

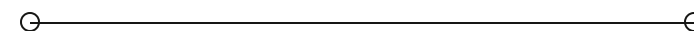


LEASE

Executive Building

3103 EXECUTIVE PKWY

Toledo, OH 43606



PRESENTED BY:

RAMI SEBAI

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OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE FLOOR 1:	\$19.00 SF/yr (Gross)
LEASE RATE FLOORS 2-7:	\$13.00 SF/yr (Gross)
BUILDING SIZE:	105,674 SF
AVAILABLE SF:	4,000 - 72,425 SF
LOT SIZE:	3.771 Acres
VIDEO:	View Here

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PROPERTY OVERVIEW

Several units now available for lease within the iconic Executive Building, a 105,674 SF office building located in the heart of Toledo's Westgate area. The building features 7 floors, each 14,355 SF, accommodating users ranging from 4,000 - 72,425 SF. This prominent Executive Parkway location is conveniently located with easy highway access and positioned centrally to Downtown Toledo and the suburbs. Near multiple Tarta bus stops and just 3/4 miles south of I-475 interchange.

PROPERTY HIGHLIGHTS

- Excellent visibility with 509 ft of frontage and large monument signage
- Easy access with 2 curb cuts along 4-lane road
- Ample onsite parking with 325 spaces
- Private key fob entry to each floor and suite
- Tenant is responsible for in suite janitorial only
- Current co-occupants include: ProMedica, Midland Title, Jones & Henry
- VPD's: Central Ave- 20.085 (23). Secor Rd- 21.197 (23). I-475-54.813

EXECUTIVE BUILDING | 3103 Executive Pkwy Toledo, OH 43606

SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

LEASE RATE	\$13.00 - 19.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Executive Building
STREET ADDRESS	3103 Executive Pkwy
CITY, STATE, ZIP	Toledo, OH 43606
COUNTY	Lucas
MARKET	Toledo

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	10-CO Office Commercial
LOT SIZE	3.771 Acres
APN #	2368981
LOT FRONTAGE	509 ft
PARKING	325 Spaces
SIGNAGE	Monument
CURB CUTS	2

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BUILDING INFORMATION

BUILDING SIZE	105,674 SF
TENANCY	Multiple
CEILING HEIGHT	9 ft
YEAR BUILT	1972
FRAMING	Concrete w/ Steel Beam & Reinforced Concrete Floors
ROOF	Membrane
CEILINGS	Suspended
FLOOR COVERINGS	Carpet squares, Vinyl, Ceramic tile
FOUNDATION	Reinforced Concrete
HEATING	Electric Radiant Perimeter Heat VAV System
COOLING	Cooling Tower w/ 3 Compressors
SECURITY	Key Fob Access Per Floor & Suite
FIRE MONITORING	24/7/365 Smoke/Heat Monitoring
ELEVATOR	3 Cars
RESTROOMS	1 Men's, 1 Women's Multi-Use Per Floor
FIBER OPTICS	Yes

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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SVN | ASCENSION COMMERCIAL REALTY 5

LEASE SPACES

AVAILABLE SPACES

FLOOR/ SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DIVISIBILITY
Floor 1, Suite 100	Midland Title	2,185 SF	Gross	N/A	N/A
Floor 1, Suite 101	Available	6,344 SF	Gross	\$19.00 SF/yr	Available June 1, 2025 Min Divisible: 1,204 SF Max Divisible: 5,140 SF
Floor 2, Suite 200	Jones & Henry IT Department	1,436 SF	Gross	N/A	N/A
Floor 2, Suite 201	Available	12,919 SF	Gross	\$13.00 SF/yr	Min Divisible: 6,459.5 SF Max Divisible: 12,919 SF
Floor 3	Jones & Henry	14,355 SF	Gross	N/A	N/A
Floor 4	Available	14,355 SF	Gross	\$13.00 SF/yr	Min Divisible: 7,117.5 SF Max Divisible: 14,355 SF
Floor 5	Available	14,355 SF	Gross	\$13.00 SF/yr	Min Divisible: 7,117.5 SF Max Divisible: 14,355 SF
Floor 6	Available	14,355 SF	Gross	\$13.00 SF/yr	Min Divisible: 7,117.5 SF Max Divisible: 14,355 SF
Floor 7	Available	14,355 SF	Gross	\$13.00 SF/yr	Min Divisible: 7,117.5 SF Max Divisible: 14,355 SF

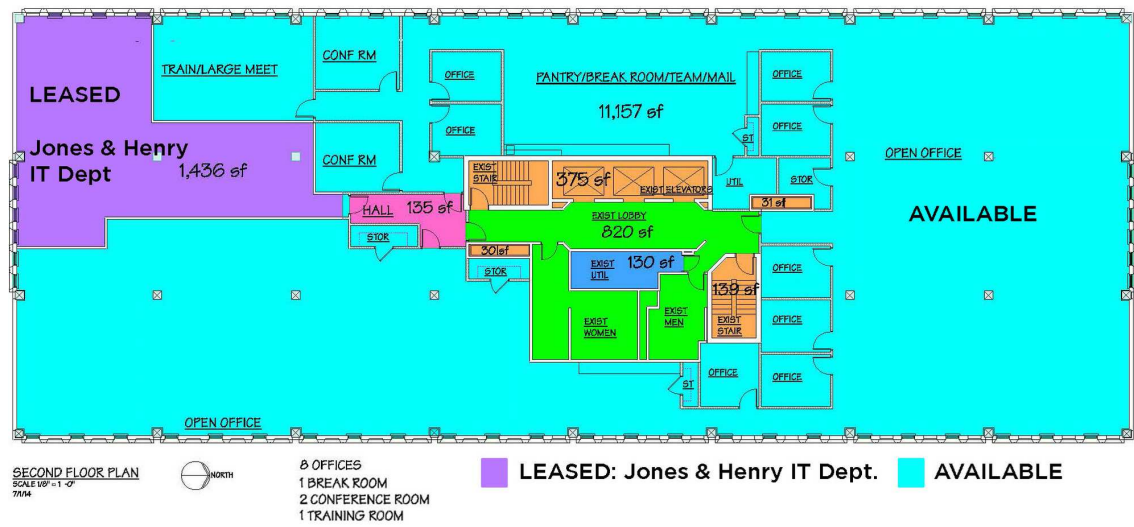
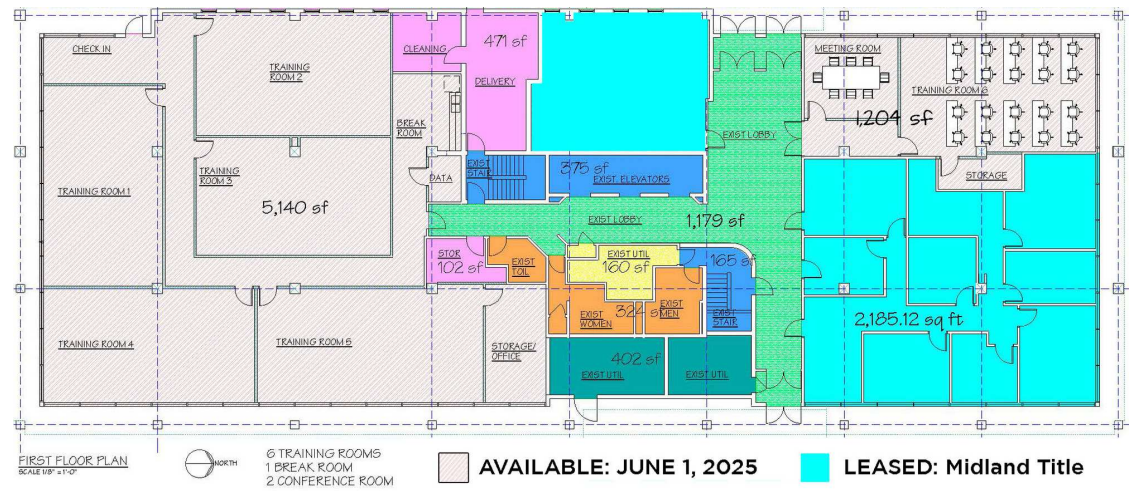
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FLOORPLANS: 1 & 2



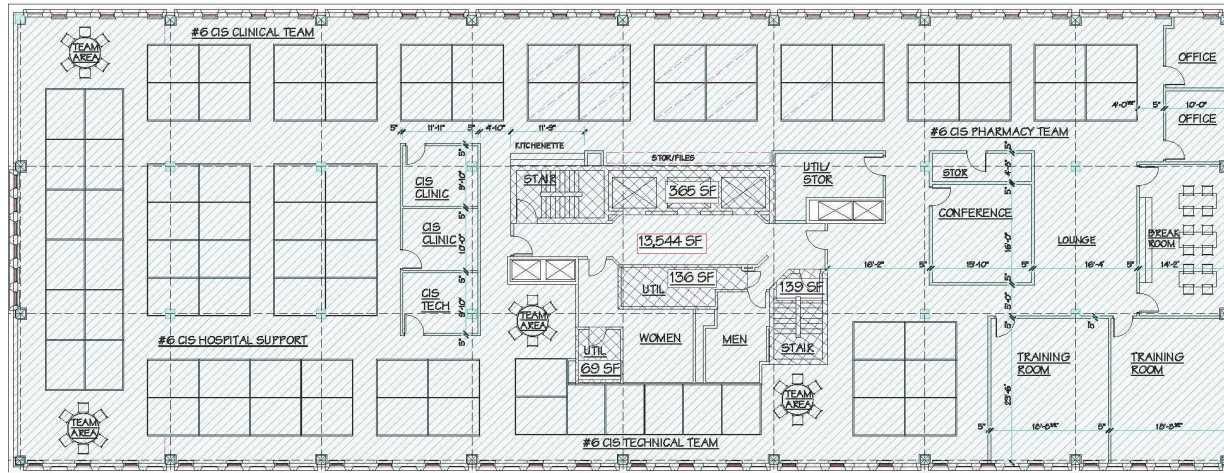
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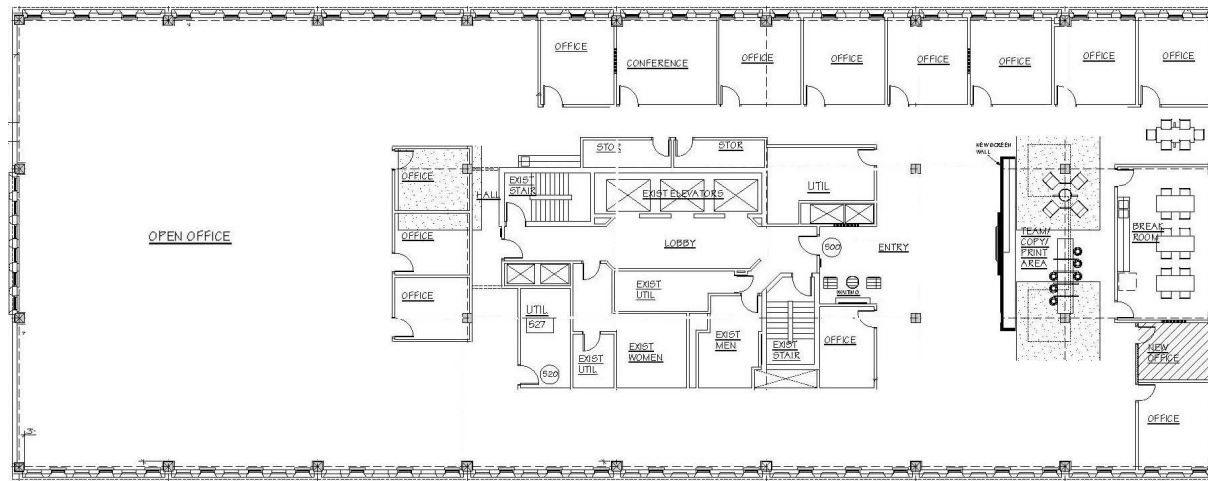
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FLOORPLANS: 4 & 5



FOURTH FLOOR PLAN - OPTION 4

ENTIRE FLOOR AVAILABLE



FIFTH FLOOR PLAN
SCALE 1/8" = 1'-0"



13 OFFICES
1 BREAK ROOM
1 CONFERENCE ROOM

ENTIRE FLOOR AVAILABLE

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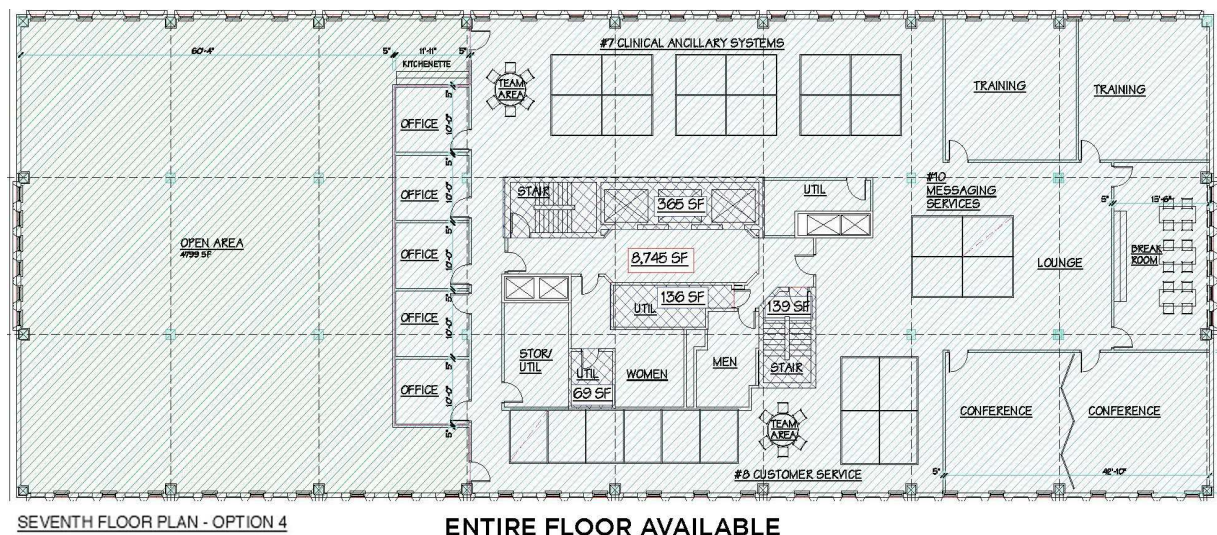
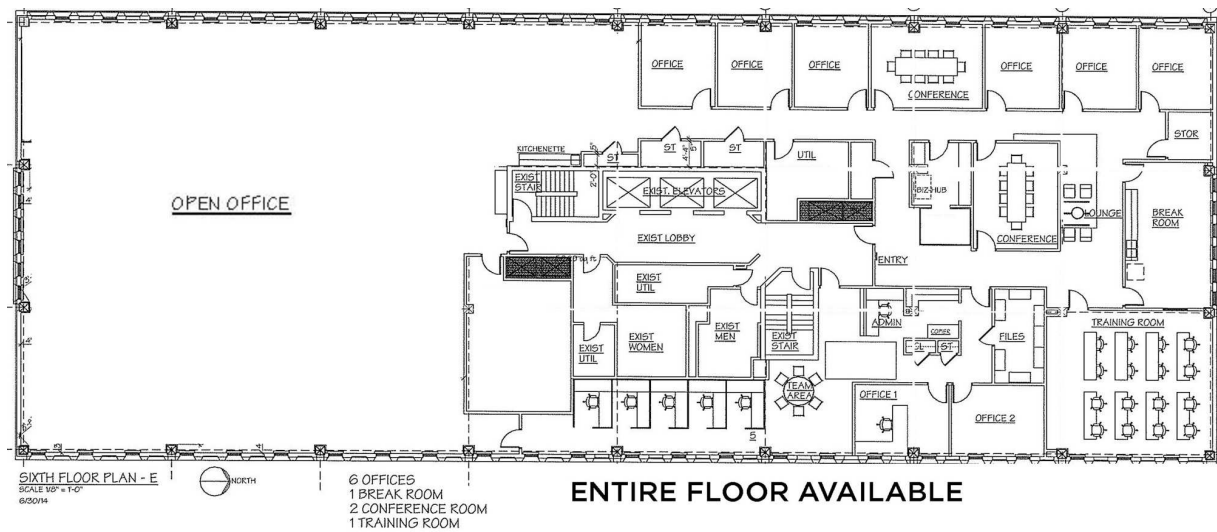
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SVN | ASCENSION COMMERCIAL REALTY 8

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FLOOR 6 & 7



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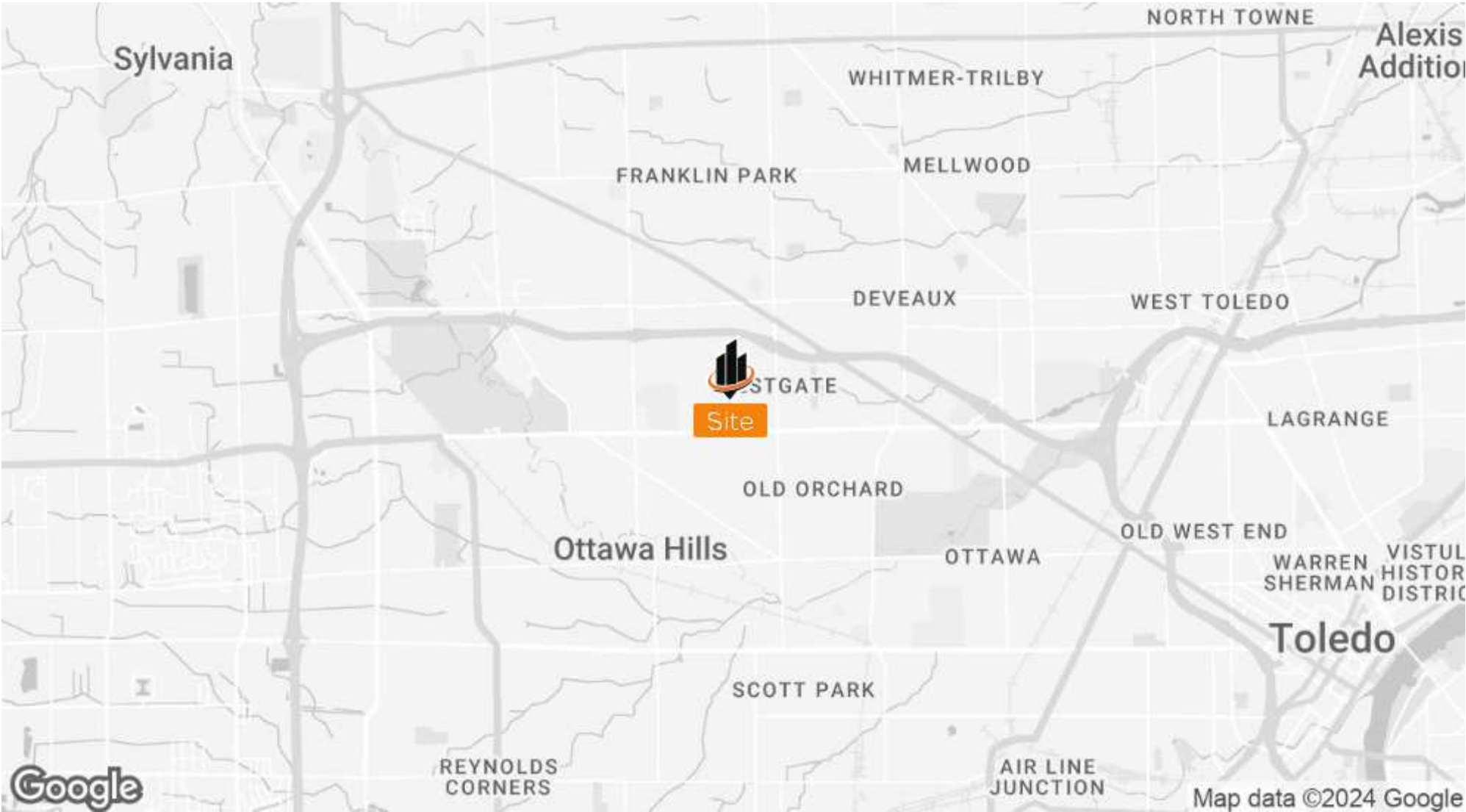
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LOCATION MAP

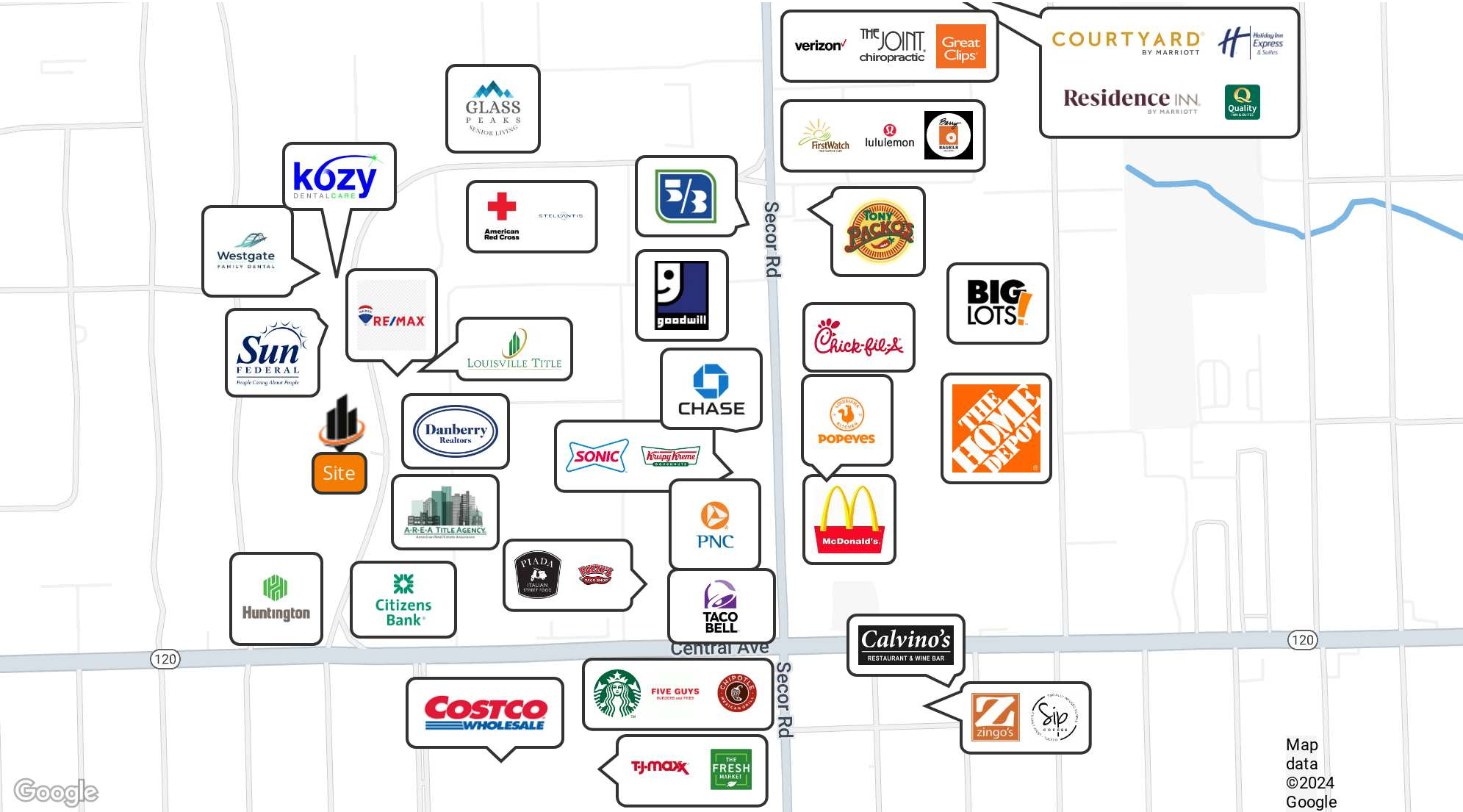


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RETAILER MAP



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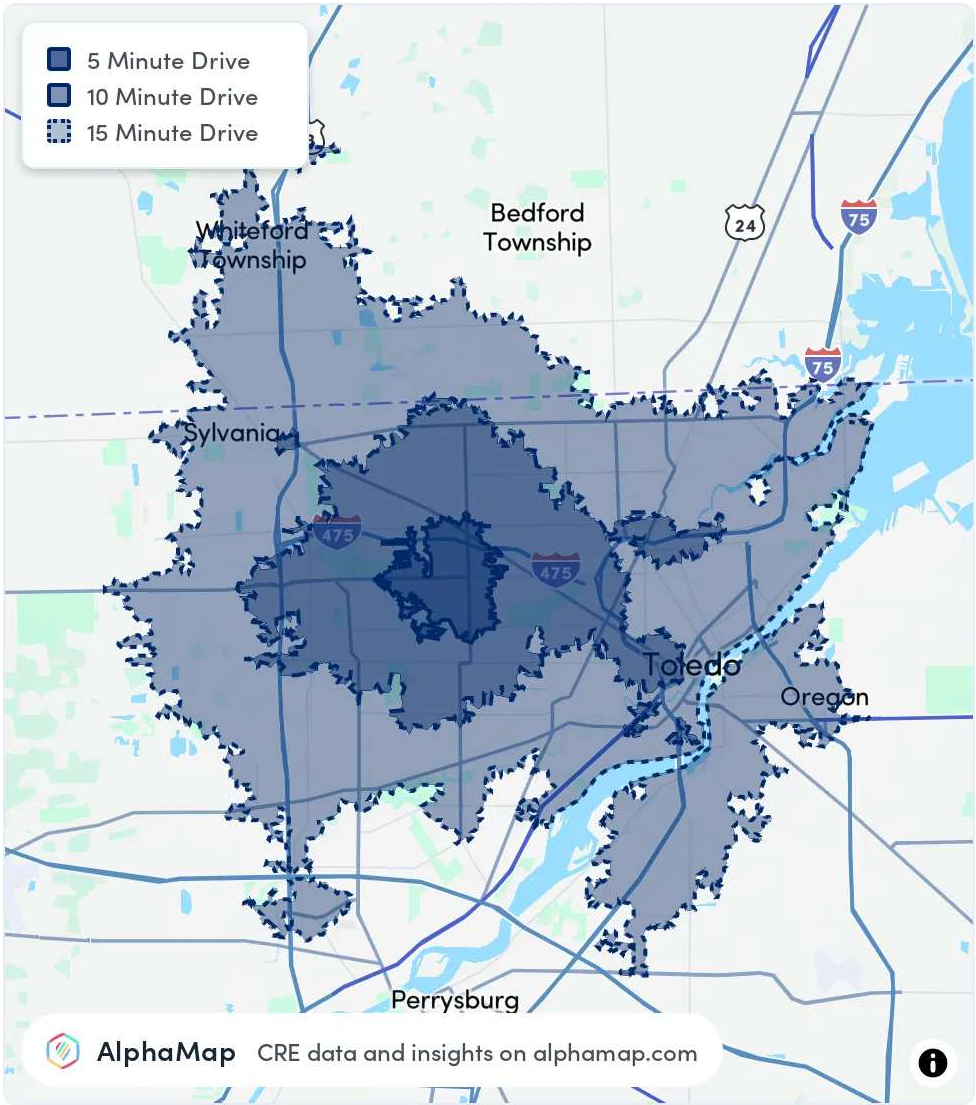
AREA ANALYTICS

POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL POPULATION	11,556	110,346	313,398
AVERAGE AGE	43	40	40
AVERAGE AGE (MALE)	41	39	39
AVERAGE AGE (FEMALE)	45	41	41

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	5,054	48,256	134,804
PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$128,464	\$80,929	\$73,365
AVERAGE HOUSE VALUE	\$263,380	\$182,010	\$162,148
PER CAPITA INCOME	\$55,853	\$35,186	\$31,897



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