

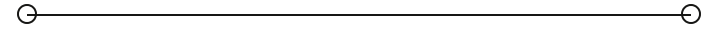


LEASE

The Innovation Post

1300 JEFFERSON AVE

Toledo, OH 43604



PRESENTED BY:

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ASCENSION COMMERCIAL REALTY

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$375 - 4,000 per month (Full Service)
BUILDING SIZE:	120,550 SF
AVAILABLE SF:	143 - 3,842 SF
LOT SIZE:	2.185 Acres
CAP RATE:	0.0%
NOI:	\$0
BUILT/RENOVATED:	1911/2023
ZONING:	10-CR

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PROPERTY OVERVIEW

Join Wurtec, Segula, WorkSpring, Junior Achievement, and SVN Ascension Commercial Realty as tenants within The Innovation Post, a historic renovation of downtown Toledo’s main Post Office, located in the heart of Uptown and the area’s Innovation District. Several units now available for lease, ranging in size from 150 SF to 4,000 SF and situated on 3 floors, plus the garden level. The building offers co-working space, individual private offices, and office suites. The Innovation Post features classical architecture, combined with cutting edge infrastructure, modern amenities and design. All suites are move-in ready and customizable to your specific needs.

PROPERTY HIGHLIGHTS

- 60 onsite parking spaces, plus an additional 250 spaces within 650 feet
- Onsite management and security
- Controlled key card access
- Fully furnished and equipped conference areas available for tenant use
- In suite janitorial is included
- Café/coffee shop located on the first floor

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PROPERTY DETAILS

LEASE RATE	\$375 - 4,000 PER MONTH
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LOCATION INFORMATION

BUILDING NAME	The Innovation Post
STREET ADDRESS	1300 Jefferson Ave
CITY, STATE, ZIP	Toledo, OH 43604
COUNTY	Lucas
MARKET	Toledo
SUB-MARKET	Uptown Toledo
CROSS-STREETS	14th Street & 13th St

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	10-CR
LOT SIZE	2.185 Acres
APN #	1550207
LOT FRONTAGE	197 ft
LOT DEPTH	474 ft

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BUILDING INFORMATION

BUILDING SIZE	120,550 SF
NOI	\$0.00
CAP RATE	0.0
BUILDING CLASS	A
TENANCY	Multiple
YEAR BUILT/RENOVATED	1911/2023
ROOF	Rubber Membrane & Metal
WALLS	Drywall
FLOOR COVERINGS	Polished Cement, Terrazo
ELEVATOR	1
KITCHENETTE	1: Garden Level 1: 2nd Floor
CONFERENCE ROOM	2: Garden Level 2: 1st Floor 2: 2nd Floor
RESTROOM	Shared, Multi-Use ADA
SIGNAGE	Digital Screen Directory Listing
DELIVERY AREA	14th St/Jefferson St Entrance
HEAT	Heat Pump w/ In-suite Controls
INTERNET	Public Internet Provided

BUILDING & ARCHITECTURE PHOTOS



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INTERIOR PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	143 - 3,842 SF	LEASE RATE:	\$375 - \$4,000 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	FLOOR
Suite 002	3,842 SF	Full Service	\$4,000 per month	Garden Level
Suite 018	2,129 SF	Full Service	\$3,925 per month	Garden Level
Suite 038	1,887 SF	Full Service	\$1,950 per month	Garden Level
Suite 039	2,091 SF	Full Service	\$2,950 per month	Garden Level
Suite 073	834 SF	Full Service	\$1,600 per month	Garden Level
Suite 104	1,742 SF	Full Service	\$2,825 per month	1st Floor
Suite 105	1,115 SF	Full Service	\$1,800 per month	1st Floor
Suite 106	201 SF	Full Service	\$575 per month	1st Floor
Suite 115	709 SF	Full Service	\$1,200 per month	1st Floor
Suite 119	1,484 SF	Full Service	\$2,400 per month	1st Floor
Suite 128	595 SF	Full Service	\$900 per month	1st Floor
Suite 137	1,590 SF	Full Service	\$2,500 per month	1st Floor
Suite 222	143 SF	Full Service	\$375 per month	2nd Floor

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LEASE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	FLOOR
Suite 224	143 SF	Full Service	\$375 per month	2nd Floor
Suite 232	351 SF	Full Service	\$600 per month	2nd Floor
Suite 233	994 SF	Full Service	\$1,575 per month	2nd Floor
Suite 235	704 SF	Full Service	\$1,035 per month	2nd Floor
Suite 244	692 SF	Full Service	\$1,175 per month	2nd Floor

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LEASEABLE SPACE: GARDEN LEVEL

COLOR LEGEND

- Conference/RR
- Leased
- Electrical/Closet



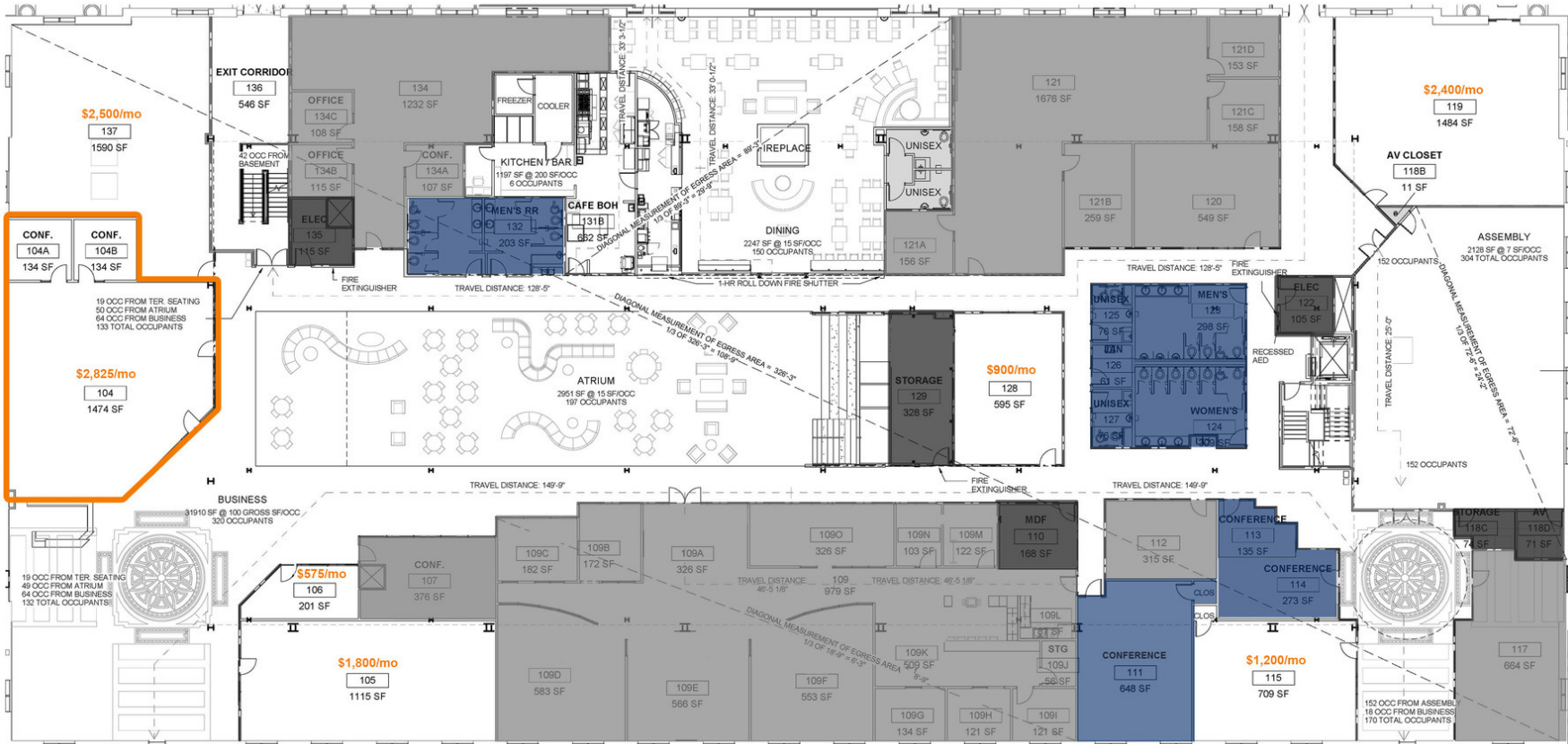
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LEASEABLE SPACE: 1ST FLOOR

COLOR LEGEND

- Conference/RR
- Leased
- Electrical/Closet



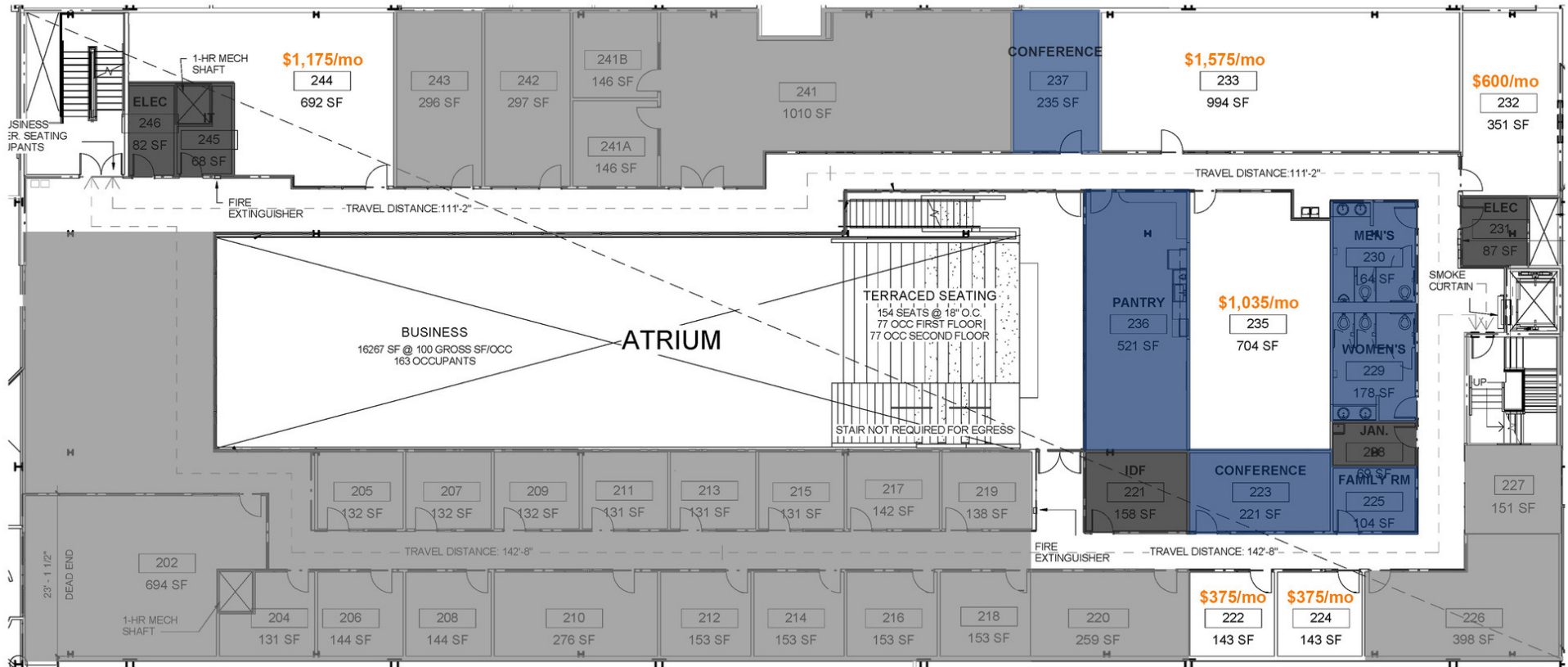
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LEASEABLE SPACE: 2ND FLOOR

COLOR LEGEND

- Conference/RR
 Leased
 Electrical/Closet



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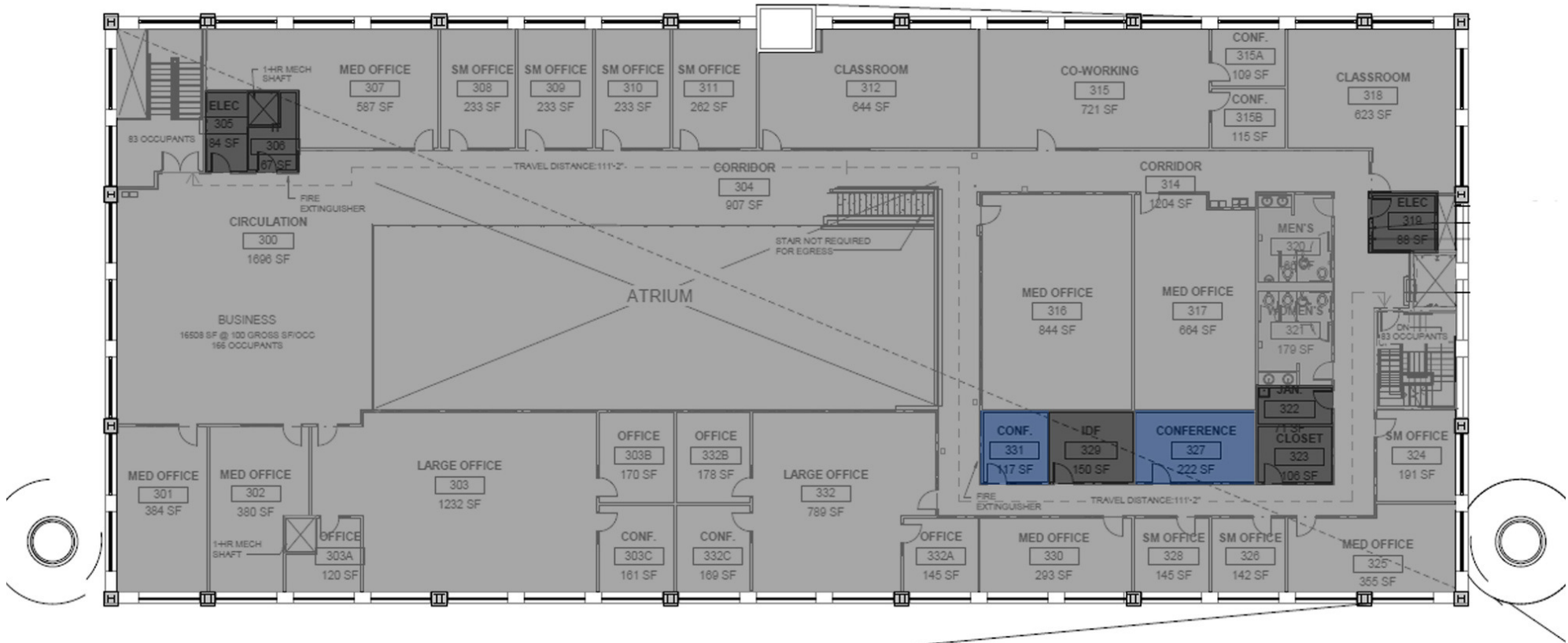
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FULLY LEASED: 3RD FLOOR

COLOR LEGEND

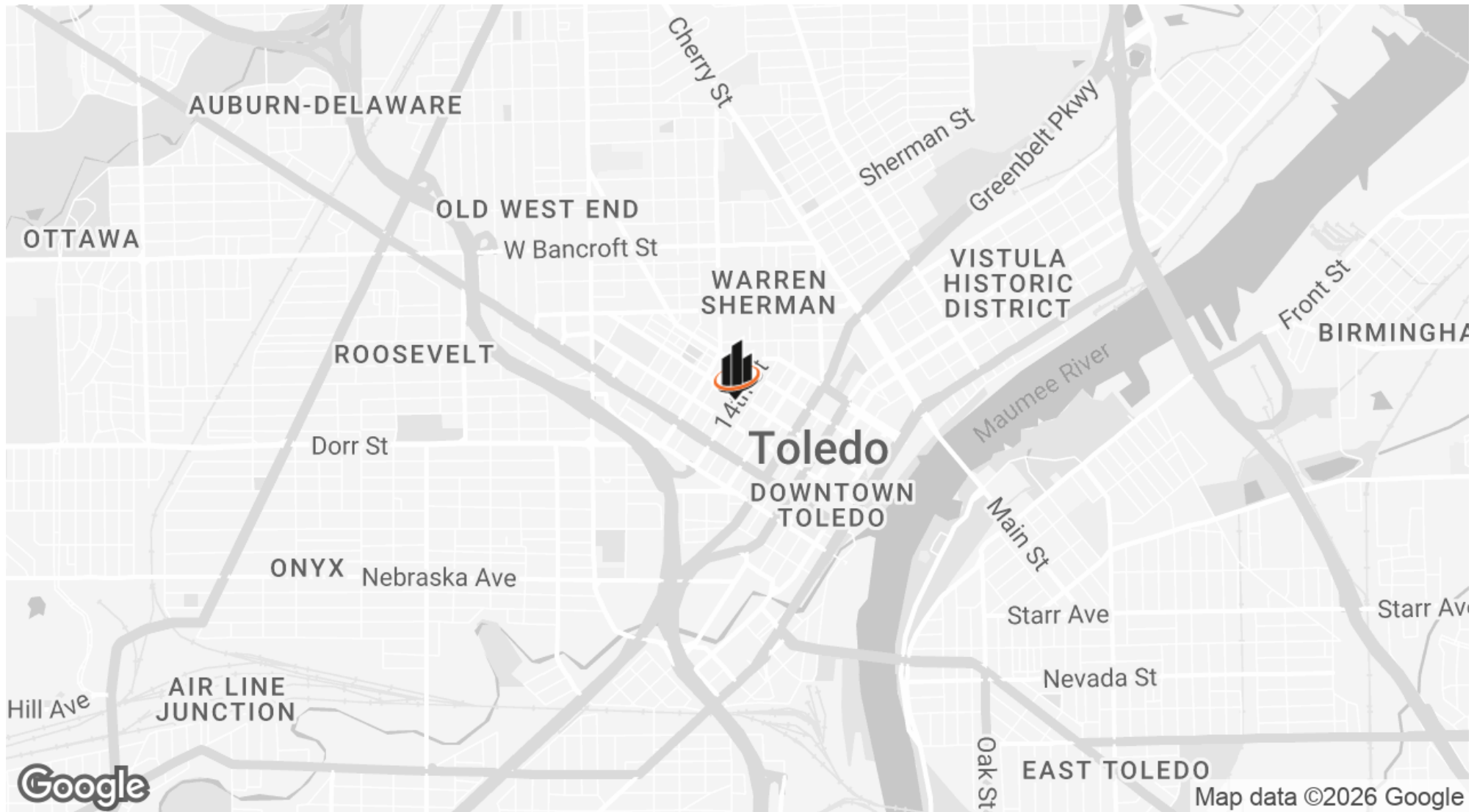
- Conference/RR
- Leased
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LOCATION MAP



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RETAILER MAP



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