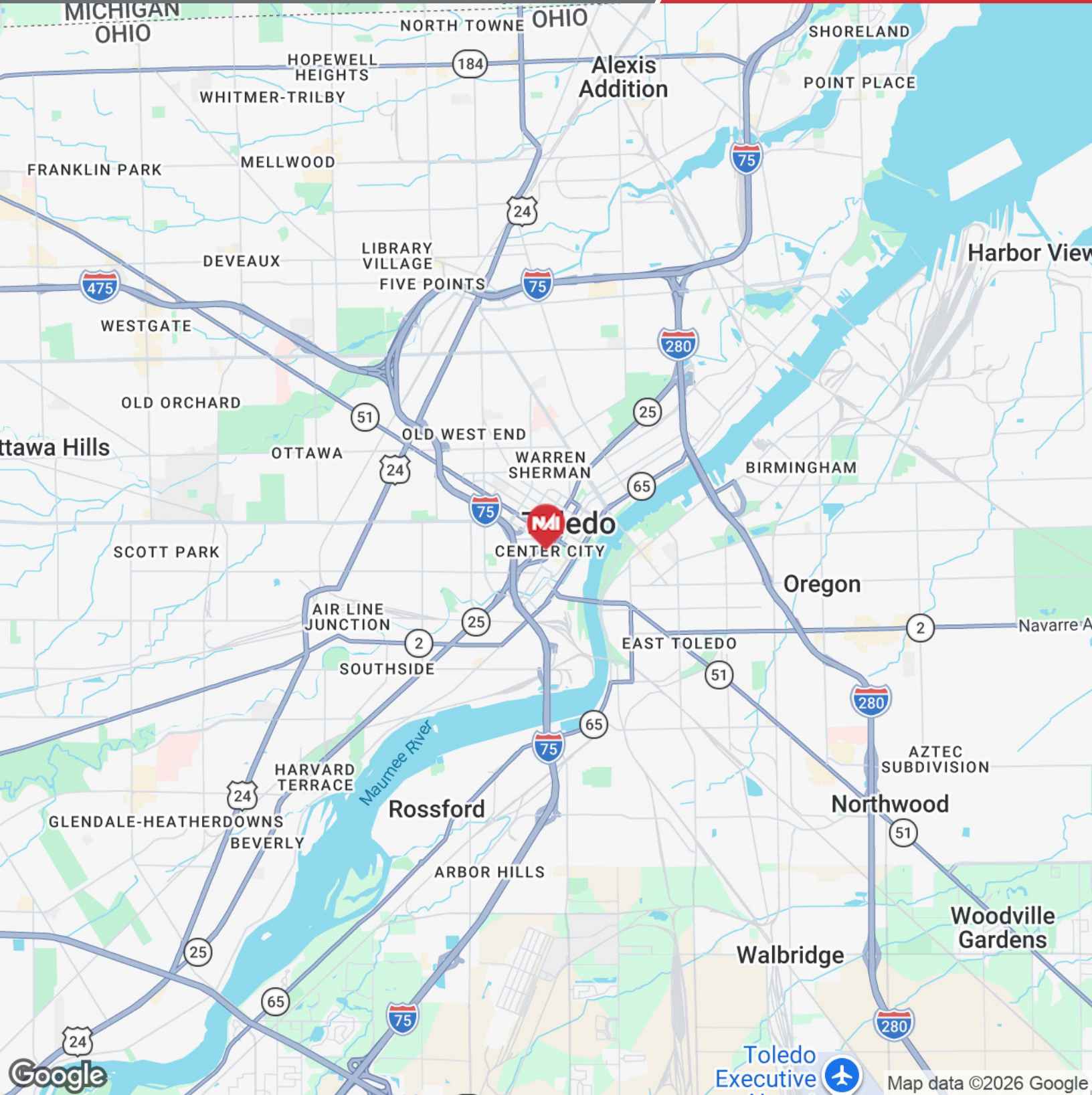
UNDER
CONSTRUCTION

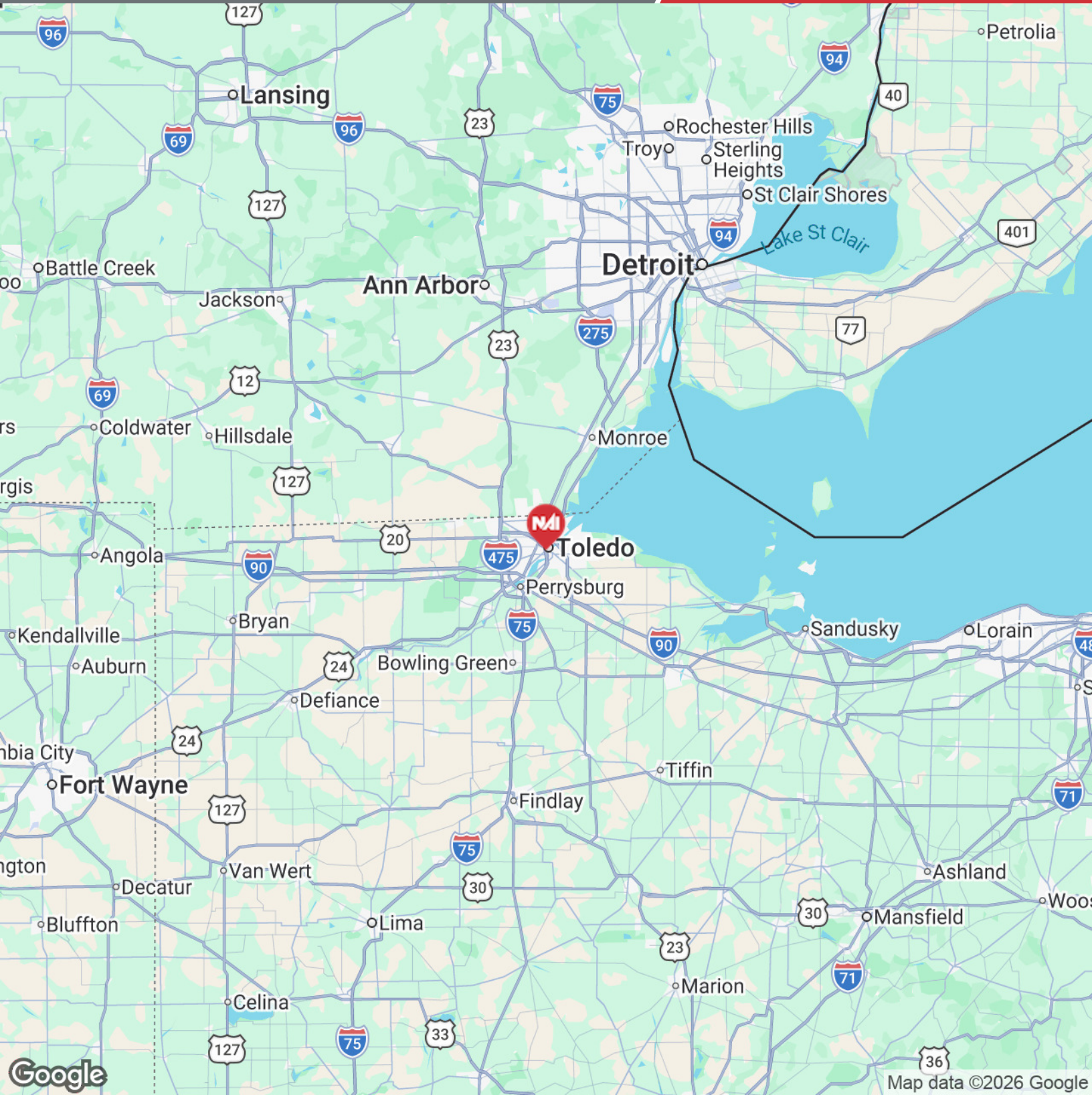


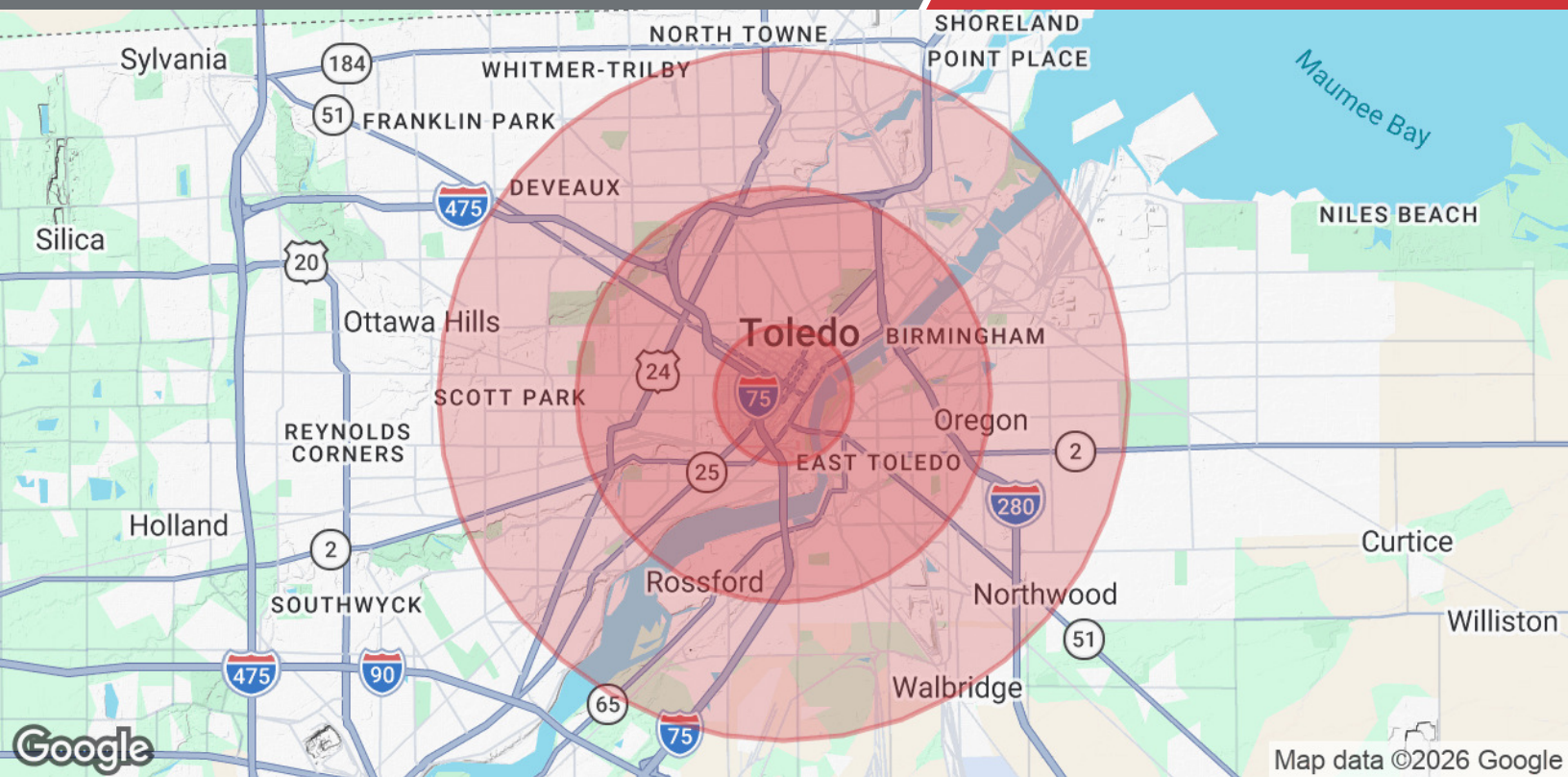
FUTURE
DEVELOPMENT











Population	1 Mile	3 Miles	5 Miles
Total Population	8,523	86,150	202,664
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,194	36,270	86,103
# of Persons per HH	2	2.4	2.4
Average HH Income	\$37,014	\$47,625	\$60,307
Average House Value	\$111,593	\$93,228	\$123,013

2020 American Community Survey (ACS)