

901-925 N. SUMMIT STREET
TOLEDO, OH 43604

COMMERCIAL SPACE FOR LEASE
1,000 – 12,000 SF Suites Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

OSTRICH TOWNE



GENERAL INFORMATION

AVAILABLE SPACE

	SIZE	LEASE RATE
901 N. Summit Street		
Suite A	1,086 sf	\$18.00 NNN
925 N. Summit Street		
Multiple Suites	1,000 SF – 12,000 SF	\$18.00 NNN

Building Sizes:	32,081 sf & 72,000 sf
Number of Stories:	1
Year Constructed:	2023 redevelopment
Condition:	Built-to-suit/renovations underway
Lot Dimensions:	Irregular
Acreage:	2.124 acres
County:	Lucas
Zoning:	CR
Parking:	In common lot and easy street parking
Street:	4 lane with center turn



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



SUITE AVAILABILITY

SUITE	TOTAL SF	TYPE
A	1,086	Retail

LEASE DETAILS

Term:	5 – 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM & utilities (Estimated CAM \$2.50 psf)

Comments:

- Retail storefront/restaurant space with access to alley/Ostrich Lane.
- Shared loading dock space available.
- DORA – Downtown Outdoor Refreshment Area.
- Located in Vistula Entertainment District
- Liquor licenses available.

BUILDING INFORMATION

Current Occupants:	Hyggelight , Nemsys IT, & Gypsy Rover
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact listing brokers

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel/block
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Polished epoxy
Ceiling Height:	23'
Heating:	Gas forced air
Air Conditioning:	Central
Power:	600 amp – multiple transformers
Restrooms:	Common – 1 men's/1 women's
Sprinklers:	No
Signage:	Per code – historic review

2025 REAL ESTATE TAXES

TD:	15
Parcels:	43584
Assessor Number:	01037016
Total Annual Taxes:	\$5,525.33
* Property is in a CRA.	

For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

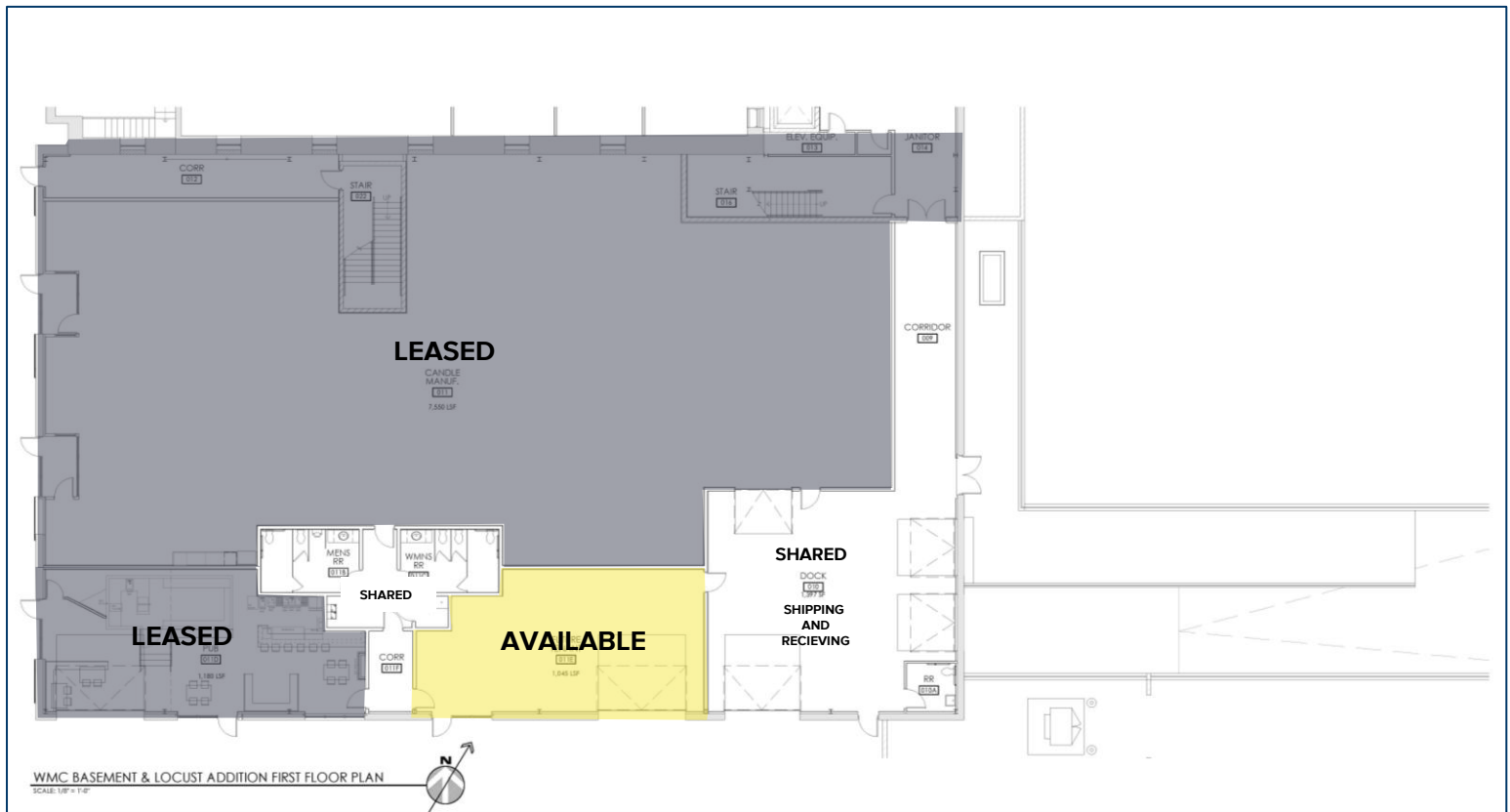
SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Buildings For Lease

Multiple
Suites
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Masonry
Structural System:	Block
Roof:	Roof deck available
Floors:	Concrete
Floor Coverings:	Polished concrete or epoxy
Ceiling Height:	12' – 24'
Heating:	Per buildout
Air Conditioning:	Per buildout
Power:	600a/240v/3-phase
Restrooms:	Per code
Security System:	Video surveillance & alarms
Overhead Doors:	7 – 14'x14, 1 – 14'x16', 1 – 10'x10'
Loading Docks:	2 common
	(1 truck height & 1 van height)
Signage:	Per building code & historic commission

2024 REAL ESTATE TAXES

TD:	15
Parcels:	43231, 43574, 43584
Assessor Number:	01037009, 015, 016
Total Annual Taxes:	\$13,811.01

* Property is in a CRA.

BUILDING INFORMATION

Occupancy Date:	Negotiable – based on buildout
Sign on Property:	Yes
Key Available:	Yes



SUITE AVAILABILITY

SUITE	TOTAL SF	TYPE
Multiple	1,000 sf – 12,000 sf	Retail/storefront

LEASE DETAILS

Term:	5 – 10 years
Security Deposit:	Negotiable – based on credit
Options:	TBD
Improvements Allowance:	Negotiable – based on credit
Tenant Responsible For:	Taxes, utilities, & CAM
Net charges:	\$2.50/SF

Comments:

- Brand new 2024 commercial redevelopment
- Parking located off the street and surface street.
- DORA: property is in the downtown outdoor refreshment area. Liquor licenses available.
- Shared loading docks (semi & van height)
- Opportunity Zone, HUB Zone, and CRA tax abatement.
- Close proximity to Downtown Toledo, Tolhouse, Wonderbread Lofts, The Glass City Riverwalk, Metroparks development.
- Location is similar to Columbus Short North or Corktown in Detroit.

For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

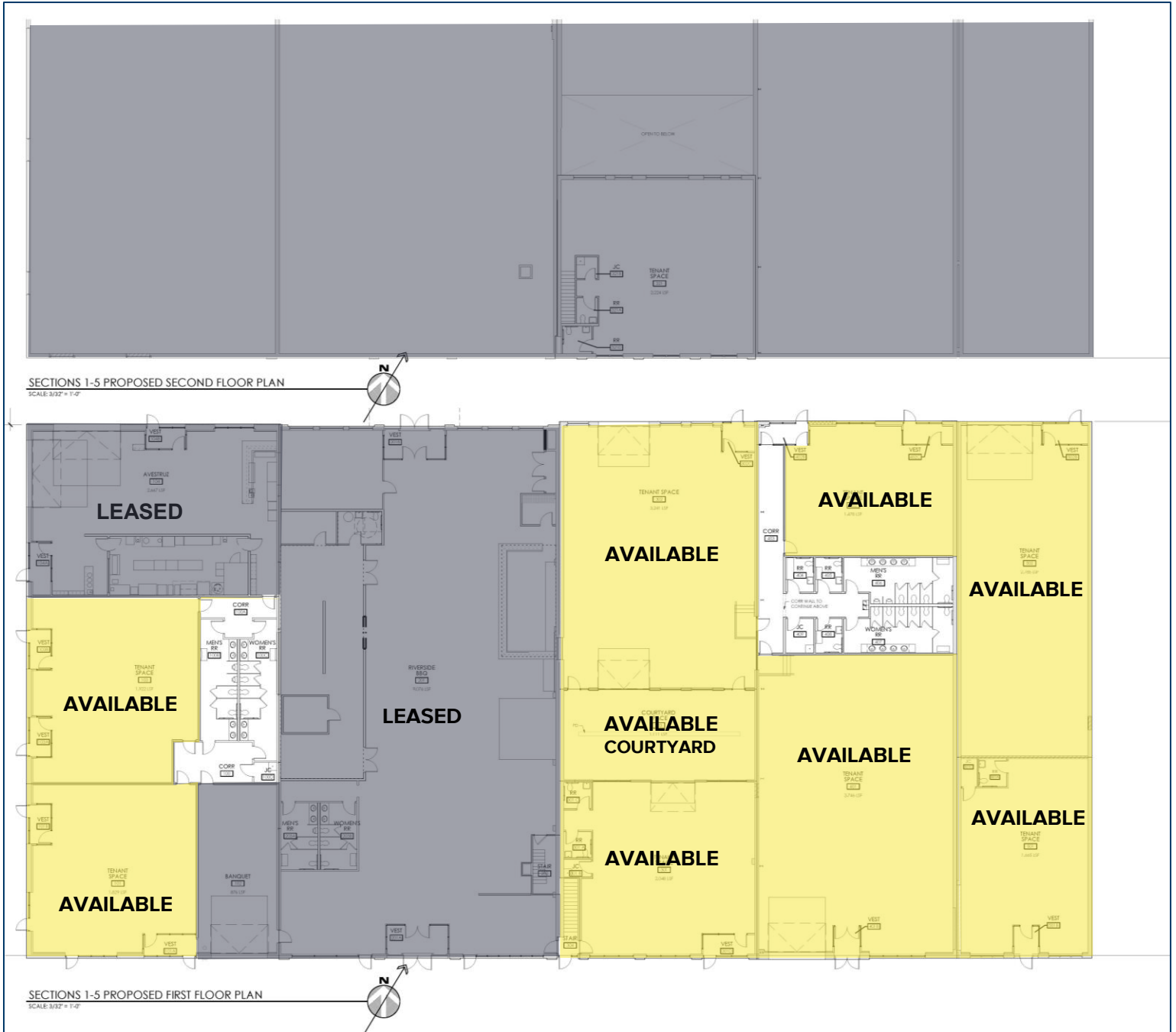
SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

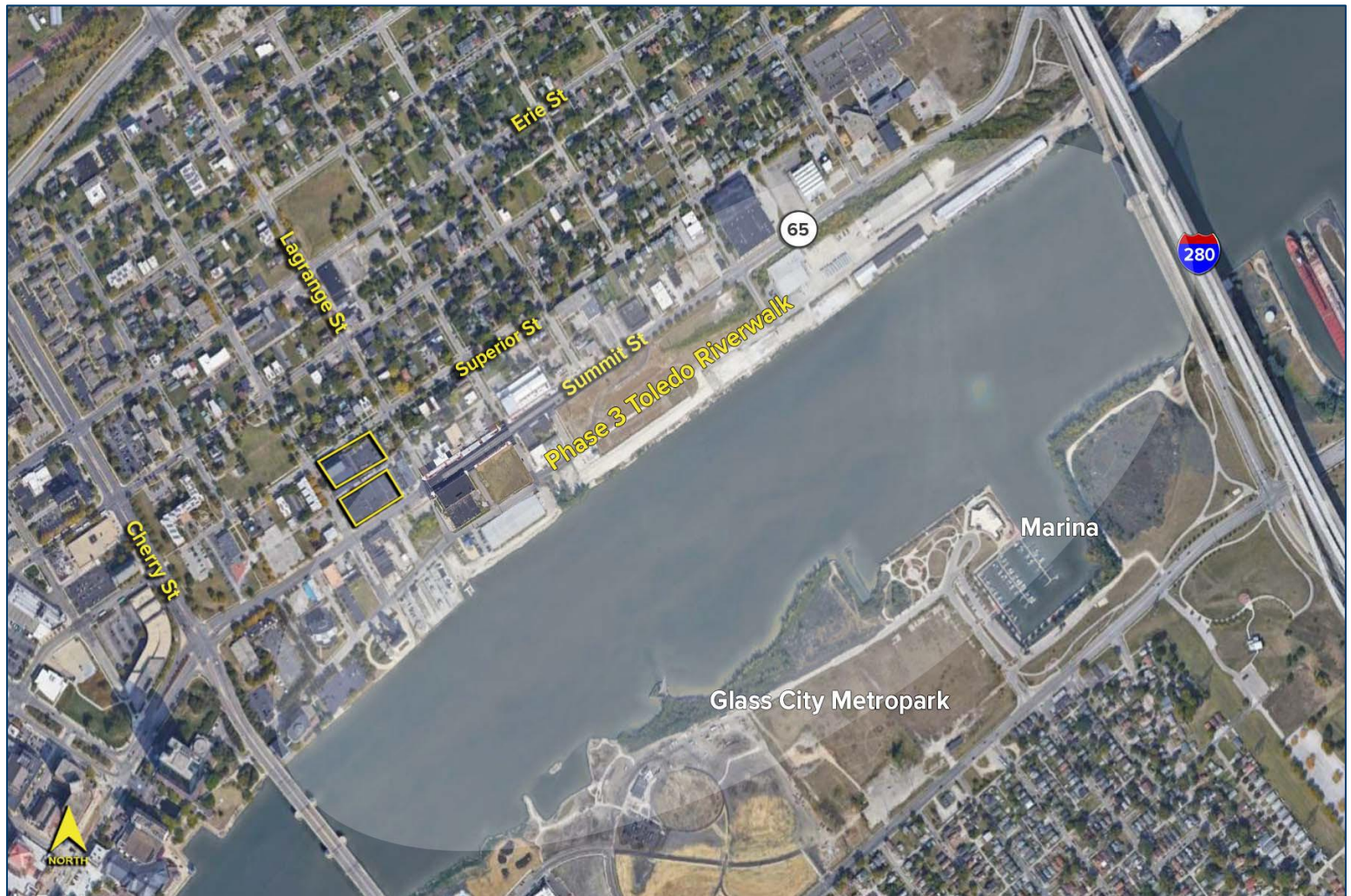
SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



CITY OF TOLEDO - REDEVELOPMENT MASTER PLAN

For more information click the link below:

<https://www.connectoledo.org/media/1197/17-0209-toledo-dt-plan-report-book-lr-final-master-plan.pdf>

For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, Four SeaGate, Suite 608, Toledo, OH 43604

www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

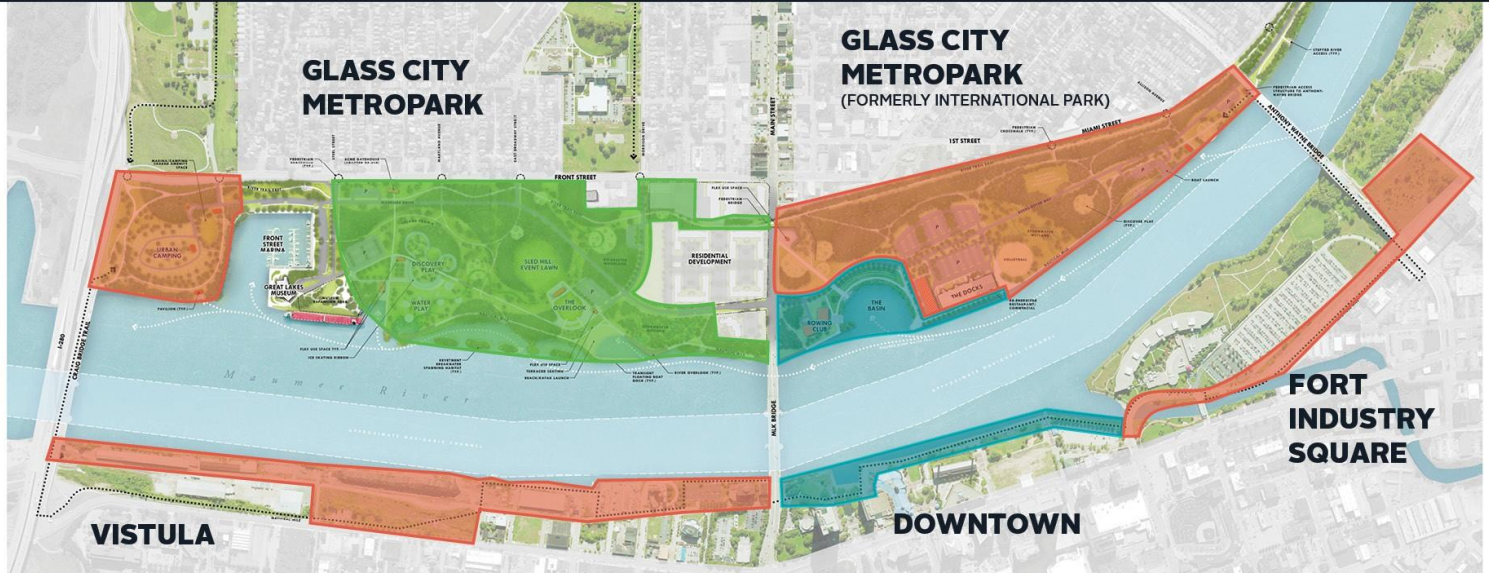
901-925 N. Summit Street, Toledo, OH 43604

Commercial Space For Lease

Multiple
Suites
AVAILABLE



THE GLASS CITY
RIVERWALK



COMPLETED

UNDER
CONSTRUCTION

FUTURE
DEVELOPMENT



For more information, please contact:

ROB KELEGHAN, SIOR

(419) 680-7663 or (419) 249 6323

rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

ZACK LIBER, SIOR

(419) 367 4331 or (419) 249 6325

zliber@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Commercial Space For Lease

Vistula District

MLK Bridge

Downtown

Glass City Metropark

Glass City Enrichment Center

Riverside East Trail Bridge

International Park

[illegible]

zlib@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.