1721 INDIAN WOOD CIRCLE
MAUMEE, OH 43537

OFFICE FOR SALE OR LEASE
Up to 5,072 Square Feet Available

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FULL-SERVICE COMMERCIAL REAL ESTATE

ARROWHEAD PARK

GENERAL INFORMATION

Sale Price:	$575,000
Lease Rate:	$10.50 psf NNN
Building Size:	5,072 sf – includes 1 car garage
Space Available:	Up to 5,072 sf
Number of Stories:	2
Year Constructed:	1991
Acreage:	1.08
Lot Dimensions:	156.85' x 300.1'
Condition:	Excellent
Closest Cross Street:	Hickory Point Road
County:	Lucas
Zoning:	C-M – Commercial-Industrial
Parking:	50 spaces shared with adjoining owner – recently repaved
Curb Cuts:	1
Street:	2 lane, 2 way

For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS	
Exterior Walls:	Brick
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8‘6”
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp/3 phase
Security System:	Yes
Restrooms:	3 on first floor & 2 on second floor
Sprinklers:	No
Signage:	Freestanding

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Storm Sewer:	City of Maumee

BUILDING INFORMATION	
Current Tenant:	Affinity Advisory Network, LLC
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instructions:	Lockbox – appointment necessary

LEASE DETAILS	
Term:	3 year minimum
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Landlord responsible for roof and structure.	

2025 REAL ESTATE TAXES		
TD:		36
Parcel:		40850
Valuation:		
	Land	$81,100
	Building	$269,400
	Total	$350,500
Total Annual Taxes:		$11,780.05

Comments:

- Existing occupants could stay in part of the building. If they were staying only on the second floor, it would be necessary for them to have an occasional use of the downstairs conference room.
- Class “A” office condominium building with many amenities.
- Built-in cabinets/bookshelves, heated garage with floor drain, utility sink, built-in refrigerator, kitchenette area, parabolic lighting, and patio/picnic area.
- Access to walking trail.
- Wooded view.
- One restroom includes a shower.

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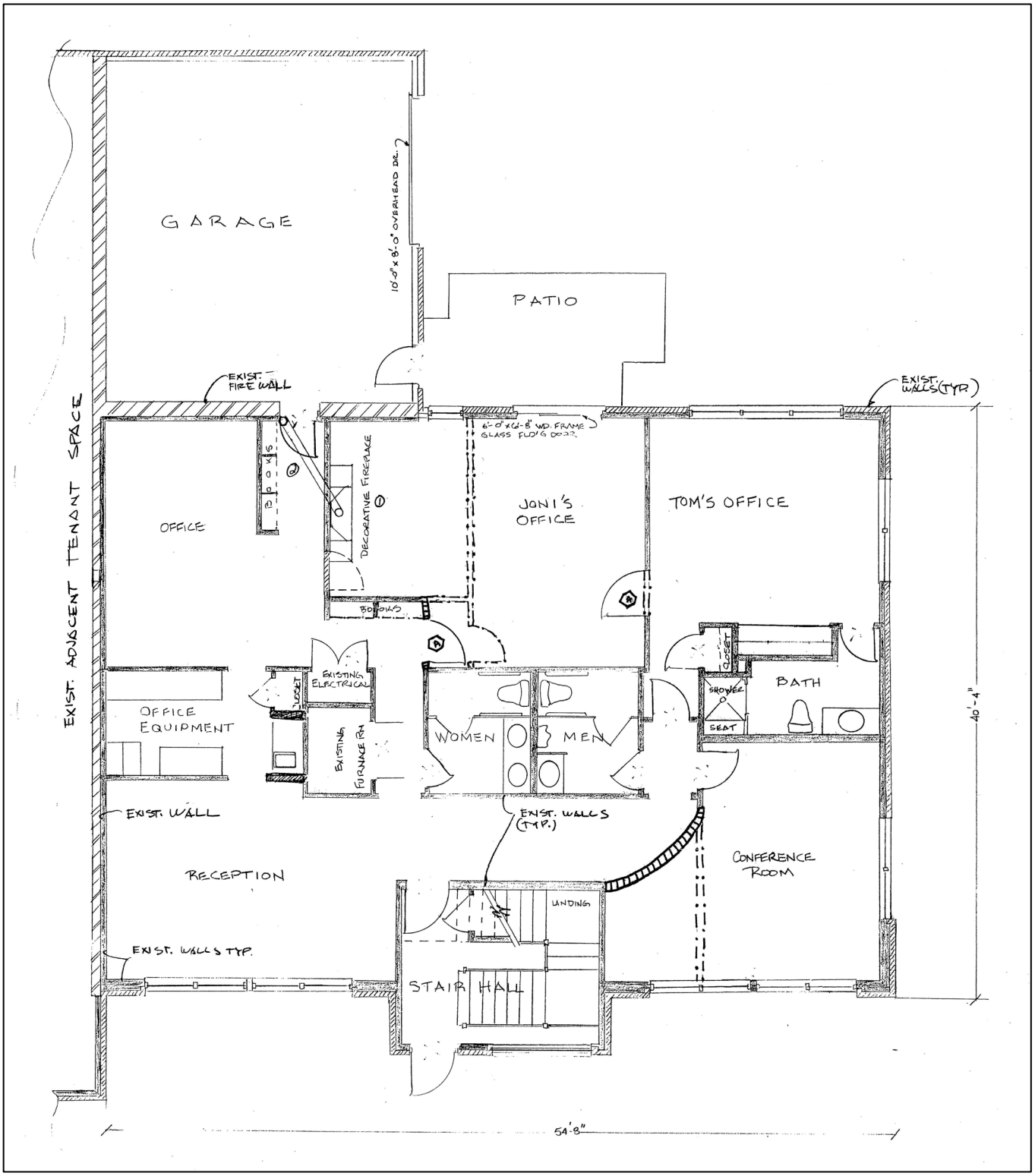
Floor Plan – 1st Floor



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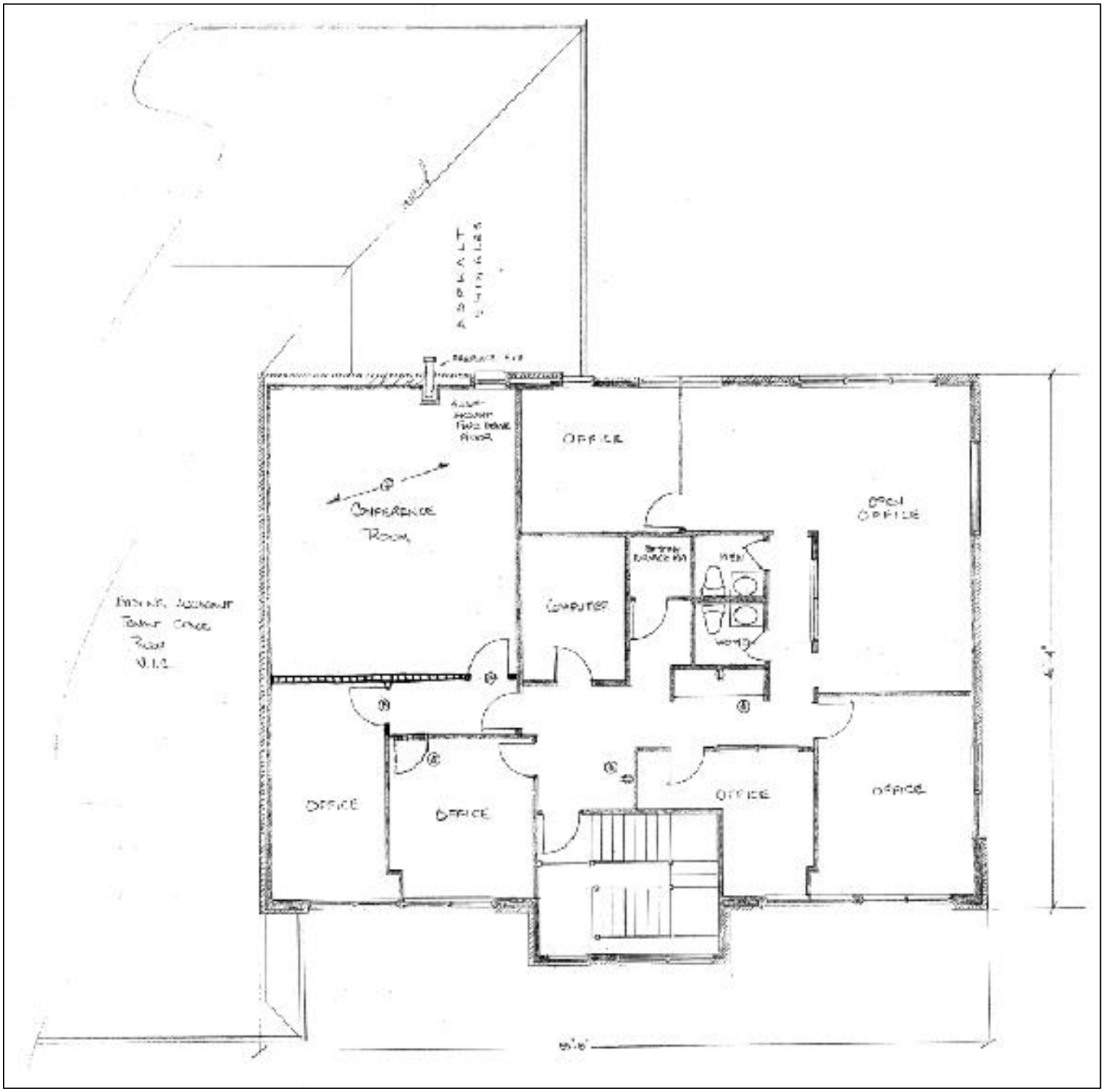
Floor Plan – 2nd Floor



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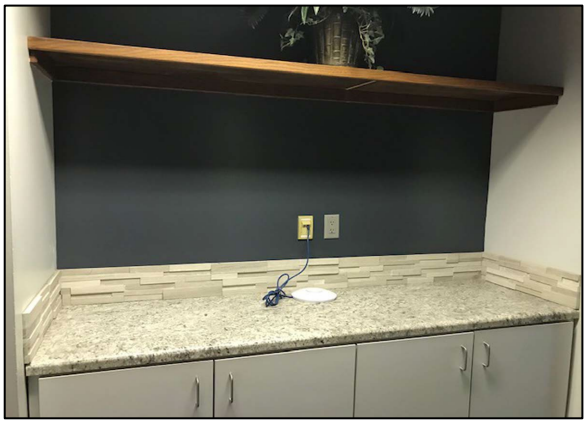
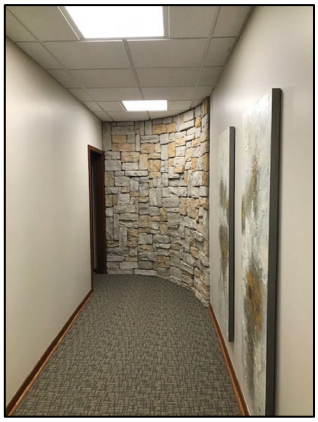
Exterior & Interior Photos





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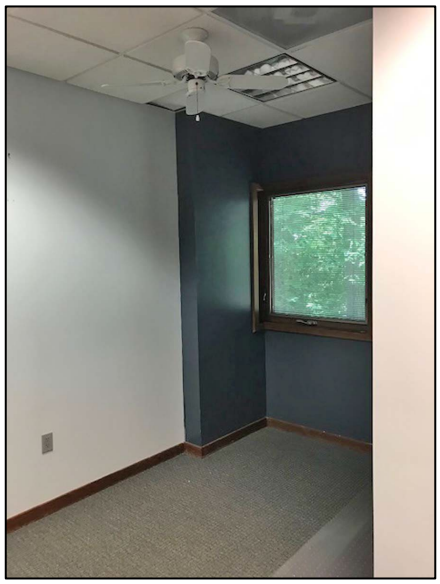
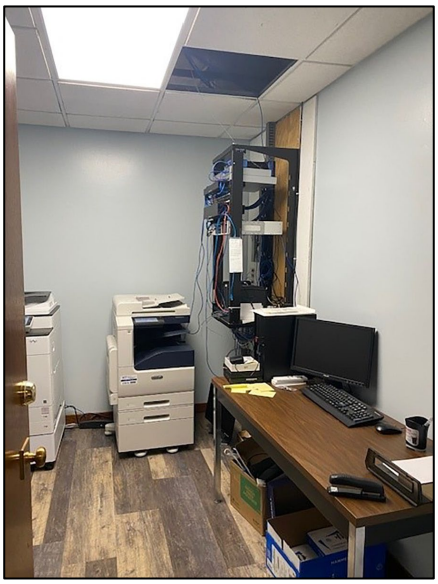
Interior Photos





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