

# BARKAN & ROBON

1701 Woodlands Drive, Maumee, OH 43537

# RK



Lease Rate

**\$21.00 SF/Yr**

## Offering Summary

Building Size:	16,000 SF
Available SF:	2,446 - 3,200 SF
Year Built:	2001
Market:	Toledo
Submarket:	South/Southwest
Building Class:	A
Total Parking:	25

## Property Overview

Premier office building in region's premier office park. Underground parking spaces available. Stunning high-glass entry. Fireplace in lobby/reception area. Wooded location on corner with excellent signage. Basement for lease as storage (or workrooms at extra charge). On-site owner/manager. Outdoor patio and nearby walking trail. Canopy over entry. Beautiful lawn and gardens. Owner will vacate 3,200 SF with 7 offices, work area, conference room and kitchenette. Includes furniture.

## Property Highlights

- 16,000 SF total building size
- Visible Arrowhead Park location/signage (across from The Pinnacle)
- Basement parking with common restrooms and shared meeting room
- Close to I-475/US 23, I-75, Ohio Turnpike (I-80/90), restaurants and hotels
- Stunning high-glass entry with fireplace and 10' interior ceilings
- Tenants in building: Barkan & Robon, Ltd., Attorneys at Law, financial planner and staffing firm
- Close to restaurants, hotels and other professional offices

**Peter Shawaker, CCIM, SIOR**

419.794.3969  
pshawaker@rkcommercial.com

**Ryan Miller**

419.794.3961  
rmiller@rkcommercial.com

**Peter Shawaker Jr.**

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## Lease Details

Available SF	2,446 - 3,200 SF
Lease Rate	\$21.00 SF/yr
Lease Type	MG

## Building Information

Building Size	16,000 SF
Year Built	2001
Tenancy	Multiple
Construction Status	Existing

## Property Details

Primary Property Type	Office
Parcel / APN Numbers	35-00561
# Parking Spaces	25

## Location Information

Building Name	Barkan & Robon
City, State & Zip	Maumee, OH 43537
County	Lucas
Submarket	South/Southwest
Cross Streets	Salisbury Road

## Utilities

Power Description	480V Volts, 600A Amps
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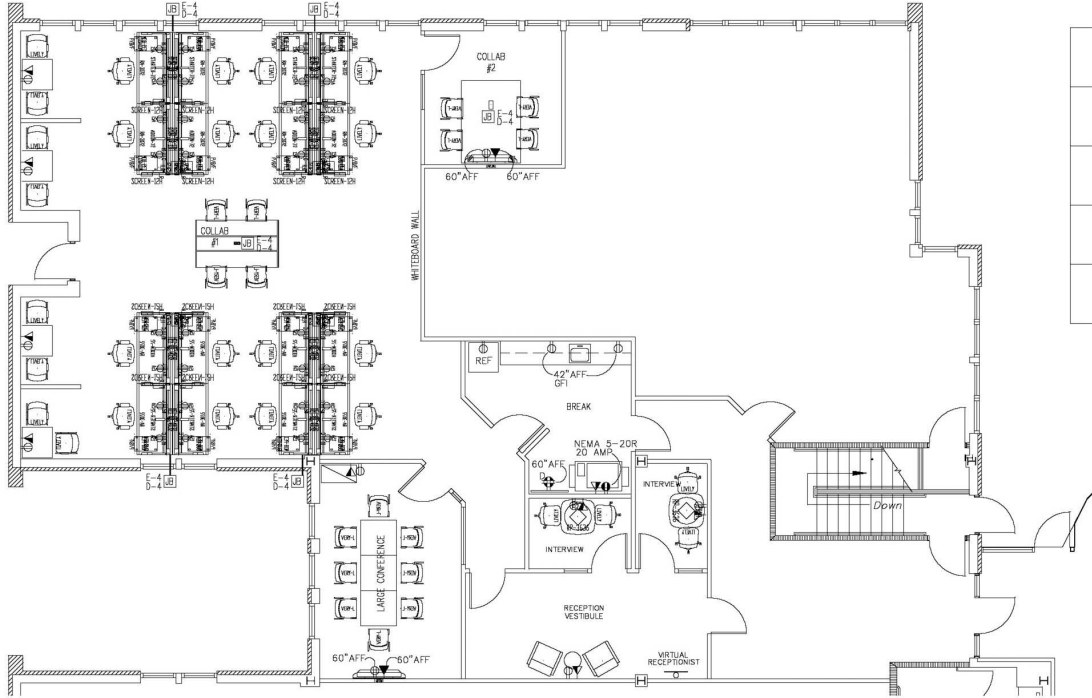
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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,446 - 3,200 SF	Lease Rate:	\$21.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B	Available	3,200 SF	Modified Gross	\$21.00 SF/yr	Will vacate & split
April 2024	Available	2,446 SF	Modified Gross	\$21.00 SF/yr	Available starting April 1, 2024 per current tenant moving out

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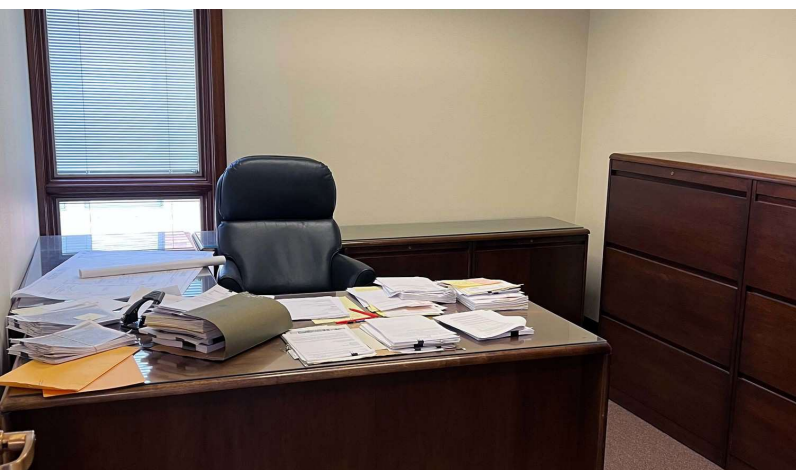
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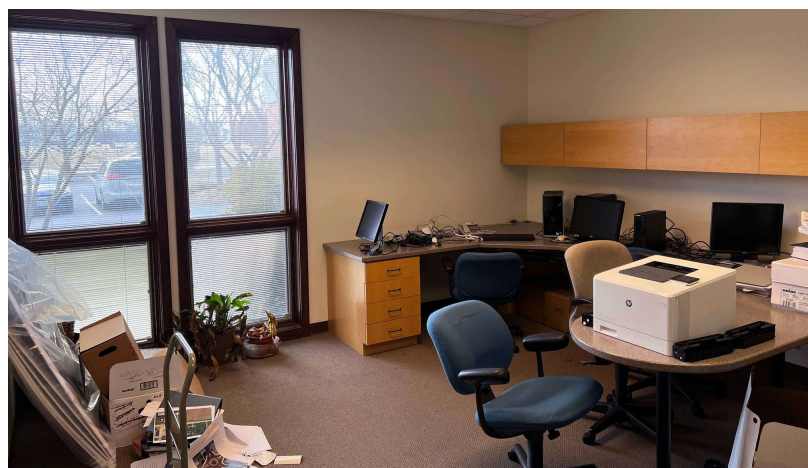
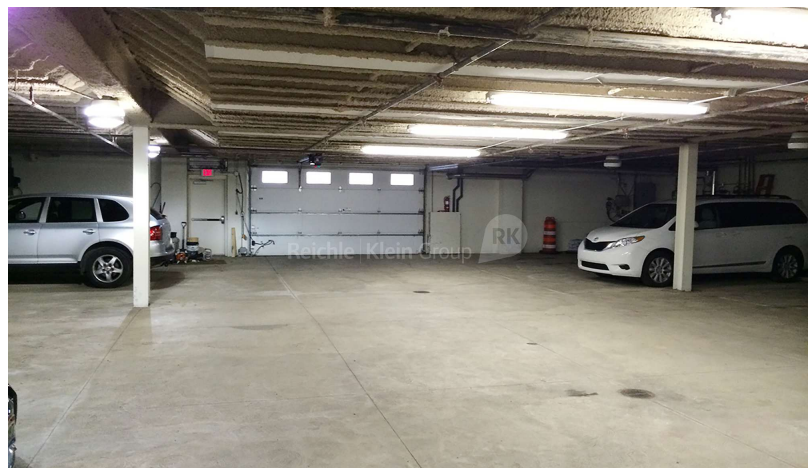
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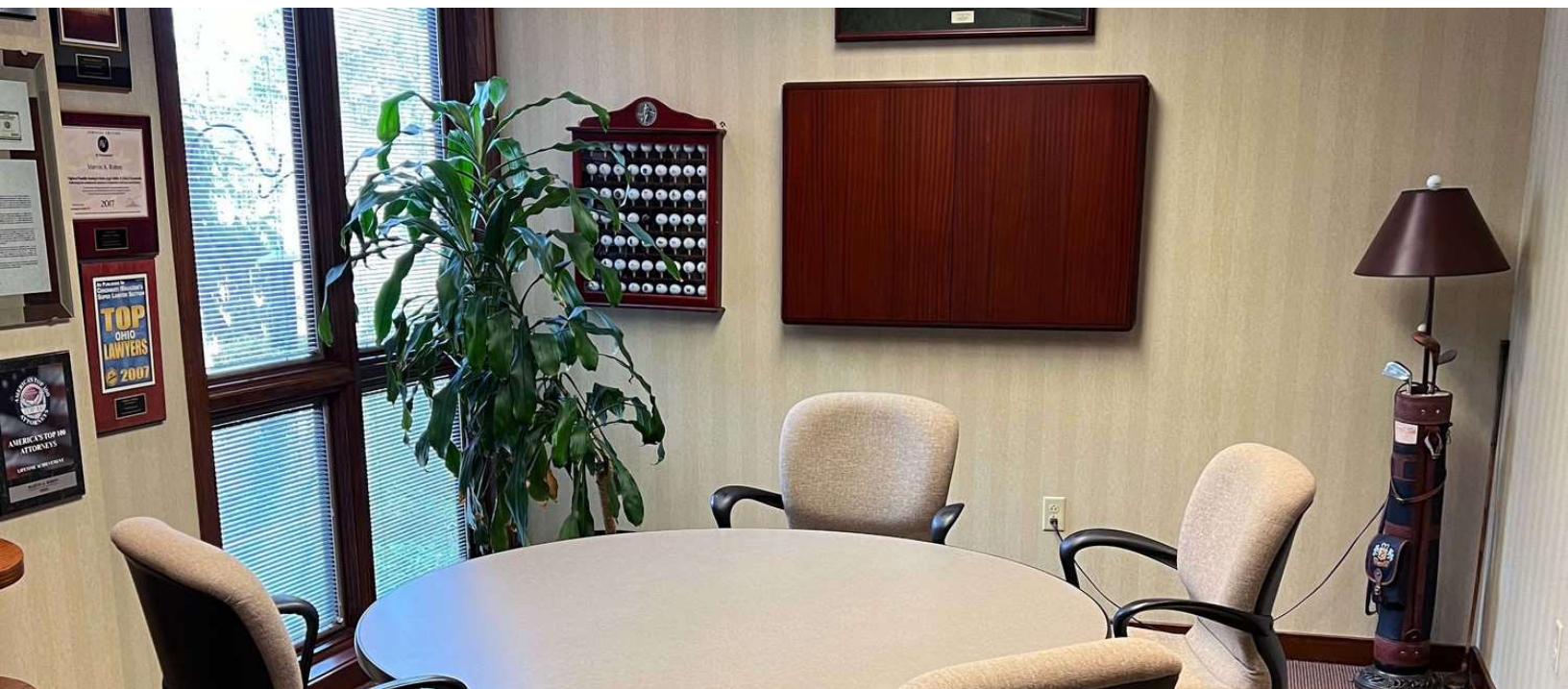
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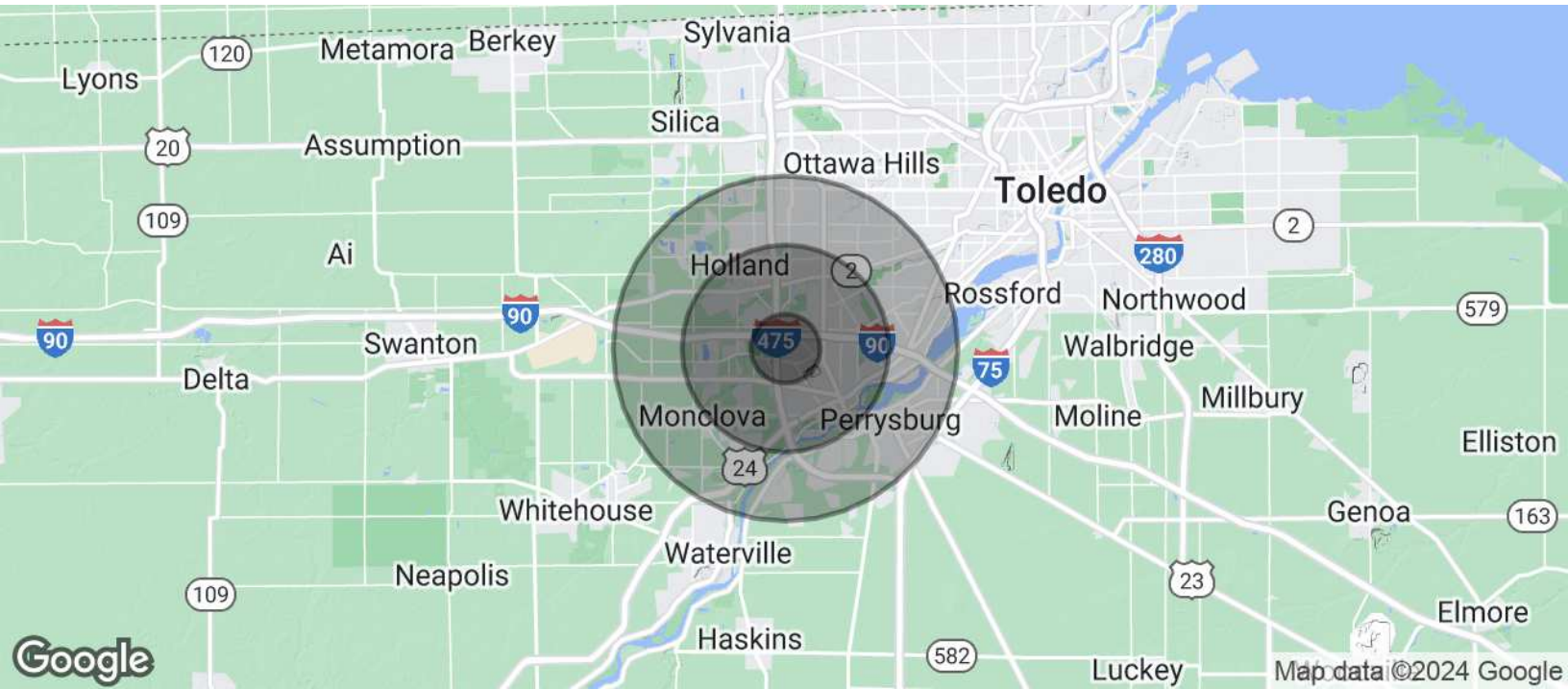
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,290	44,995	123,688
Average Age	38.6	37.5	37.7
Average Age (Male)	36.7	36.1	36.4
Average Age (Female)	40.0	38.5	38.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,885	19,635	51,997
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,293	\$61,298	\$63,656
Average House Value	\$166,331	\$169,205	\$157,665

\* Demographic data derived from 2020 ACS - US Census

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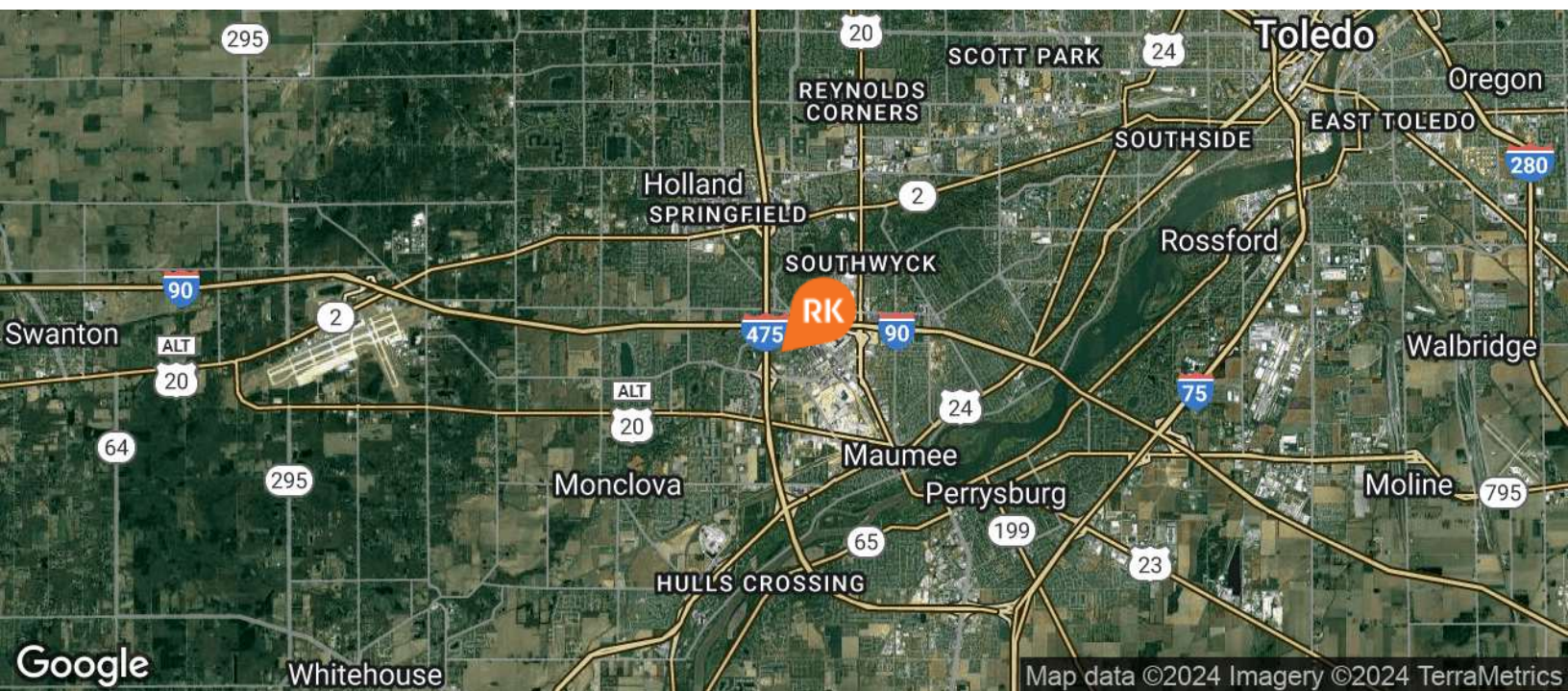
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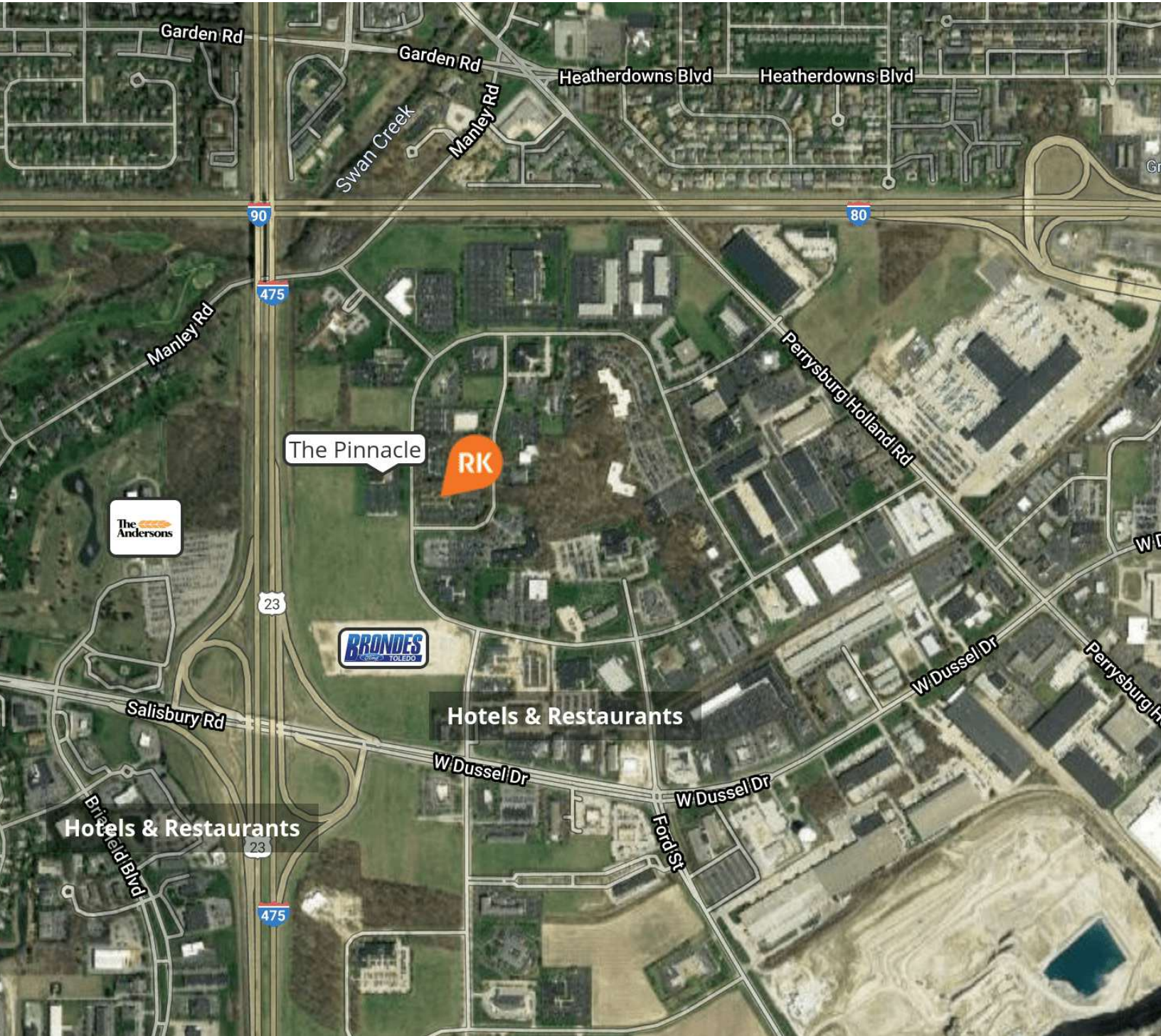
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