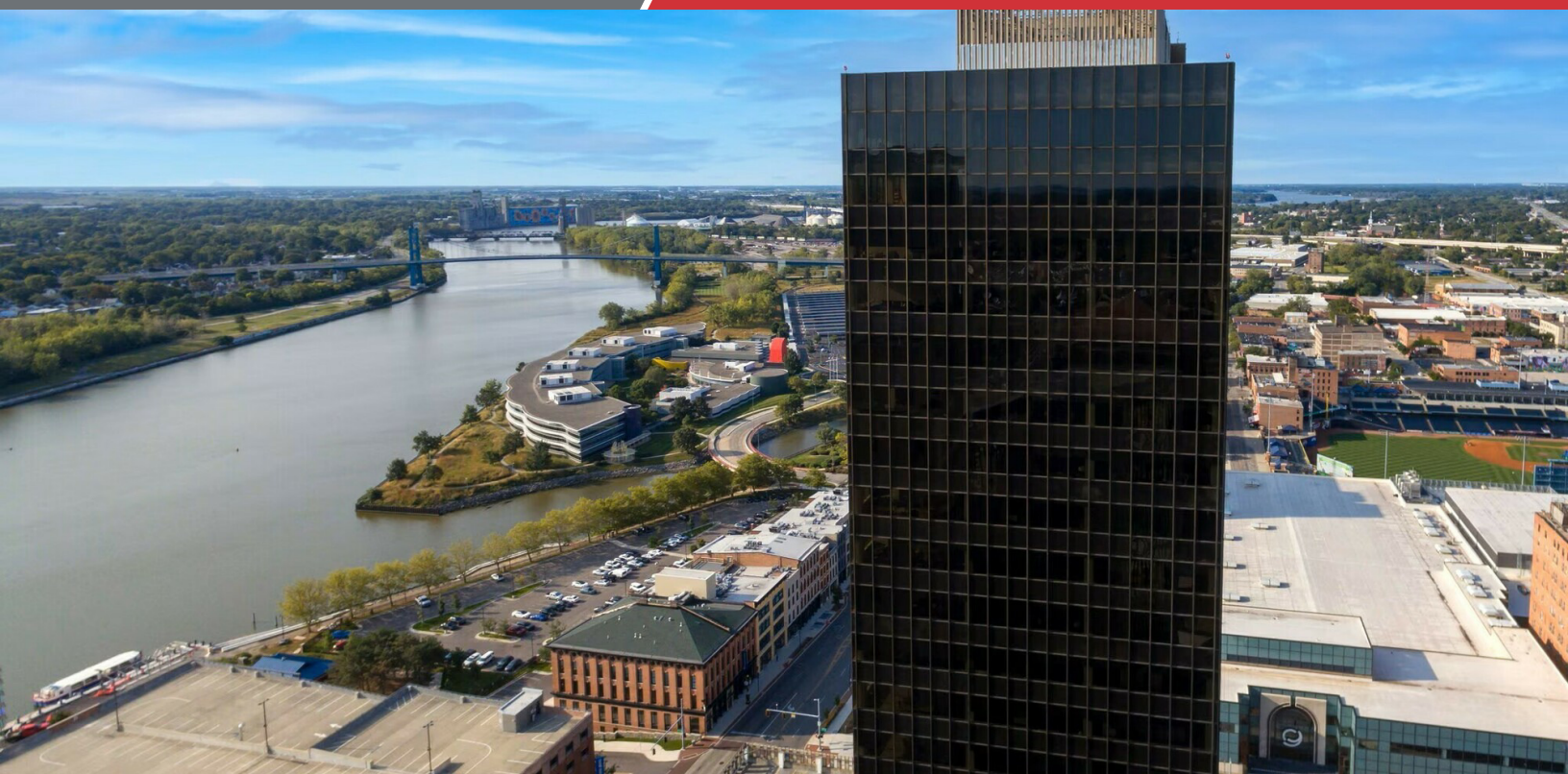




200 North St. Clair St

Toledo, OH 43604

Property Overview

The Tower on the Maumee delivers a modern workplace experience that seamlessly combines efficient, high-quality office space with panoramic river and city views, premier amenities, and a truly walkable downtown location.

Formerly the Owens Corning world headquarters, the property benefits from the recently renovated Levis Park, 106 modern market-rate apartments, and an attached 519-space parking garage. The building is centrally positioned near Fifth Third Field, home of the MLB Triple-A Mud Hens, the SeaGate Convention Center, and the Huntington Center, an 8,000-seat arena hosting concerts, sporting events, and major entertainment.

Employees enjoy immediate access to the Maumee River and the convenience of being located at the heart of downtown Toledo, with an array of casual and fine dining options within walking distance. Commuters benefit from being less than one mile from Interstate 75 and approximately 25 minutes from Toledo Express Airport.

Perfectly positioned to support both growing and established companies, Tower on the Maumee offers the convenience, adaptability, and environment today's workforce expects.

Offering Summary

Lease Rate:	\$22 SF/yr (MG; NNN)
Building Size:	357,308 SF
Available SF:	4,000 - 22,916 SF
Floors 2 & 3	(22,916 RSF) 11,458 RSF/floor
Floors 12 & 13	(22,916 RSF) 11,458 RSF/floor

For More Information



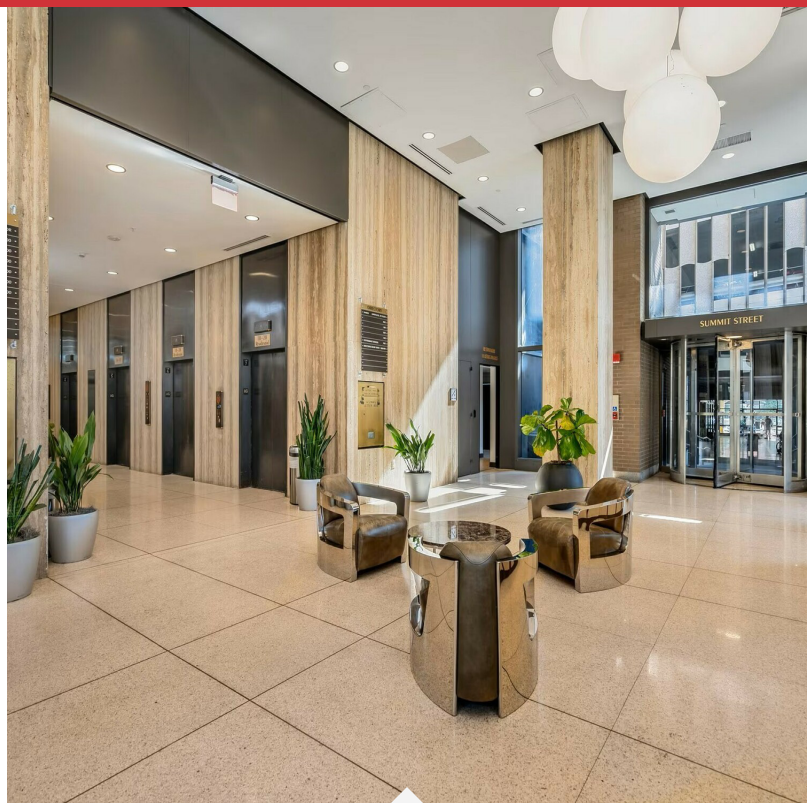
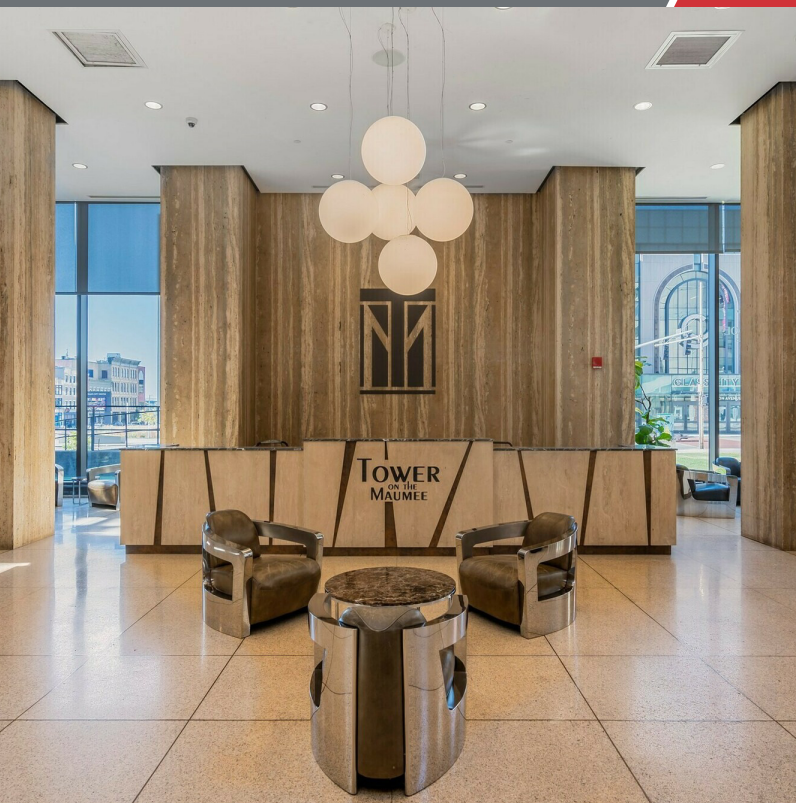
Jason Westendorf, SIOR

O: 419 960 4410 x334
jwestendorf@naitoledo.com



Joshua D. Payzant

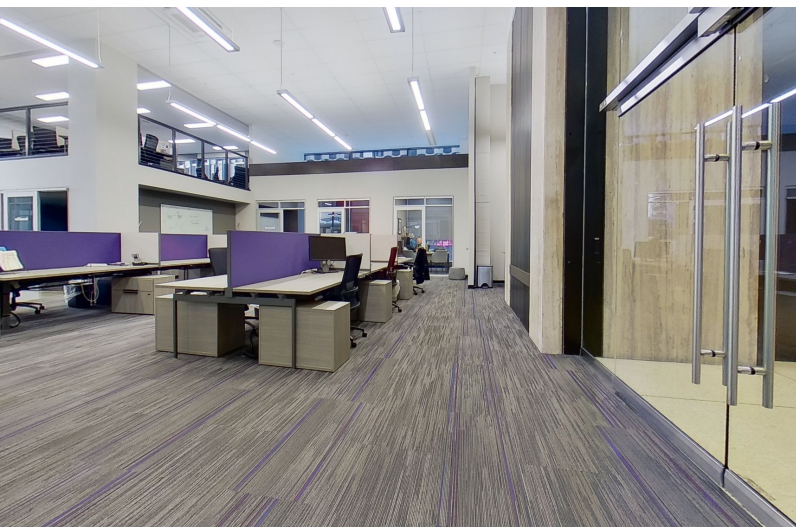
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jpayzant@naitoledo.com

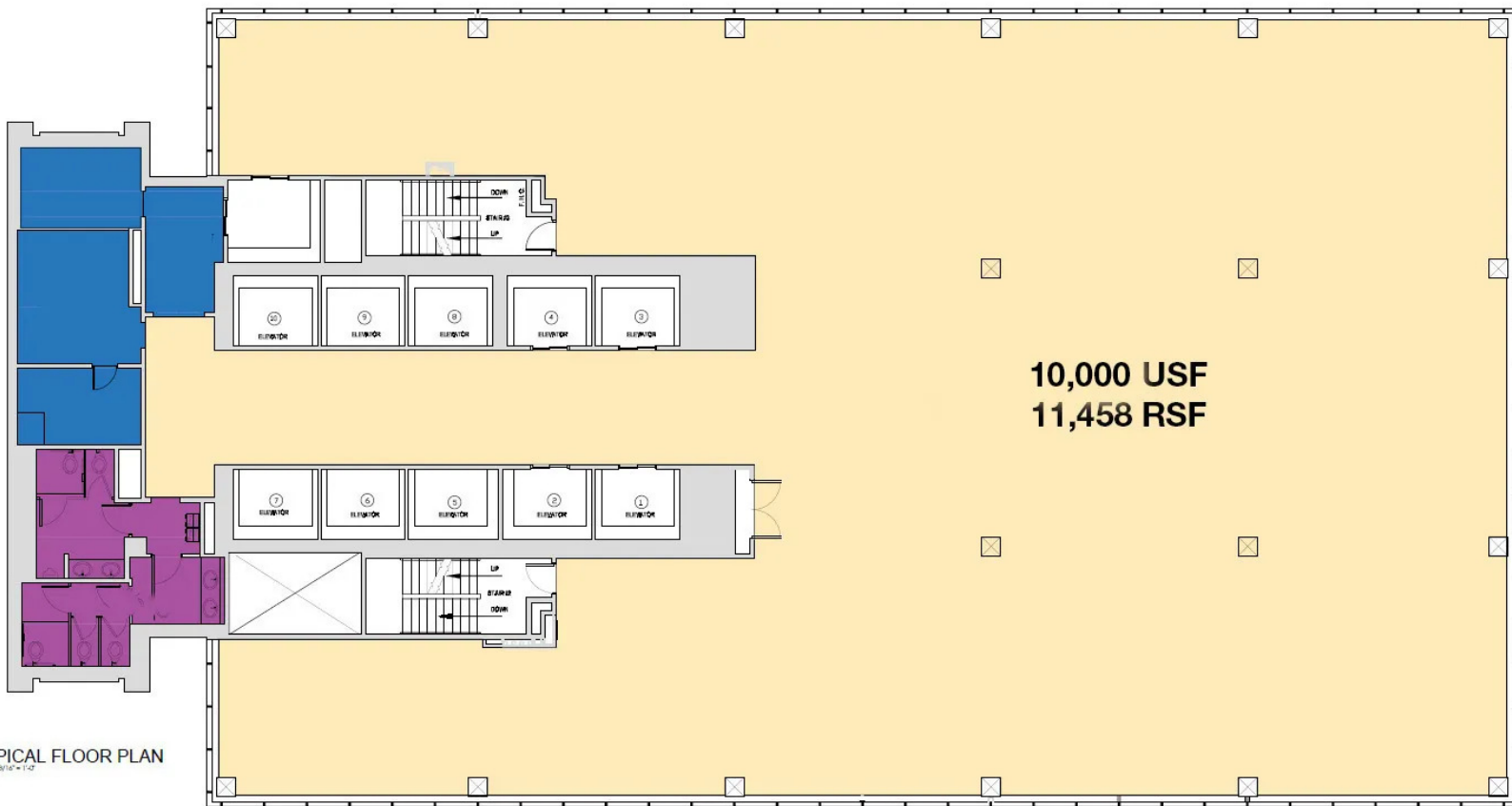


Building Name	The Tower on the Maumee
Property Type	Office Building
Building Size	357,308 SF
Building Class	A
Number of Floors	28
Average Floor Size	11,458 RSF

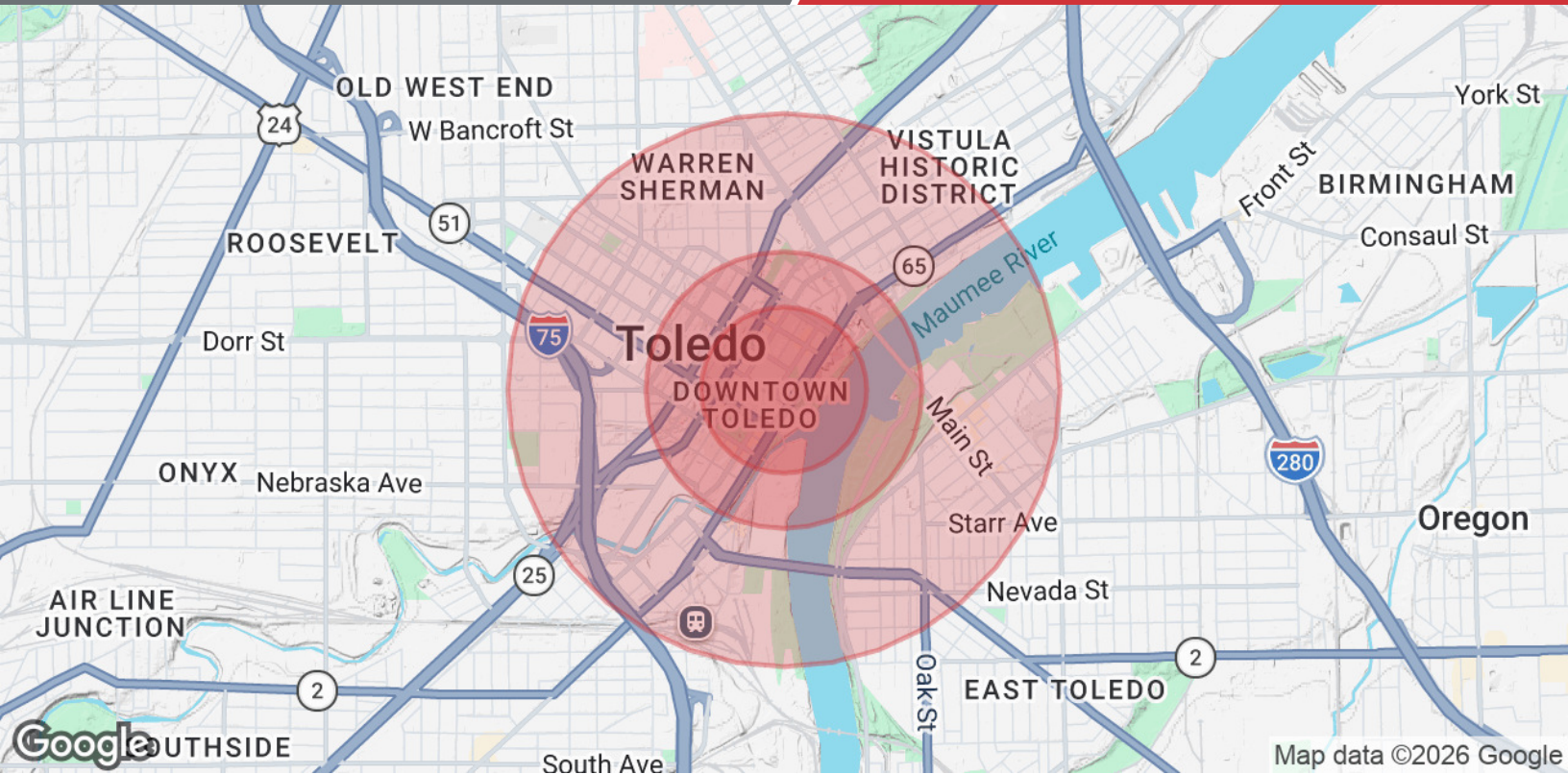
- Best-in-class amenity package providing an exceptional workplace environment for companies looking to recruit and retain the best talent.
- Unimpeded panoramic views of Toledo's beautiful skyline, including the Maumee River.
- Centrally located in the heart of Toledo's recently renovated downtown, offering parks and green space on multiple sides of the building.
- Can accommodate 22,916 RSF of contiguous office space.
- Direct access to Levis Square
- On-site management and 24/7 security
- Balance Grill, Flying Joe Coffee Shop, and a convenience store on site
- State-of-the-art fitness facility: The Standard
- Abundant natural light throughout all office floors with panoramic views.
- Unobstructed views of the Maumee River and the Central Business District











Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	390	2,447	10,325
Average Age	38	37	36
Average Age (Male)	39	36	36
Average Age (Female)	37	39	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	293	1,271	4,892
# of Persons per HH	1.3	1.9	2.1
Average HH Income	\$57,211	\$34,733	\$34,043
Average House Value	\$127,348	\$127,624	\$101,105

2020 American Community Survey (ACS)