

RECENTLY RENOVATED MIXED-USE BUILDING



# TOWER ON THE MAUMEE

## DISCOVER THE DIFFERENCE

UP TO 150,000 SF PREMIER  
OFFICE SPACE AVAILABLE



# REIMAGINING THE OFFICE ENVIRONMENT IN ONE OF TOLEDO'S FEW HIGH RISES

Tower on the Maumee is a **recently renovated**, 28-story building located in the heart of Toledo's central business and entertainment district. With **versatile spaces**, **sweeping views**, an **unbeatable location**, and **unmatched access** to a educated and diverse talent pool, Tower on the Maumee meets the needs of both start-ups and established firms alike.

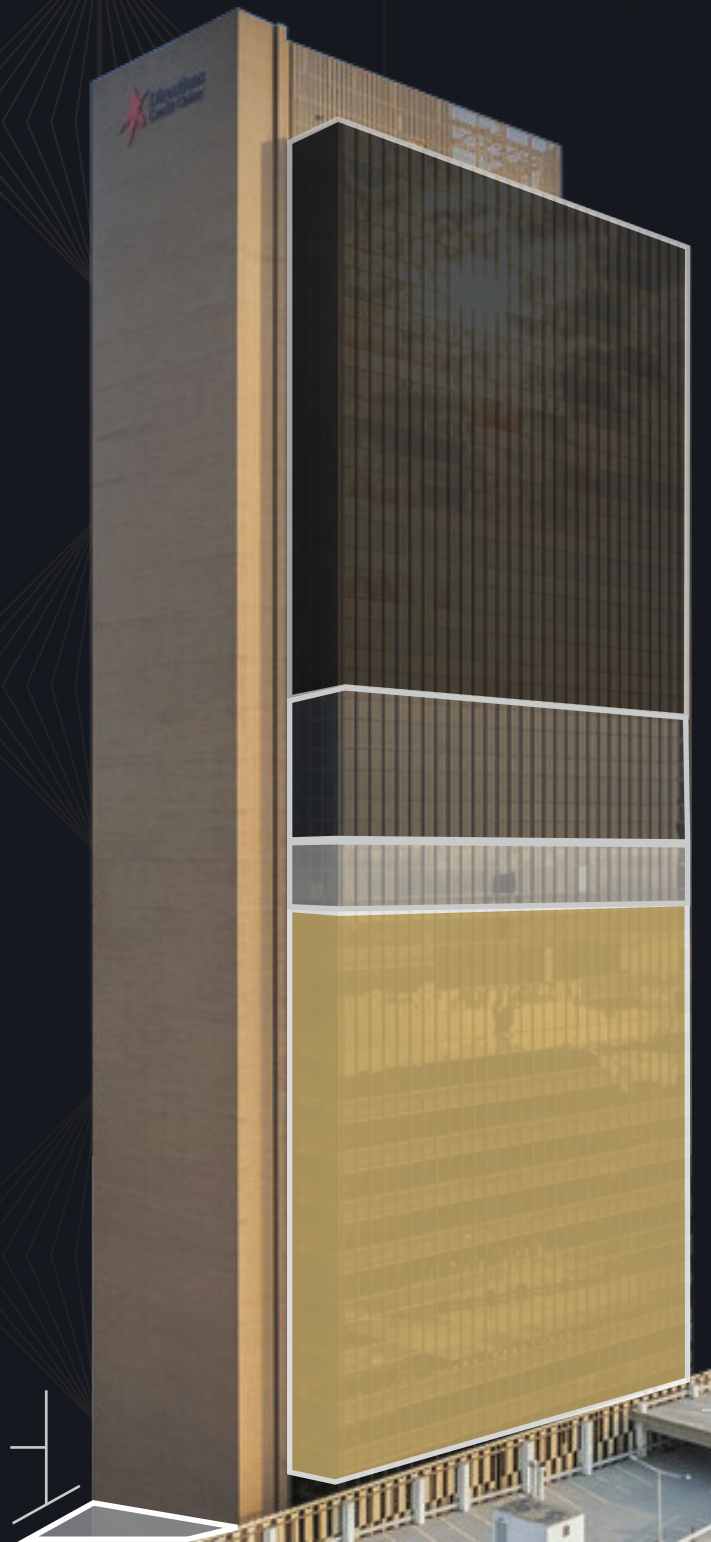


12 floors of  
office space (floor plates - 12,761 SF)



16 floors of  
residential space

**MEZ AND FLOOR 1**  
HANSON



**FLOORS 18-28**  
RESIDENTIAL

**FLOORS 15-17**  
DIRECTIONS CREDIT  
UNION

**FLOOR 14**  
USI INSURANCE

**FLOOR 2-13**  
**OFFICE VACANCY**  
UP TO 150,000 SF OF  
CONTIGUOUS SPACE

**PARKING GARAGE**  
ATTACHED AND COVERED



# BEST-IN-CLASS AMENITIES & FEATURES



Direct access to  
Levis Square



State-of-the-art fitness facility:  
The Standard



On-site management and  
24/7 security



Balance Grille, Flying Joe Coffee Shop,  
and convenience store on site



Abundant natural light throughout  
all office floors



Efficient  
floorplates

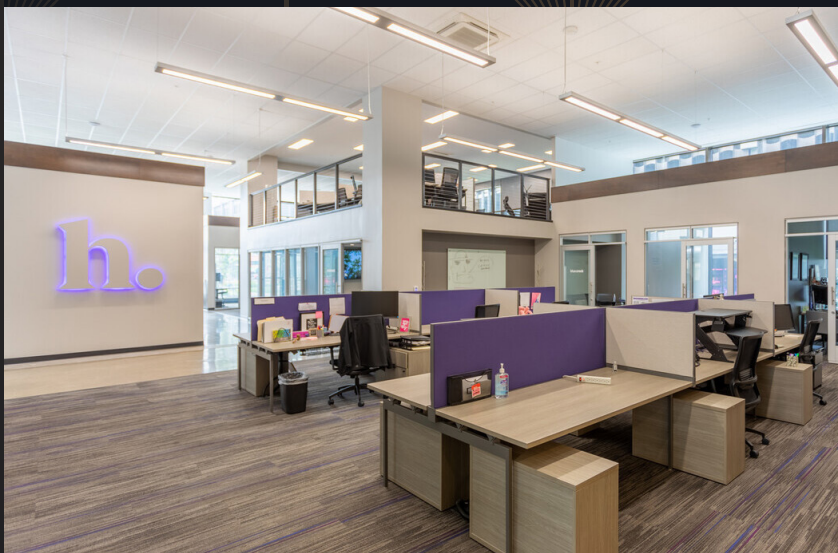


Unobstructed views of the Maumee River  
and Central Business District





# BEST-IN-CLASS AMENITIES & FEATURES





The energy in Downtown Toledo is homegrown. This is where people who love the Glass City come to live, work, play, eat, shop, and THRIVE. **Downtown Toledo delivers on every front.**

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**2 professional sports teams**

**3 million annual visitors**

## Historic art community

**2,500 residential units**

**70+ restaurants**

WALKING SCORE:  
**83** – very walkable



BIKING SCORE:  
**73** – very bikeable





## TOWER ON THE MAUMEE

### CONTACT

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