

302 SOPHIA STREET – SUITE C  
MAUMEE, OH 43537

OFFICE BUILDING FOR LEASE  
1,275 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$1,325/month plus utilities
Space Available:	1,275/SF plus mezzanine
Building Size:	3,600 SF ground floor plus mezzanine
Number of Stories:	1
Year Constructed:	1988
Condition:	Good
Acreage:	0.2769 AC
Closest Cross Street:	Conant Street/Anthony Wayne Trail
County:	Lucas
Zoning:	C-2
Parking:	14 spaces
Curb Cuts:	2
Street:	2 lane



For more information, please contact:

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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 302 Sophia Street-Suite C, Maumee, OH 43537

## Office Building For Lease

1,275  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Wood
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Vinyl planking
Ceiling Height:	Vaulted ceiling to 2 <sup>nd</sup> floor ceiling
Basement:	No
Heating:	Gas
Air Conditioning:	Yes
Power:	200 amps
Restrooms:	2
Security System:	No
Sprinklers:	No
Signage:	Facia

### BUILDING INFORMATION

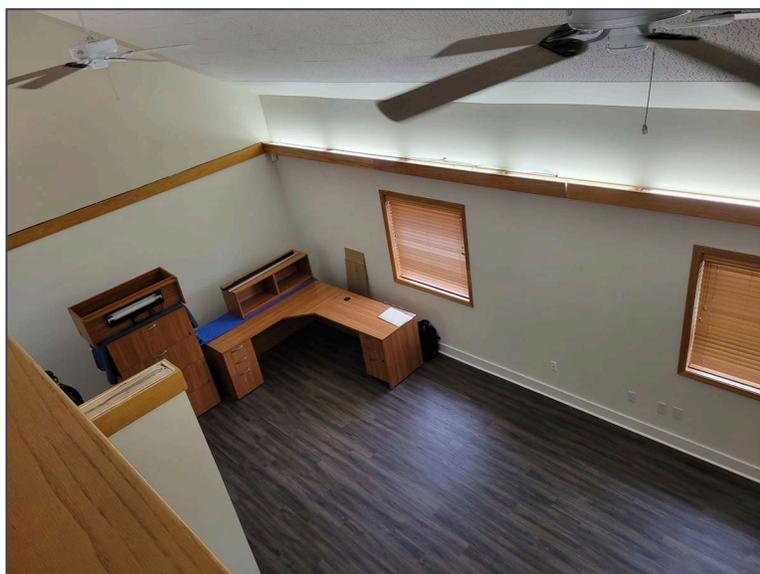
Current Occupant:	Vacant
Occupancy Date:	At lease execution
Other Occupants:	Building owner
Sign on Property:	Yes
Key Available:	Lockbox

### LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1 month's rent
Options:	Yes
Improvement Allowance:	N/A
Tenant Responsible For:	Utilities, janitorial, and trash removal

### 2026 REAL ESTATE TAXES

TD:	36
Parcel:	07505
Assessor Number:	43198001
Total Annual Taxes:	\$10,222.85



### Comments:

- Rear of building faces Anthony Wayne Trail.
- Signage available on the Anthony Wayne Trail with approval.
- Recently refreshed suite with new flooring and fresh paint.

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