

RICHARDS ROAD

1801 RICHARDS ROAD, TOLEDO, OH 43607



VIDEO

FEATURES:

- Class A executive office building on 9+ acres, wooded campus
- 38 private offices; 8 conference rooms; large meeting venues
- Large private executive suites with adjoining conference rooms
- Fitness center with locker area and large sauna
- Underground climate-controlled parking garage (~18 spaces)
- Verizon, AT&T, and Buckeye Fiber available
- New UPS and two backup generators
- Numerous upgrades; office furniture available
- Approx. 2 miles S of I-475; 3 miles E of US-23

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$17.00/SF
Available SF:	54,544 SF
Lot Size:	9.58 Acres
Building Size:	54,544 SF

BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
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 419.874.2800



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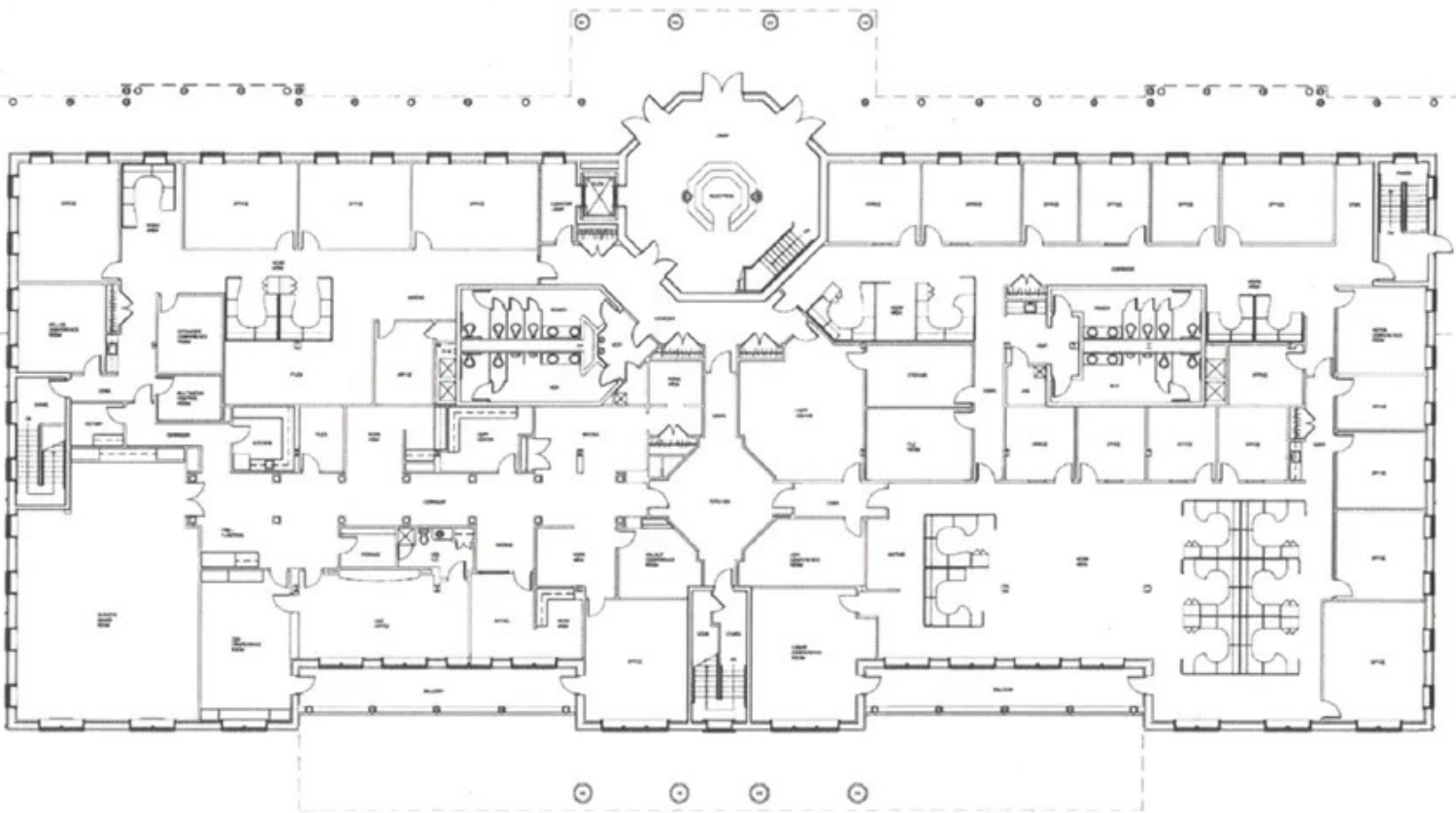


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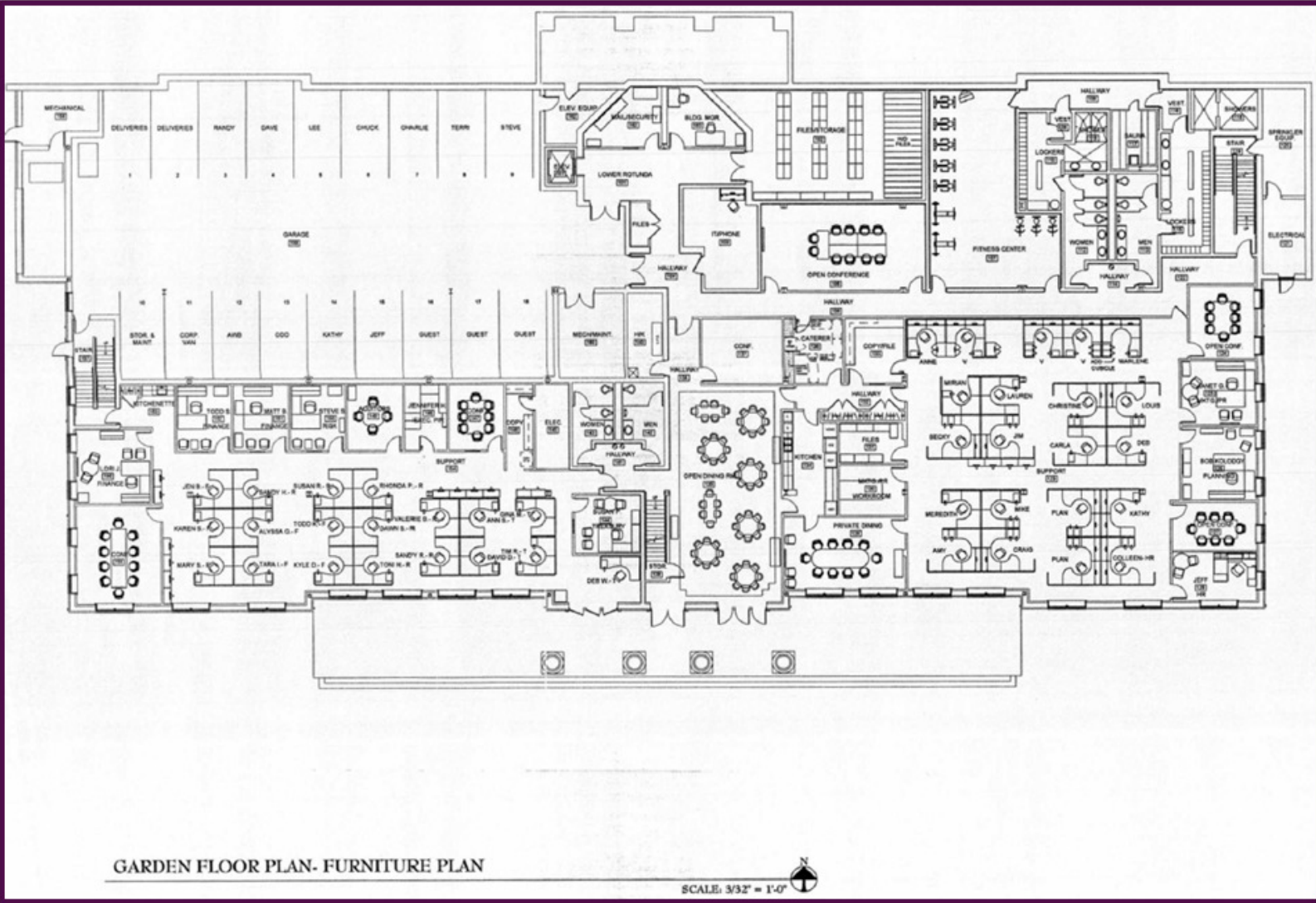
Main Floorplan with Executive Offices

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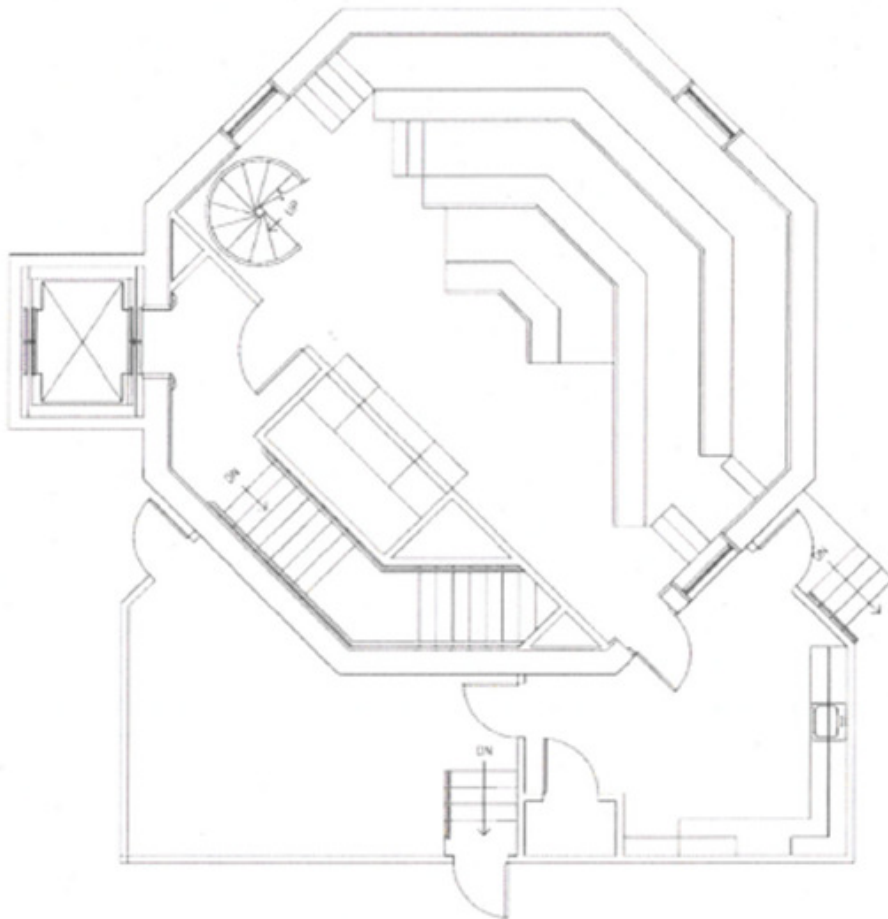
Garden Level with Garage, Mechanicals, Kitchen and Fitness Room

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PROMEDICA
Network Engineering

CORPORATE OFFICE BUILDING
1801 Richards Rd., Toledo, OH 43607

FLOOR:

2

REVISION:

4/19/2012

SCALE:

Not to Scale



Second Floor Auditorium

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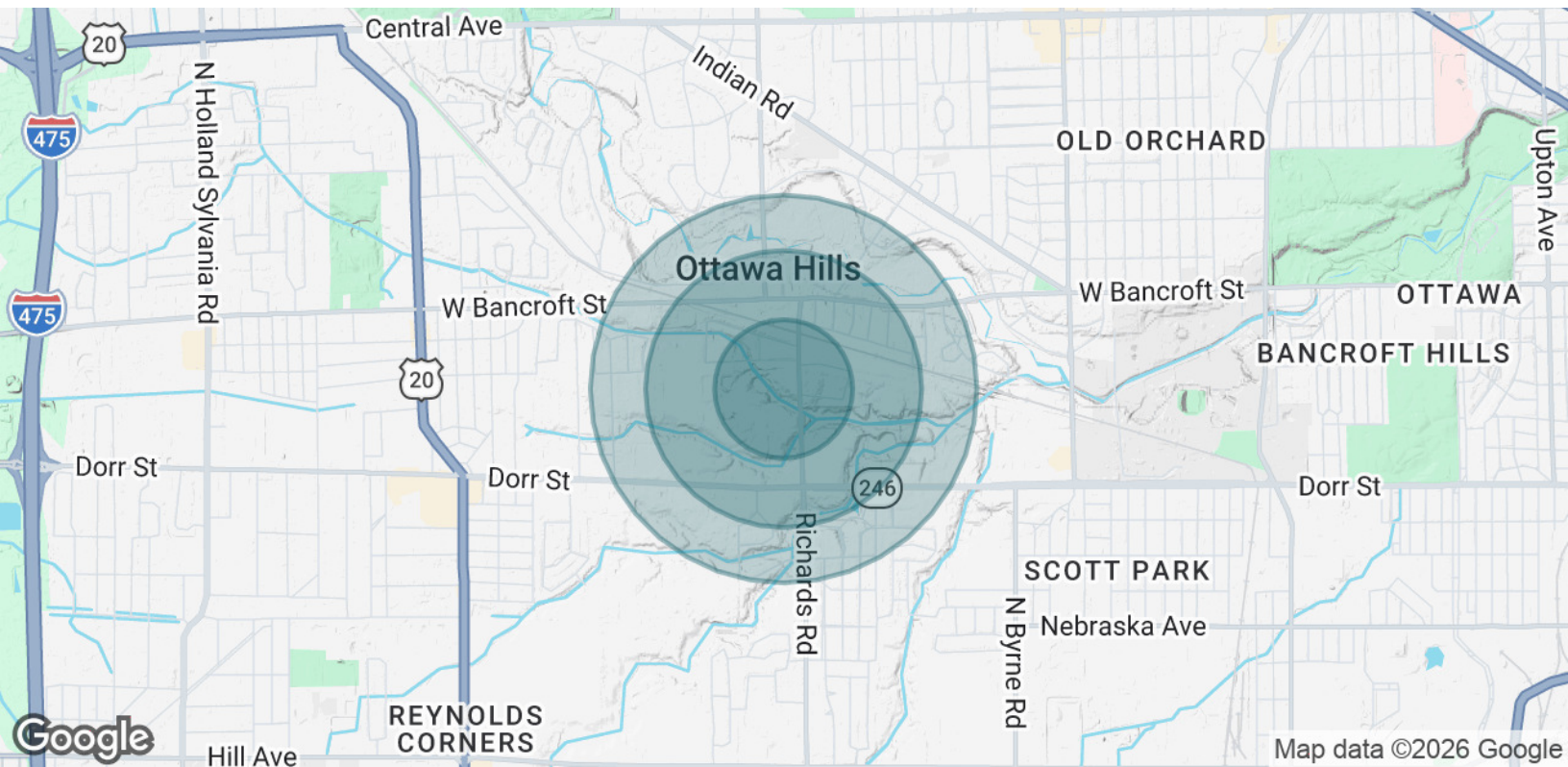
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POPULATION

	0.25 MILES	0.5 MILES	0.7 MILES
Total Population	462	1,874	3,682
Average Age	33.6	36.2	37.0
Average Age (Male)	33.1	33.9	33.5
Average Age (Female)	33.9	37.0	38.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	0.7 MILES
Total Households	218	855	1,624
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$66,395	\$95,978	\$108,648
Average House Value	\$138,248	\$187,942	\$209,723

2023 American Community Survey (ACS)

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