



# The Executive Building



**3103 & 3301  
Executive Pkwy**

TOLEDO, OH 43606

**PRESENTED BY:**

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**VIEW VIDEO**

# PROPERTY SUMMARY

## THE EXECUTIVE BUILDING

3103 & 3301 EXECUTIVE PKWY  
TOLEDO, OH 43606

### OFFERING SUMMARY

SALE PRICE:	\$3,995,000
LEASE RATE FLOOR 1:	\$19.00 SF/yr (MG)
LEASE RATE FLOORS 2-7:	\$12.00 SF/yr (MG)
BUILDING SIZE:	105,674 SF
AVAILABLE SF:	76,683 SF
LOT SIZE:	5.422 Acres
PRICE / SF:	\$37.80

## PROPERTY SUMMARY

105,674 SF office building available for sale or lease in the heart of Toledo's Westgate area. This seven-story building offers approximately 14,355 SF per floor and can accommodate tenants from 4,000 - 76,683 SF. The building is conveniently located near multiple TARTA bus stops, just  $\frac{3}{4}$  mile south of the I-475 interchange, and adjacent to a planned 27-acre, \$75 million redevelopment project scheduled for approval in February 2026. The property also benefits from a central location within two miles of The University of Toledo, Franklin Park Mall, and ProMedica Toledo Hospital.



## PROPERTY HIGHLIGHTS

- Current co-occupants include: Midland Title and Jones & Henry
- Tenant Improvement allowance available
- 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 450 spaces
- Private key fob entry to each floor and suite
- Tenant is responsible for in suite janitorial only
- VPD's: Central Ave- 20,346 (24), Secor Rd- 19,763 (25), I-475- 76,906 (24)



**SPACIOUS LOBBY**



**3 ELEVATORS**

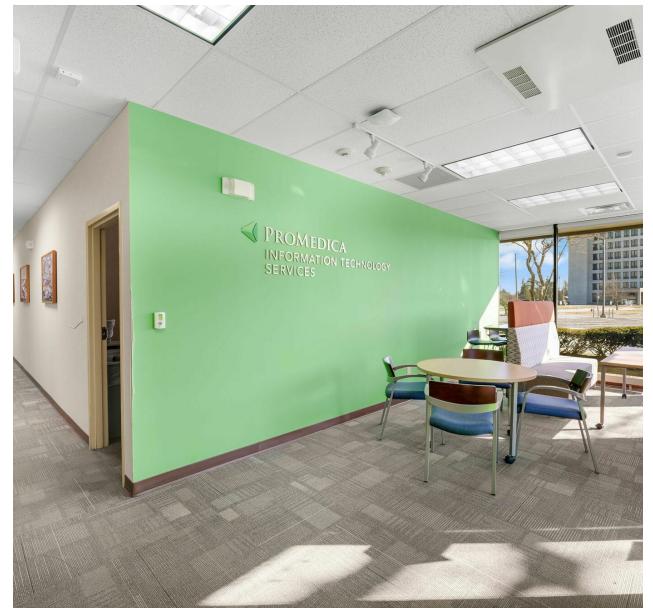
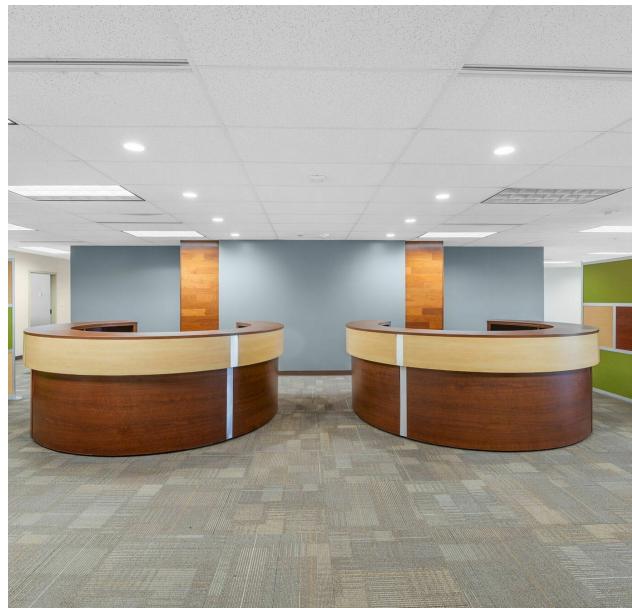


**LARGE MONUMENT SIGNAGE**

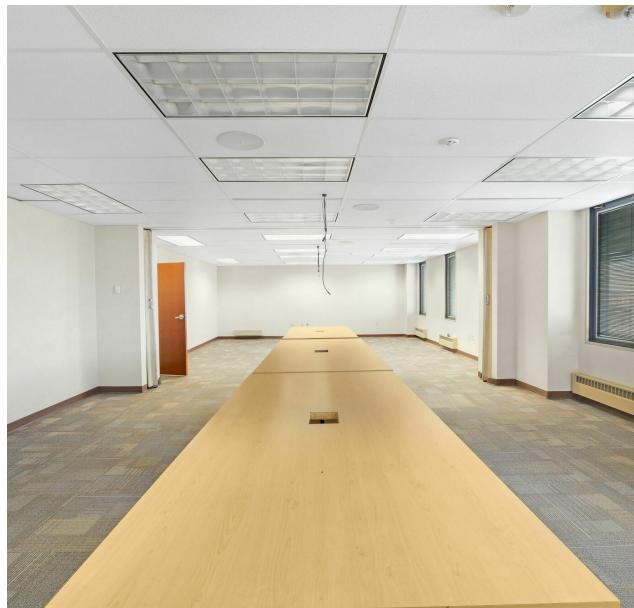
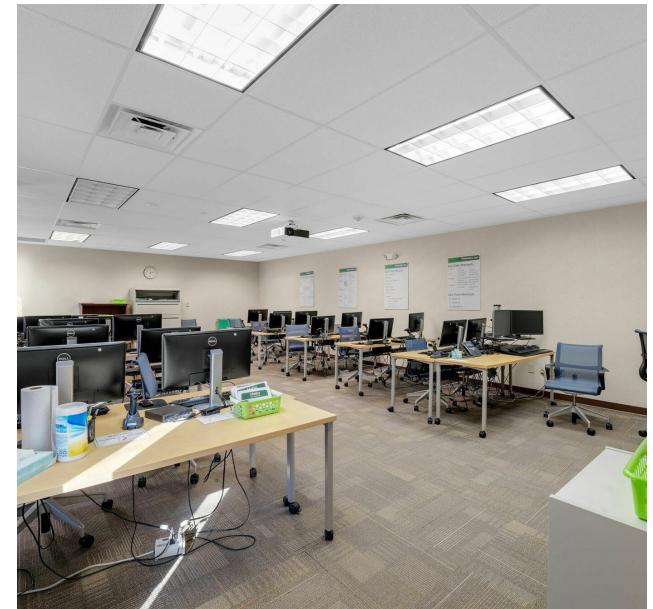
## PROPERTY DETAILS

SALE PRICE	\$3,995,000	BUILDING INFORMATION
LEASE RATE	\$12.00 - 19.00 SF/YR	BUILDING SIZE 8-11 ft
LOCATION INFORMATION		TENANCY Multiple
BUILDING NAME	The Executive Building	CEILING HEIGHT 8-11 ft
STREET ADDRESS	3103 & 3301 Executive Pkwy	YEAR BUILT 1972
CITY, STATE, ZIP	Toledo, OH 43606	FRAMING Concrete w/ Steel beam & Reinforced concrete floors
COUNTY	Lucas	ROOF Membrane
MARKET	Toledo	CEILINGS Suspended
PROPERTY INFORMATION		FLOOR COVERINGS Carpet squares, Vinyl, Ceramic tile
PROPERTY TYPE	Office	FOUNDATION Concrete
PROPERTY SUBTYPE	Office Building	EXTERIOR WALLS Precast concrete panels
ZONING	10-CO Office Commercial	HEATING Electric Radiant Perimeter Heat VAV System
LOT SIZE	5.422 Acres	COOLING Cooling Tower w/ 3 Compressors
APN #	2368981 & 2374263	SECURITY Key Fob Access Per Floor & Suite
LOT FRONTAGE	509 ft	FIRE MONITORING 24/7/365 Smoke/Heat Monitoring
PARKING	450 Spaces	ELEVATOR 3 Cars
SIGNAGE	Monument	RESTROOMS 1 Men's, 1 Women's Multi-Use Per Floor
CURB CUTS	2	FIBER OPTICS Yes

## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



## PARCEL OUTLINES



# LEASE SPACES

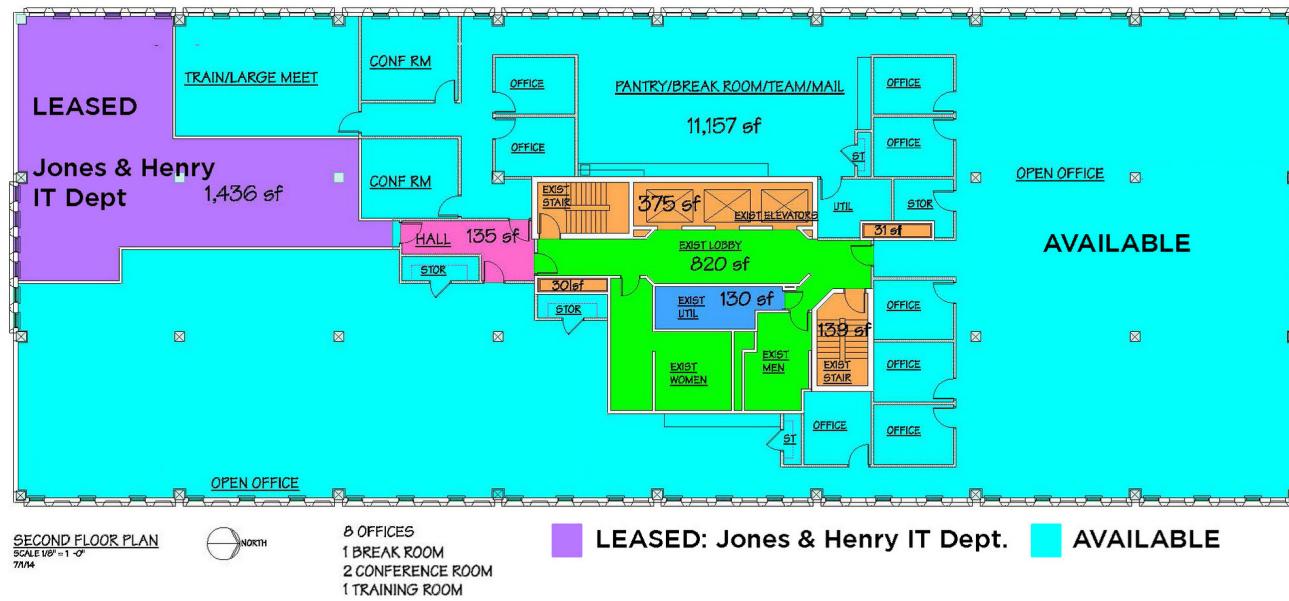
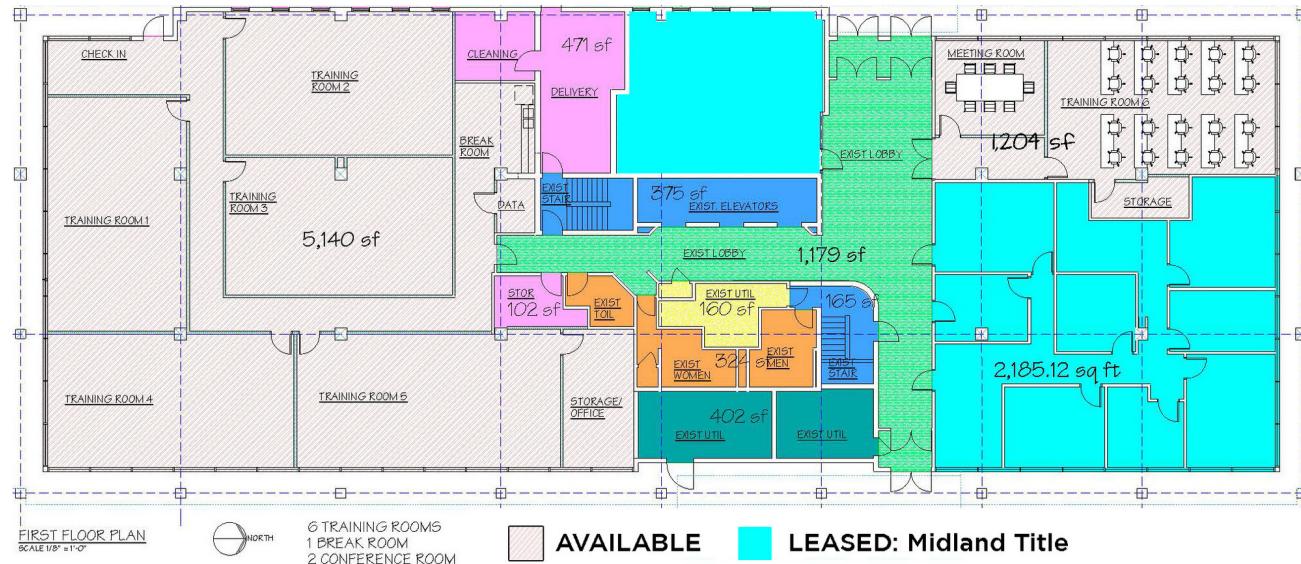
## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	76,683 SF	<b>LEASE RATE:</b>	\$12.00 - \$19.00 SF/yr

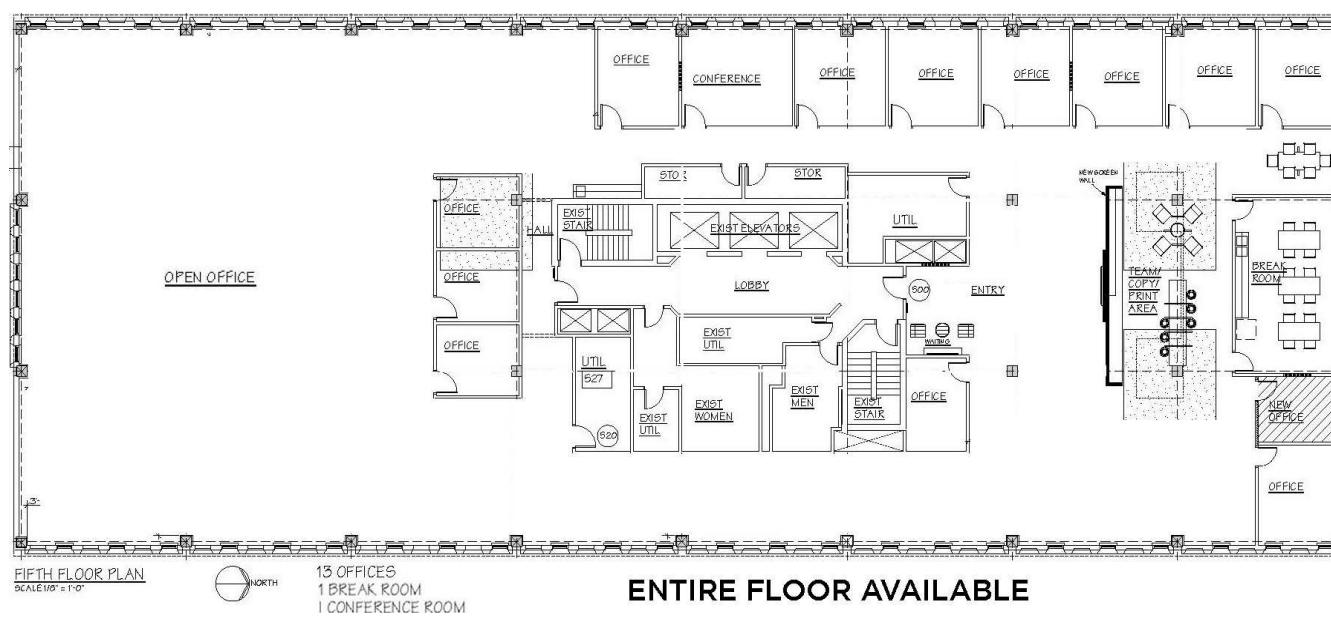
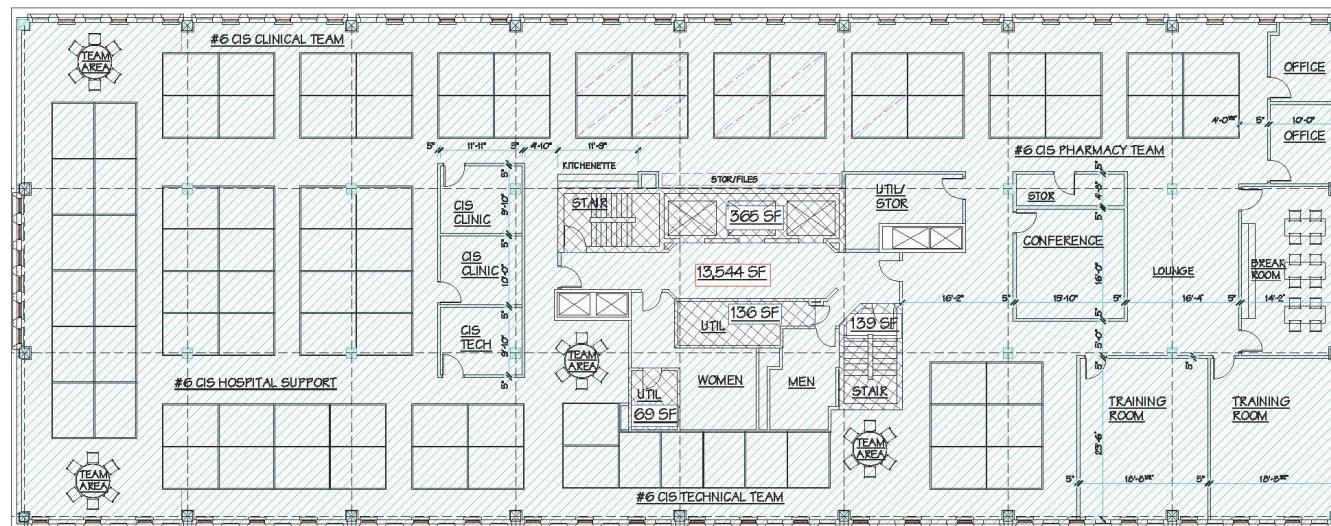
## AVAILABLE SPACES

<b>SUITE</b>	<b>TENANT</b>	<b>SIZE (SF)</b>	<b>LEASE TYPE</b>	<b>LEASE RATE</b>	<b>DIVISIBILITY</b>
Floor 1, Suite 100	Midland Title	2,185 SF	Gross	N/A	N/A
Floor 1, Suite 101	Available	6,344 SF	Modified Gross	\$19.00 SF/yr	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	Modified Gross	\$12.00 SF/yr	Min Divisible: 4,000 SF Max Divisible: 12,919 SF
Floor 3	Jones & Henry	14,355 SF	Gross	N/A	N/A
Floor 4	Available	14,355 SF	Modified Gross	\$12.00 SF/yr	Min Divisible: 4,000 SF Max Divisible: 14,355 SF
Floor 5	Available	14,355 SF	Modified Gross	\$12.00 SF/yr	Min Divisible: 4,000 SF Max Divisible: 14,355 SF
Floor 6	Available	14,355 SF	Modified Gross	\$12.00 SF/yr	Min Divisible: 4,000 SF Max Divisible: 14,355 SF
Floor 7	Available	14,355 SF	Modified Gross	\$12.00 SF/yr	Min Divisible: 4,000 SF Max Divisible: 14,355 SF

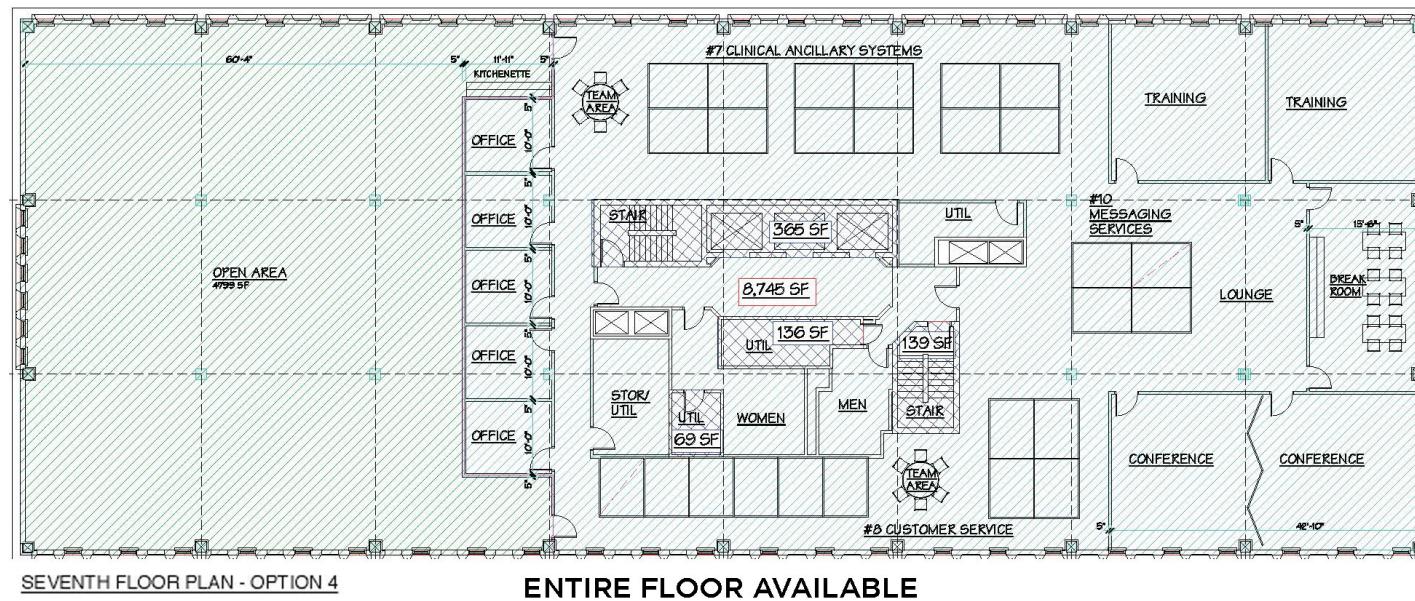
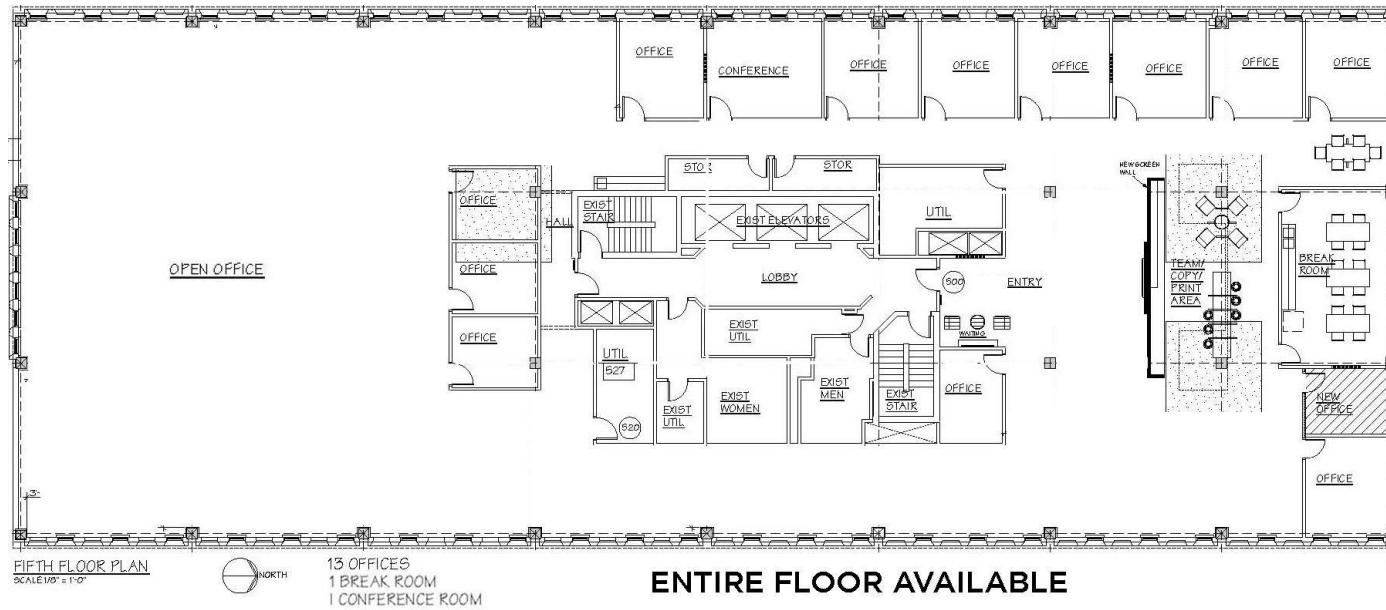
## FLOORPLANS: 1 & 2



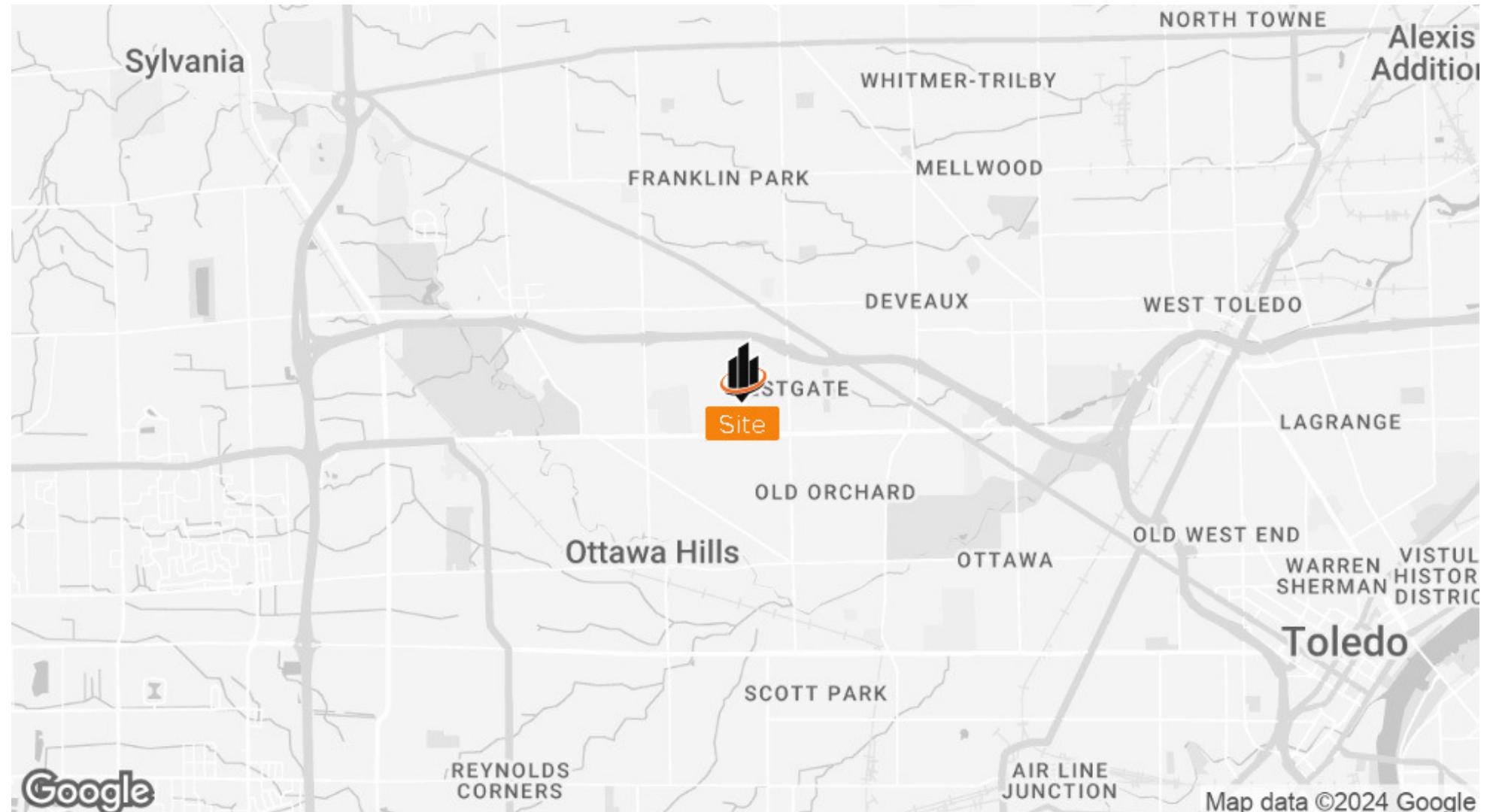
## FLOORPLANS: 4 & 5



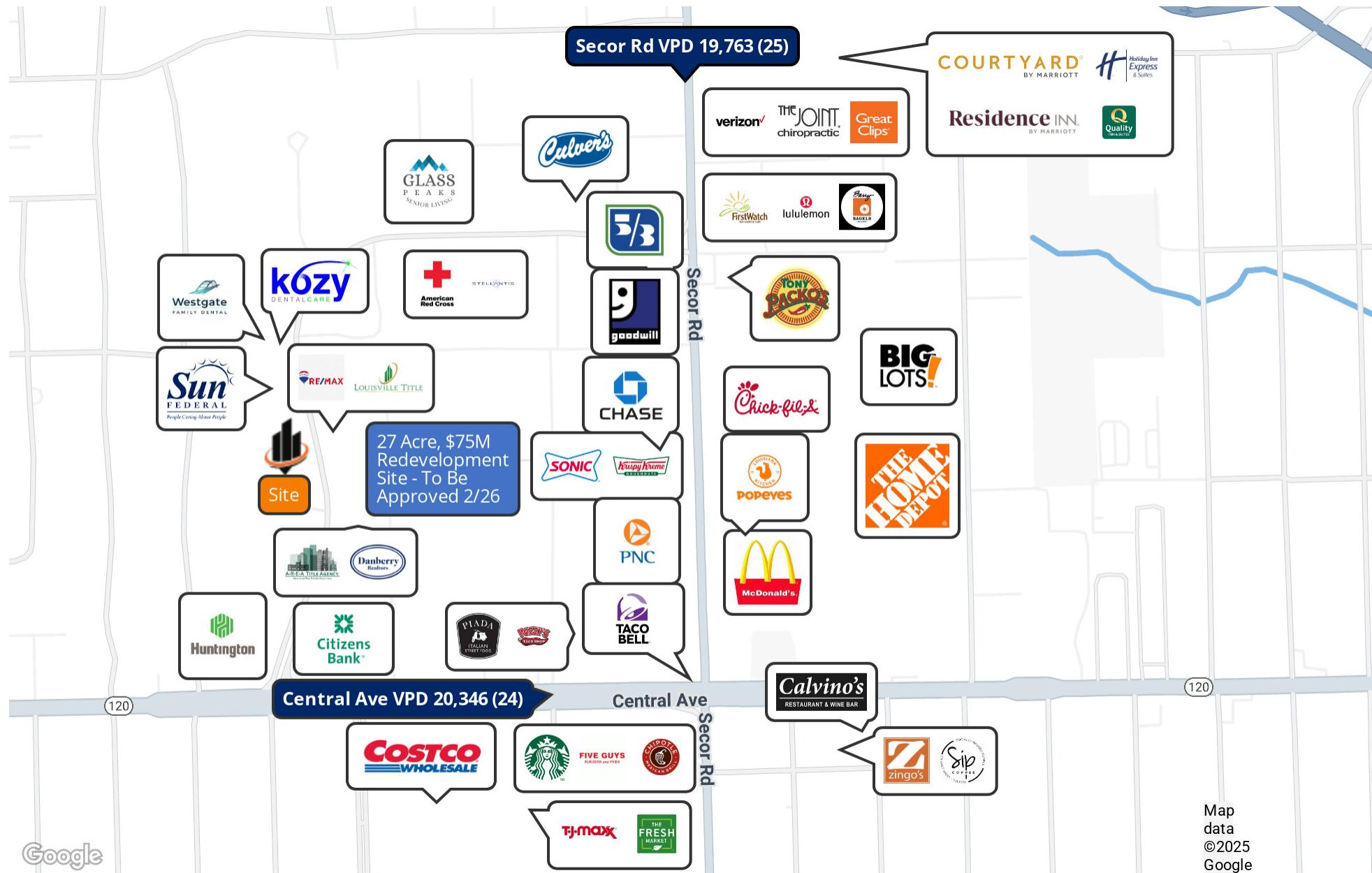
## FLOORPLANS: 6 & 7



## LOCATION MAP



# RETAILER MAP



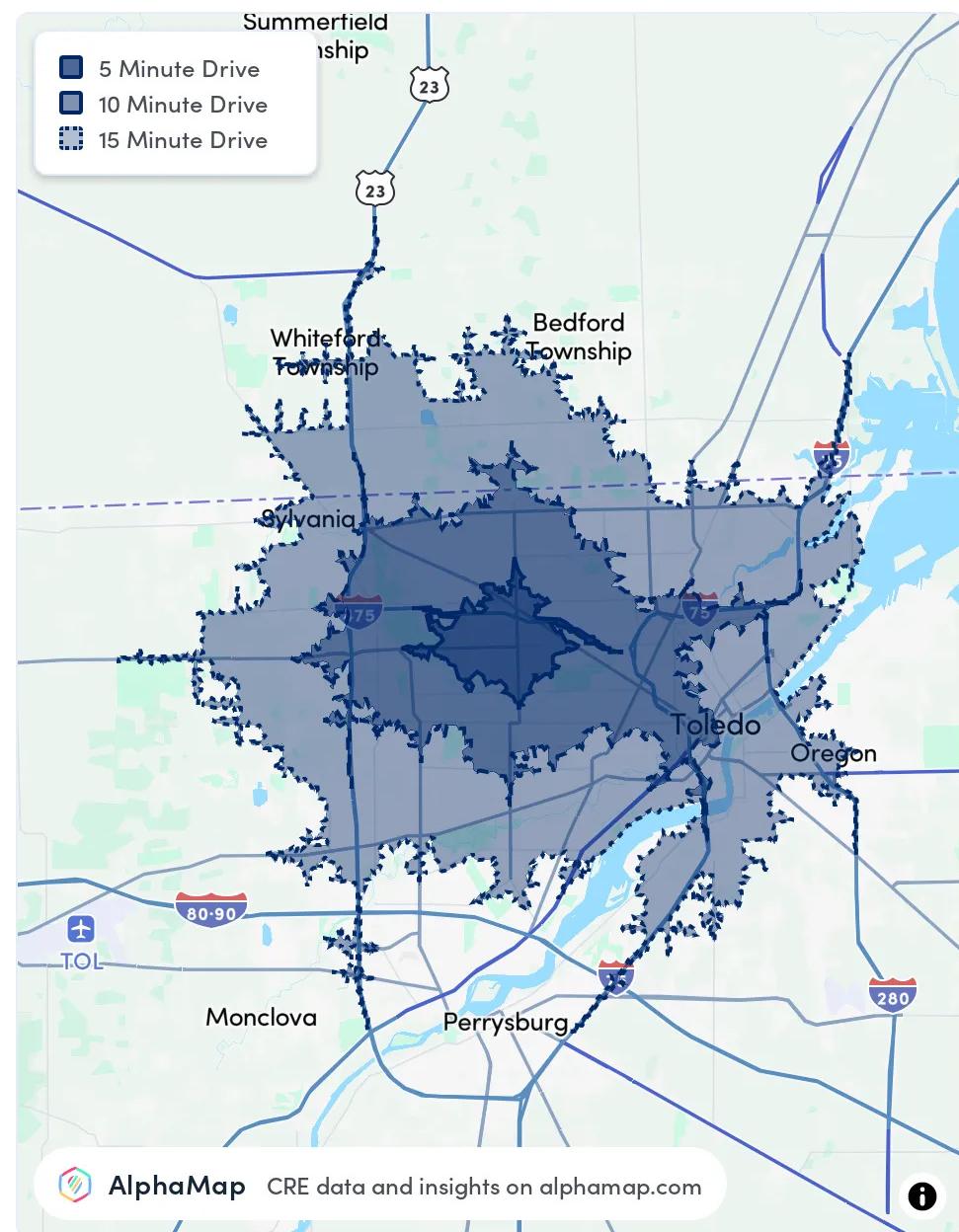
# AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
<b>TOTAL POPULATION</b>	17,466	134,172	296,457
<b>AVERAGE AGE</b>	42	39	40
<b>AVERAGE AGE (MALE)</b>	41	38	39
<b>AVERAGE AGE (FEMALE)</b>	44	40	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
<b>TOTAL HOUSEHOLDS</b>	8,023	57,870	127,395
<b>PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$113,973	\$75,887	\$74,861
<b>AVERAGE HOUSE VALUE</b>	\$242,332	\$170,370	\$166,202
<b>PER CAPITA INCOME</b>	\$51,805	\$32,994	\$32,548

Map and demographics data derived from AlphaMap





# Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,  
SUITE 064  
TOLEDO, OH 43064



THE EXECUTIVE BUILDING

[SVN-ACRE.COM](http://SVN-ACRE.COM)