



The Executive Building

**3103 & 3301
Executive Pkwy**

TOLEDO, OH 43606

PRESENTED BY:

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VIEW VIDEO



PROPERTY SUMMARY

THE EXECUTIVE BUILDING

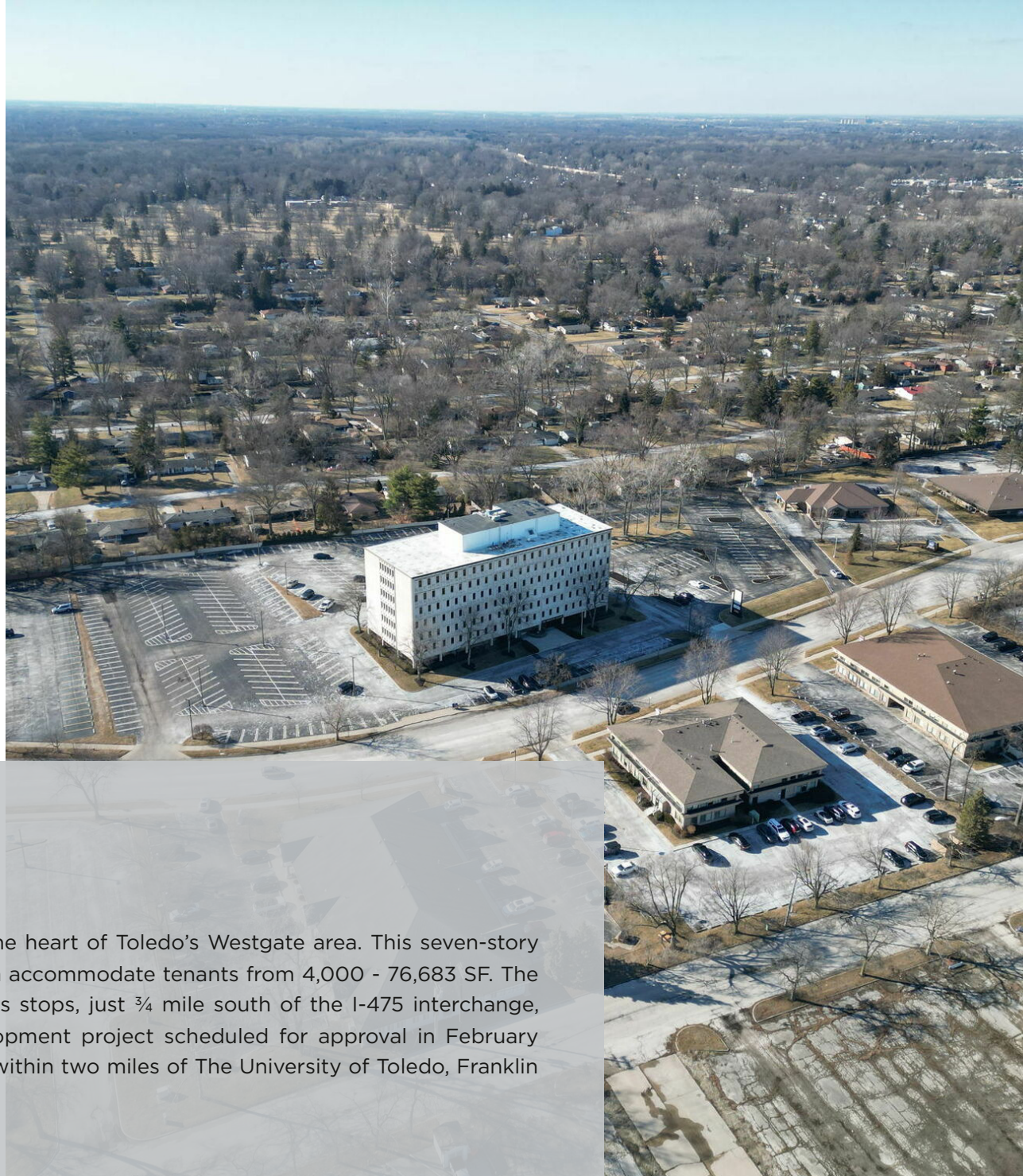
3103 & 3301 EXECUTIVE PKWY
TOLEDO, OH 43606

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

LEASE RATE

\$12.00 - 19.00 SF/YR

LOCATION INFORMATION

BUILDING NAME	The Executive Building
STREET ADDRESS	3103 & 3301 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	5.422 Acres
APN #	2368981 & 2374263
LOT FRONTAGE	509 ft
PARKING	450 Spaces
SIGNAGE	Monument
CURB CUTS	2

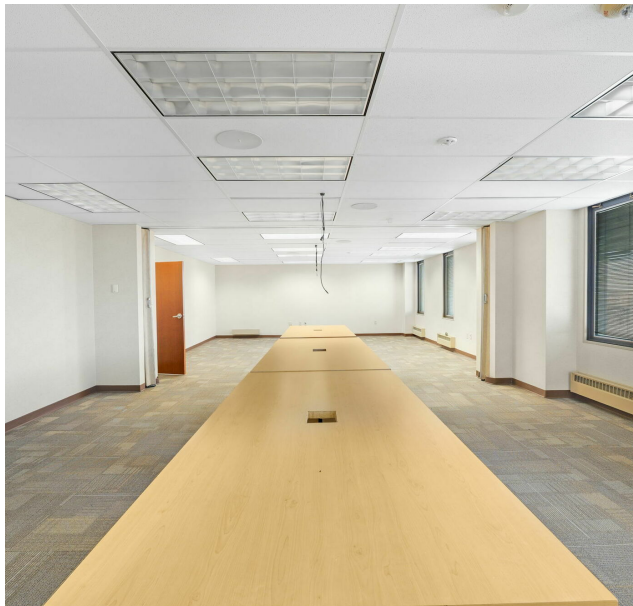
BUILDING INFORMATION

BUILDING SIZE	8-11 ft
TENANCY	Multiple
CEILING HEIGHT	8-11 ft
YEAR BUILT	1972
FRAMING	Concrete w/ Steel beam & Reinforced concrete floors
ROOF	Membrane
CEILINGS	Suspended
FLOOR COVERINGS	Carpet squares, Vinyl, Ceramic tile
FOUNDATION	Concrete
EXTERIOR WALLS	Precast concrete panels
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



ADDITIONAL PHOTOS



PARCEL OUTLINES



LEASE SPACES

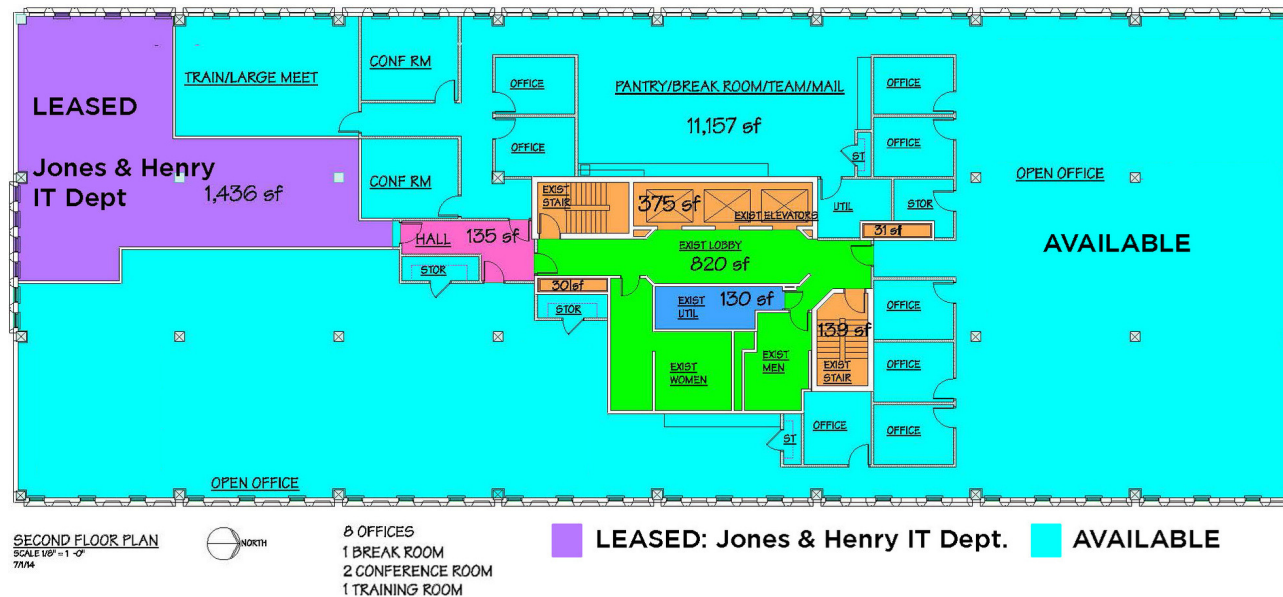
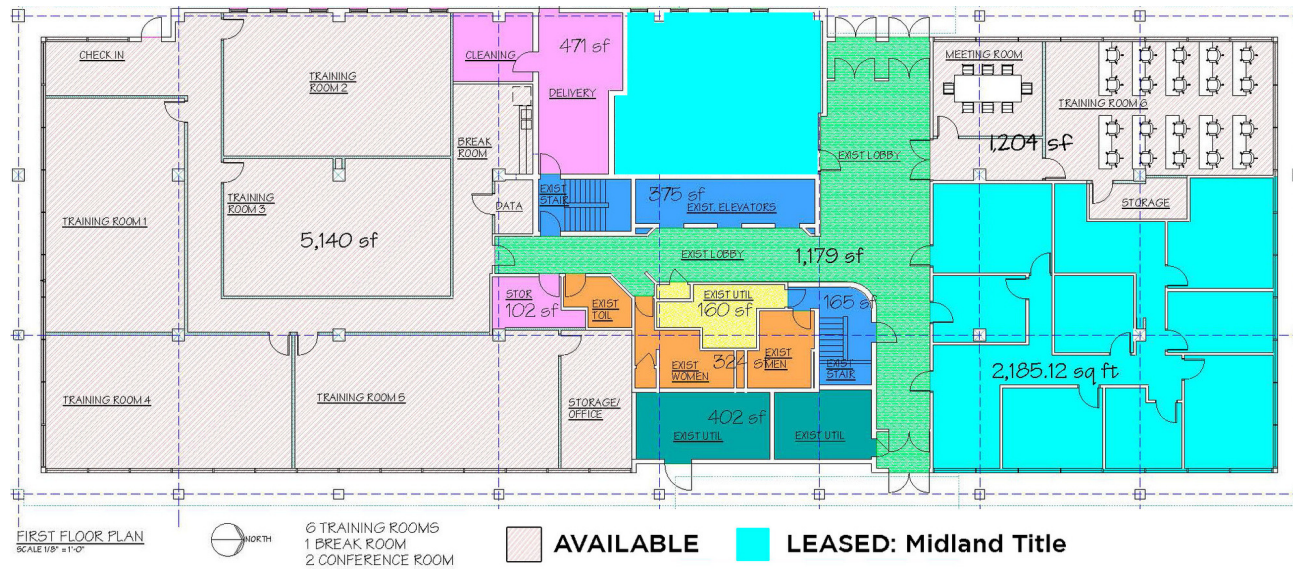
LEASE INFORMATION

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

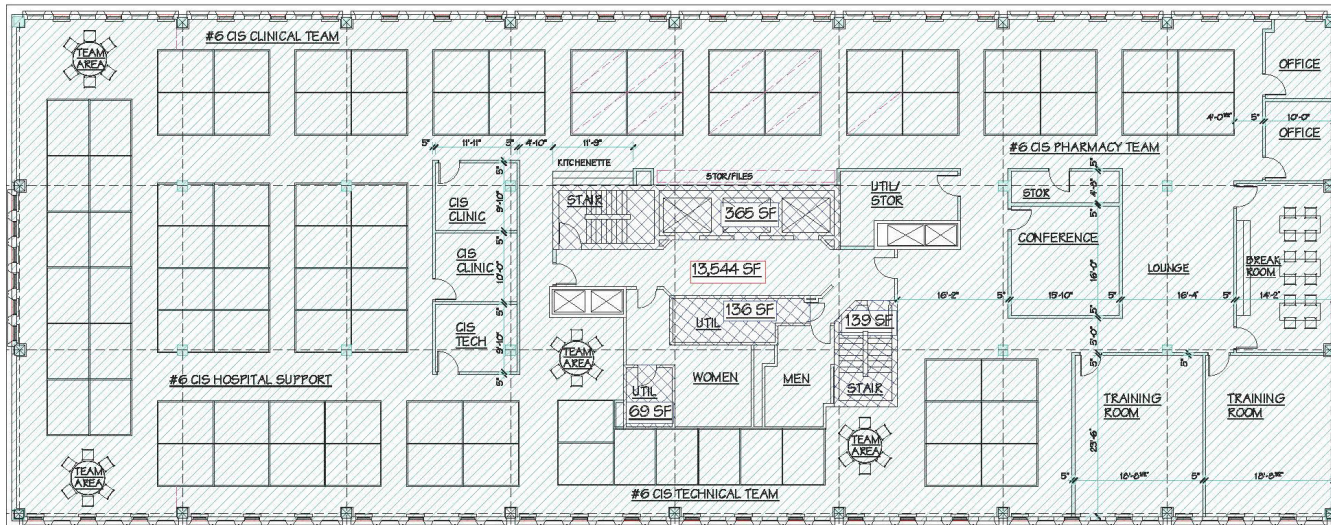
AVAILABLE SPACES

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	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

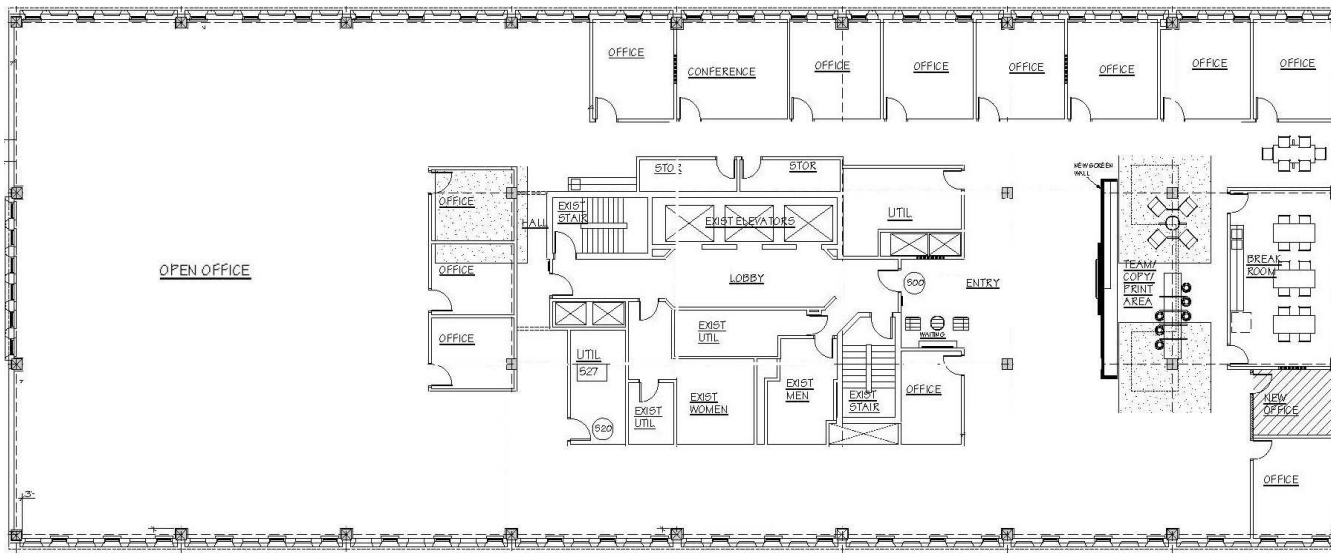


FLOORPLANS: 4 & 5



FOURTH FLOOR PLAN - OPTION 4

ENTIRE FLOOR AVAILABLE



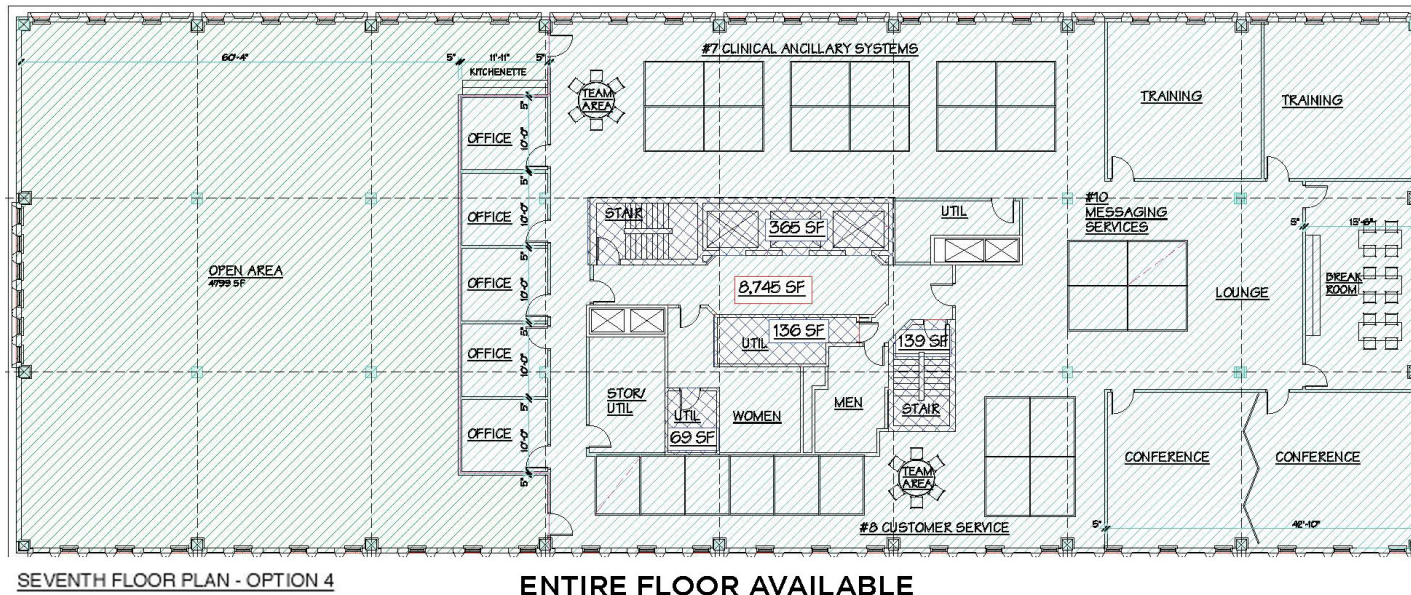
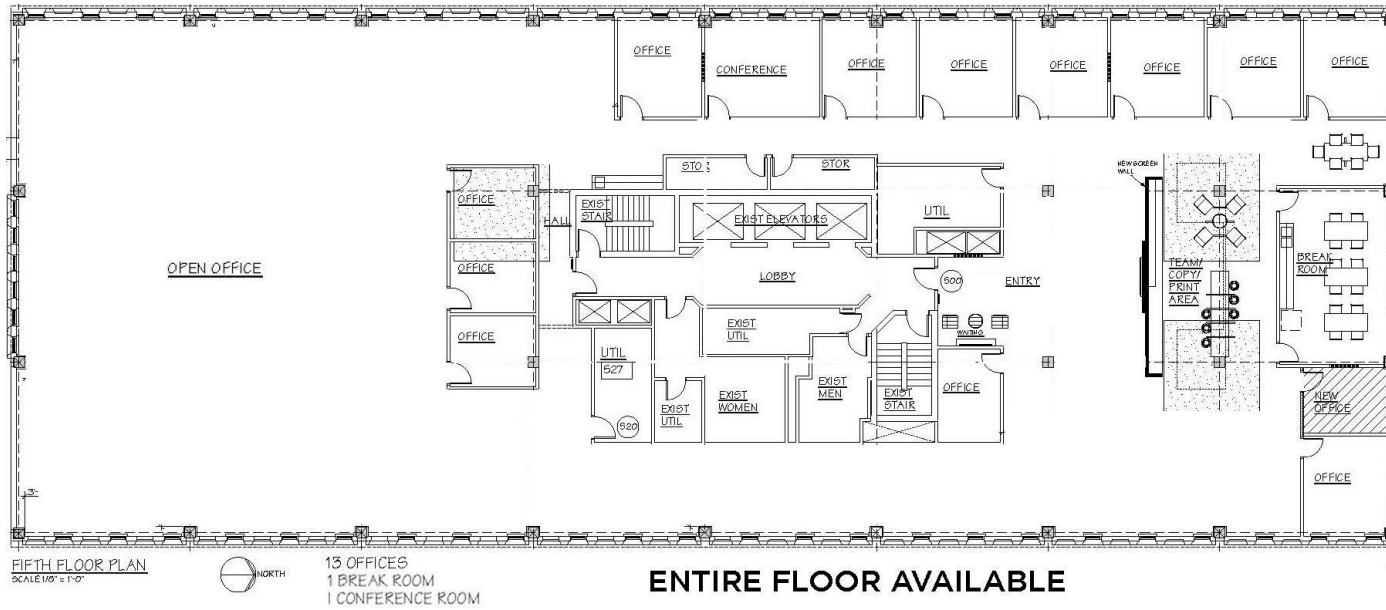
FIFTH FLOOR PLAN
SCALE 1/8" = 1'-0"



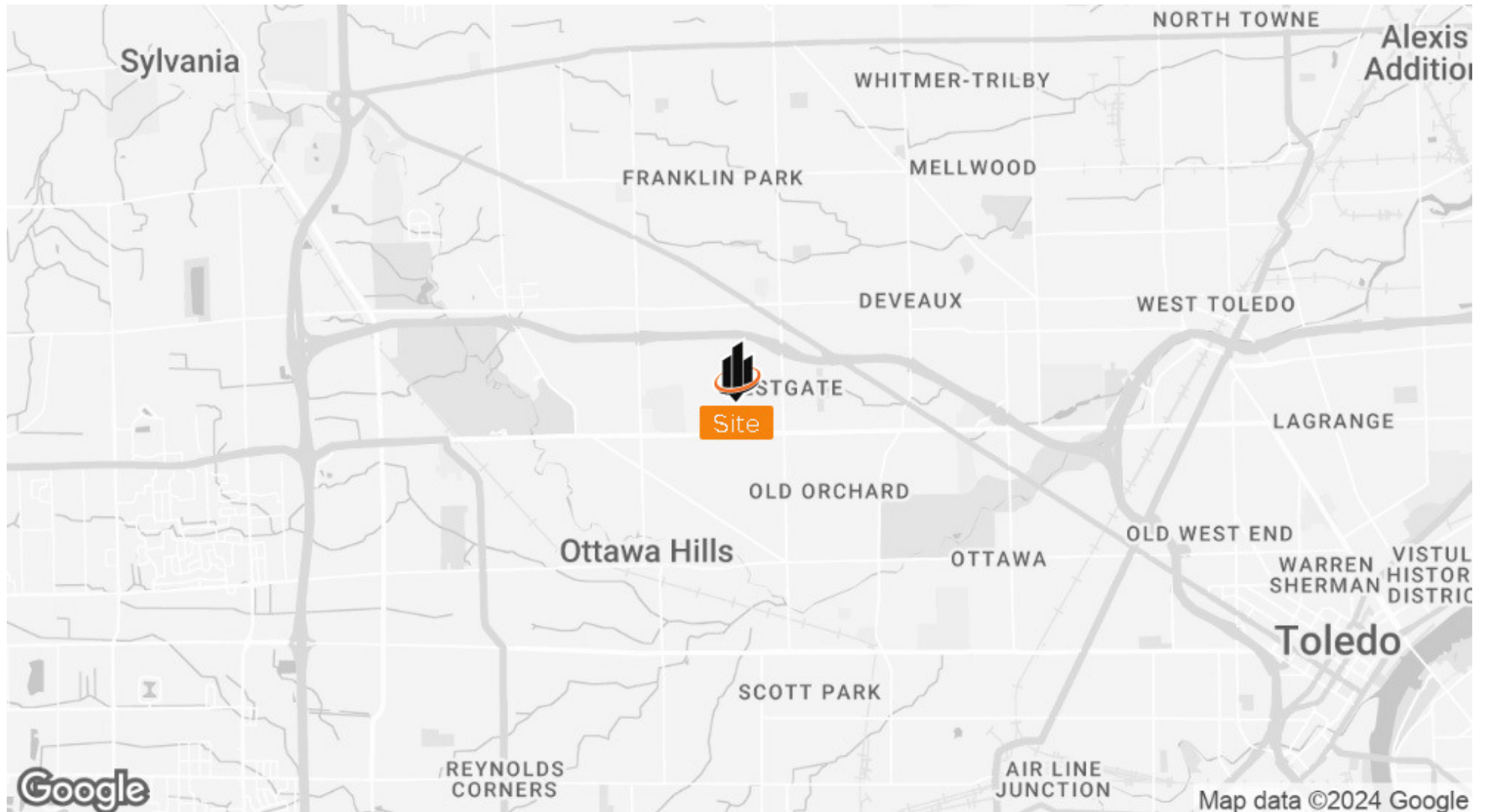
13 OFFICES
1 BREAK ROOM
1 CONFERENCE ROOM

ENTIRE FLOOR AVAILABLE

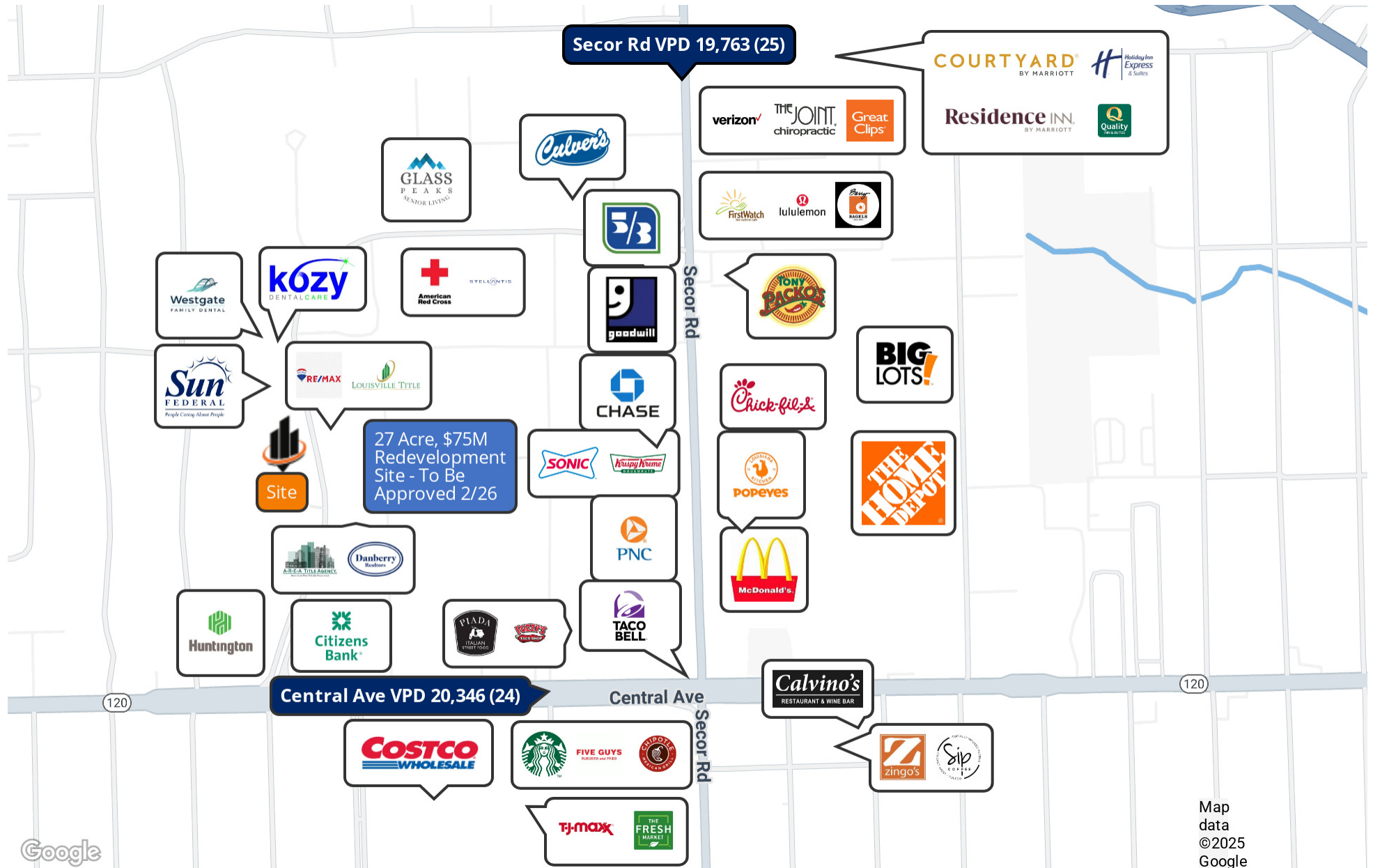
FLOORPLANS: 6 & 7



LOCATION MAP



RETAILER MAP

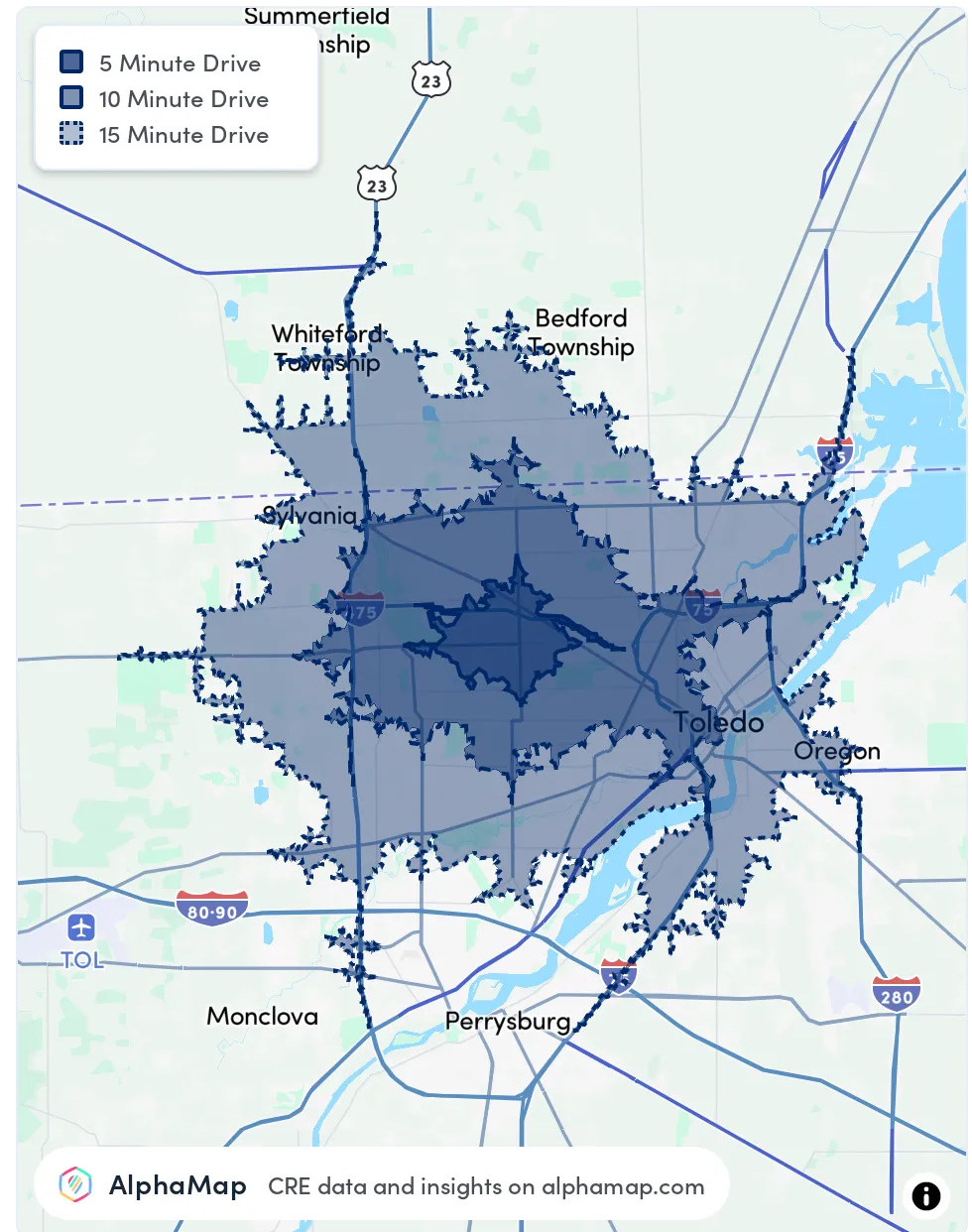


AREA ANALYTICS

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

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

Map and demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

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