



1740 Indian Wood Circle

Maumee, Ohio 43537

Property Highlights

- Class A landmark building in Arrowhead Park, Maumee, OH
- Property available for sale or lease with 59,918 SF available for immediate occupancy by owner/occupant or tenant, multiple configurations possible
- Available suites consist of an open-office bullpen with several perimeter offices and conference rooms
- Independent data center with back-up generator
- Large kitchen, break room, conference room, and training area
- Expansive parking lot with additional room for expansion
- Rent roll and expenses available to qualified prospects
- Warehousing area (currently occupied) consists of 18,997 SF, high bay, 17' 4" to decking, two (2) overhead heads, two (2) dock doors with levelers
- 4,400 of potential flex space
- Building is fire suppressed

Offering Summary

Sale Price:	\$7,890,000
Lease Rate:	\$16.50 SF/yr (Gross)
Building Size:	110,865 SF
Available SF:	2,100 - 59,918 SF

For More Information

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Lease Rate	\$16.50 SF/Yr
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Location Information

Street Address	1740 Indian Wood Circle
City, State, Zip	Maumee, OH 43537
Market	Toledo
Sub-market	Maumee
Cross-Streets	Ford Street
Business Park	Arrowhead Park
Nearest Highway	Interstate 475/US 23
Nearest Airport	Toledo Express Airport

Property Information

Property Type	Office
Zoning	16-CM
Lot Size	9.544 Acres
APN #	3700602

Building Information

Building Size	110,865 SF
Building Class	B
Occupancy %	50%
Tenancy	Multiple
Number of Floors	2
Year Built	1999
Construction Status	Existing
Condition	Excellent
Roof	Firststone EPDM Fully Adhered System

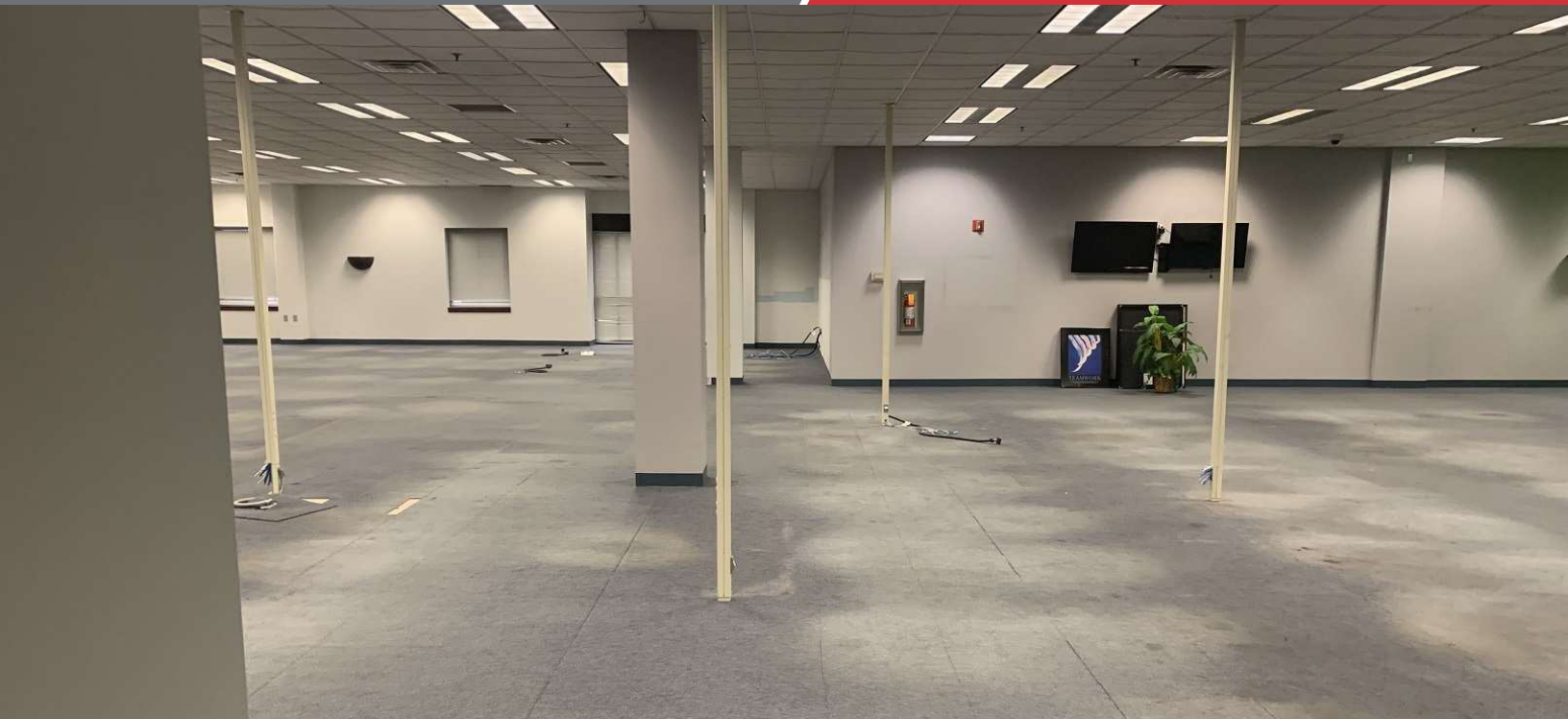
Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	501

Utilities & Amenities

Handicap Access	Yes
Central HVAC	Yes
HVAC	Climate Controlled
Restrooms	ADA
Power	300 Amp 208Y/120 225 Amp 208Y240/120 200 Amp 480/277V 3-phase 4-wire 600 Amp 208Y120V
Electric	Buckeye Broadband
Gas	Natural, Columbia Gas
Water	City of Maumee
Internet	Buckeye Broadband





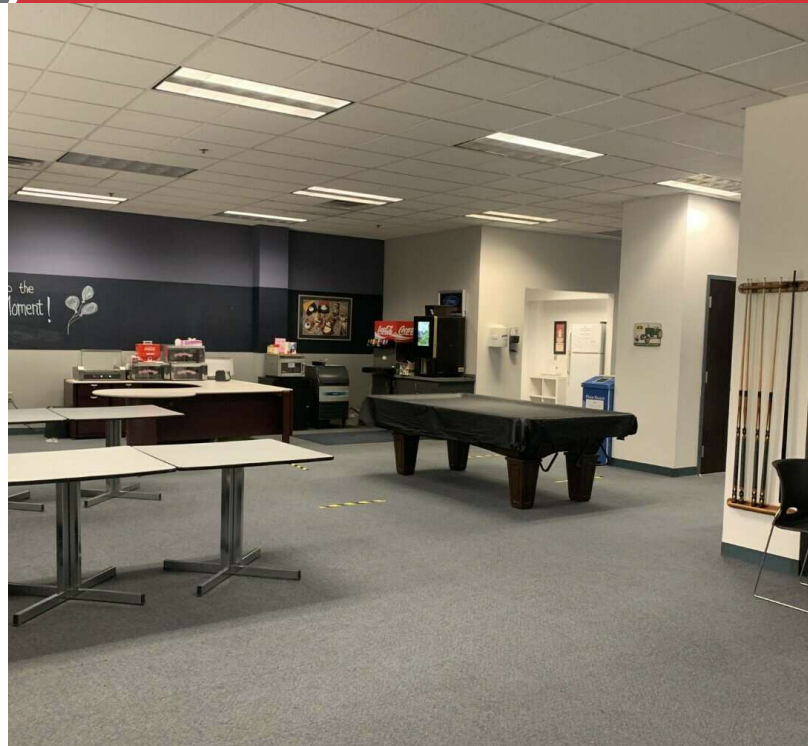
First Floor Bullpen Area



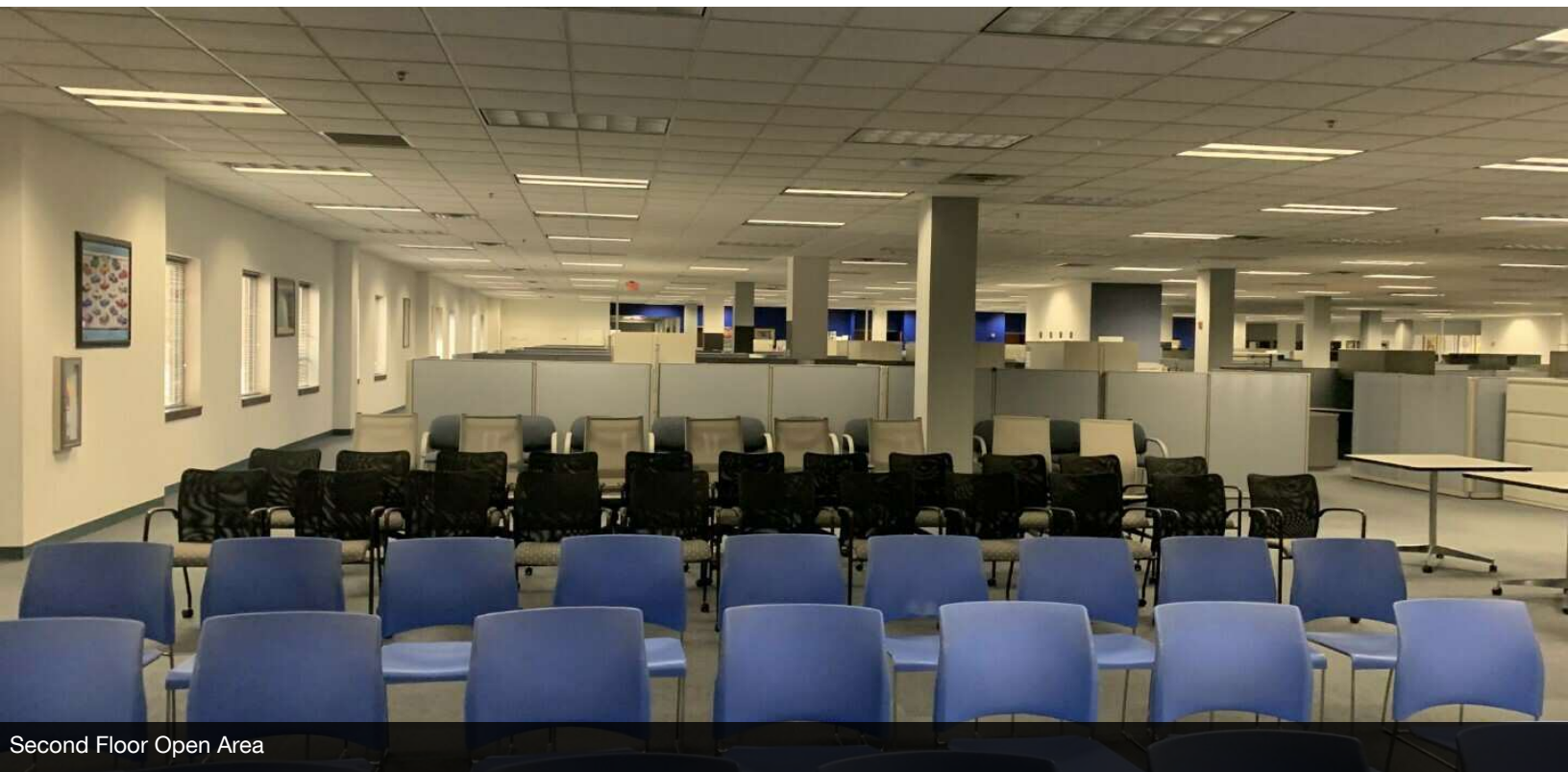
First Floor Side Entry Into Open Office Area



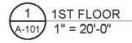
Second Floor

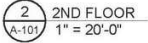


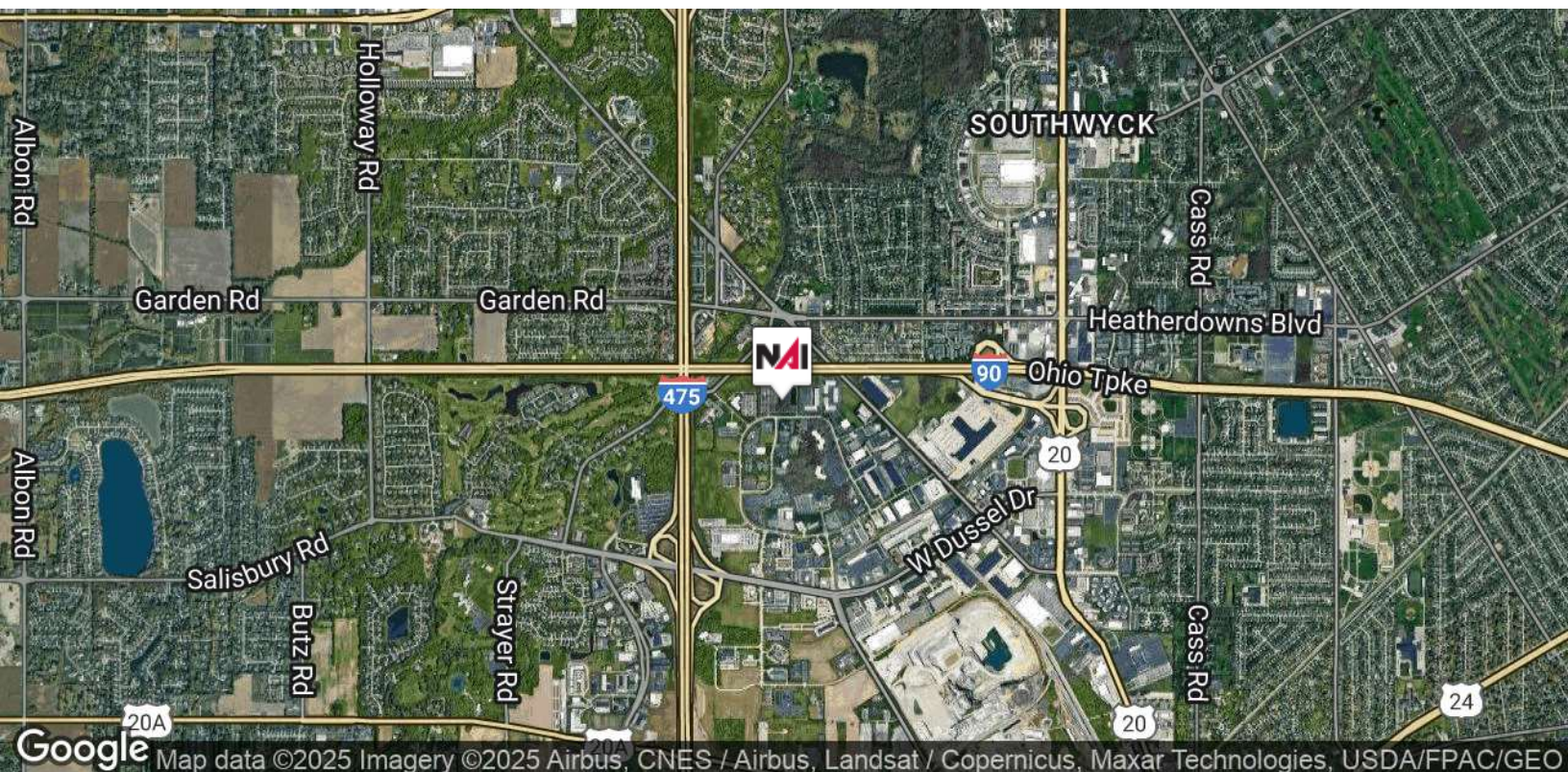
Second Floor

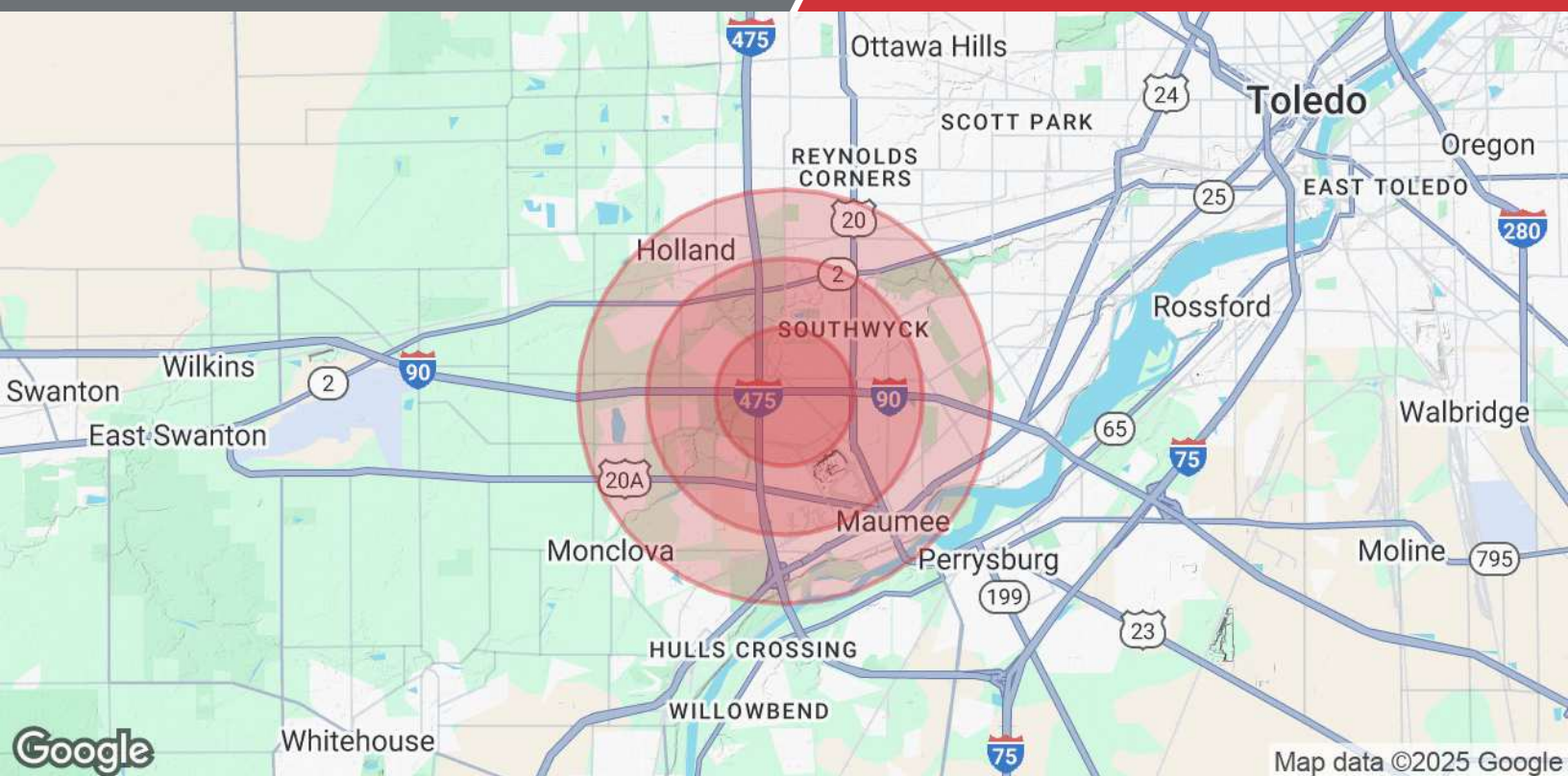


Second Floor Open Area









Population	1 Mile	2 Miles	3 Miles
Total Population	7,245	24,519	54,247
Average Age	40	43	43
Average Age (Male)	38	41	42
Average Age (Female)	41	44	45
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	3,431	11,463	24,229
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$78,501	\$90,947	\$97,421
Average House Value	\$207,600	\$225,744	\$228,728

Demographics data derived from AlphaMap