

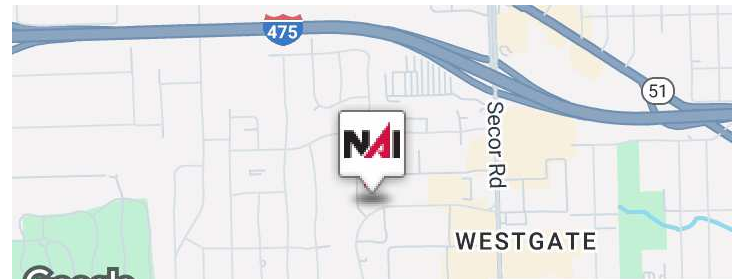


# 3425 Executive Pkwy

Toledo, Ohio 43606

## Property Highlights

- First-floor medical space available March 1, 2025
- Second-floor former dental space
- Complex professionally owned and locally managed
- First-floor suite near main entrance to the building
- Four (4) exam rooms, one (1) business office
- Large intake/reception area with 12-seat waiting area
- Break area with kitchenette
- Separate IT room
- First-floor restroom is in common area, Second-floor restroom in-suite



## Offering Summary

<b>Lease Rate:</b>	\$11.50 SF/yr
<b>Building Size:</b>	39,904 SF
<b>Available SF:</b>	1,008 - 2,204 SF

## For More Information

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### Property Description

Prime commercial property offers many amenities. This location is perfect for businesses seeking a professional and convenient workspace. The well-maintained exterior and ample parking make it welcoming for both employees and clients. This opportunity is for 1,008 SF first-floor medical office or 2,204 SF second-floor corner office that was formerly a Dental office. Lease rate is \$11.50 SF/yr NNN. First-floor office is available starting March 1, 2025. Second-floor office is ready for immediate occupancy.

### Location Description

Located on Executive Parkway in one of the busiest office/retail corridors of Secor Road and West Central Avenue. This space is minutes from the I-475 expressway and has immediate access to grocery, fast-casual and sit-down restaurants.

### Site Description

A two-story, brick office building with 1,008 SF- 2,204 SF of space available. It is an excellent building with exterior monument signage and lobby signage. Total building size is 39,904 SF.

Lease Rate	\$11.50 SF/Yr (NNN)
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## Location Information

Street Address	3425 Executive Pkwy
City, State, Zip	Toledo, OH 43606
County	Lucas
Market	Toledo
Sub-market	West Toledo/Sylvania
Cross-Streets	Secor Road and West Central Avenue

## Building Information

Building Size	39,904 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1987
Year Last Renovated	2006
Construction Status	Existing
Condition	Excellent
Roof	Shingle/Pitched
Structure	Frame/Brick
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Various
Exterior Signage	Yes, monument
Interior Signage	Yes, in lobby
Restrooms	One (1) in-suite, Four (4) in common area

## Property Information

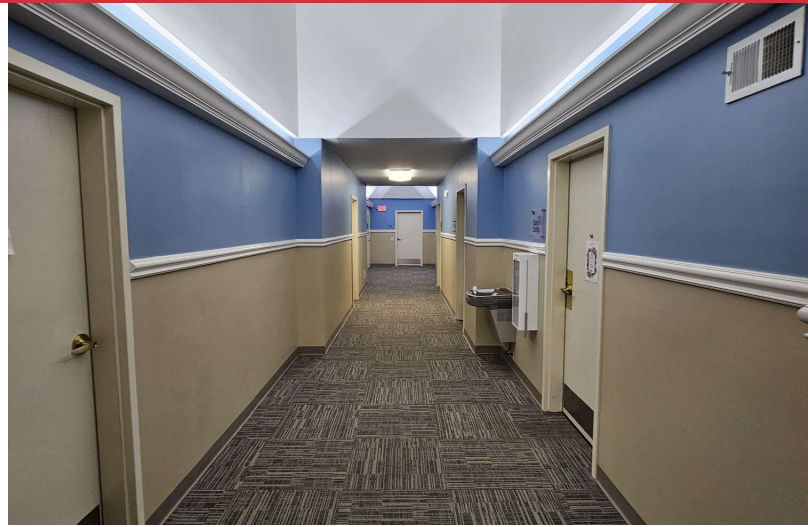
Property Type	Office
Zoning	10-CO (Office Commercial)
Lot Size	3.08 Acres
APN #	23-73967
Traffic Count	20,085 VPD
Traffic Count Street	Secor Road at West Central Avenue
Amenities	Climate controlled system Gas-Forced Air Exterior and Interior Signage Close to retail, restaurants, and grocery Minutes from Interstate 475

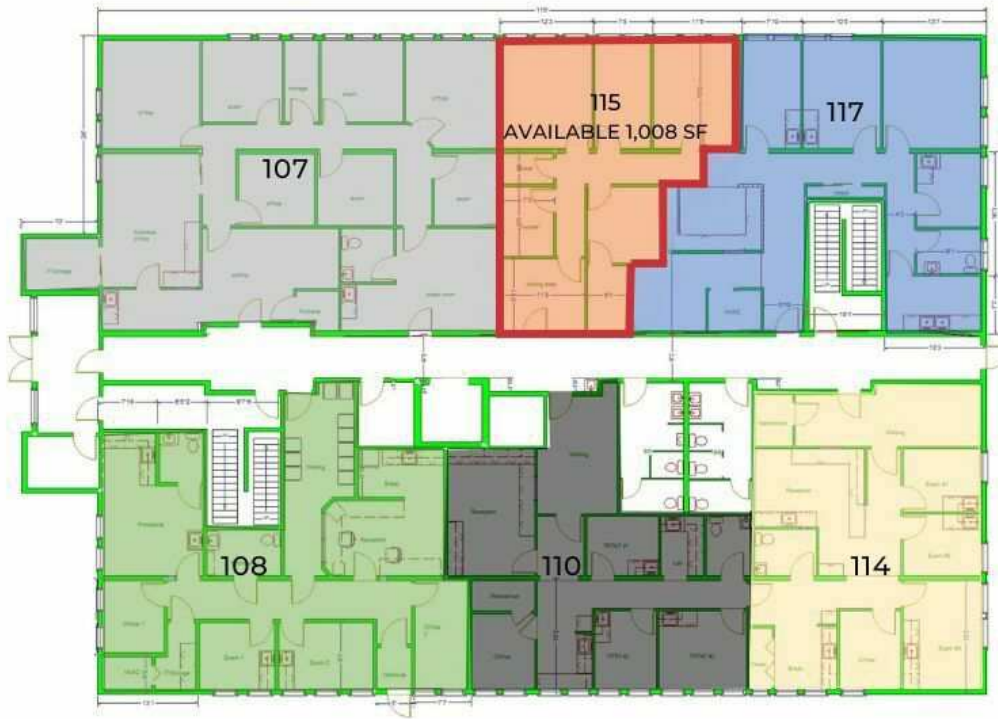
## Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	185

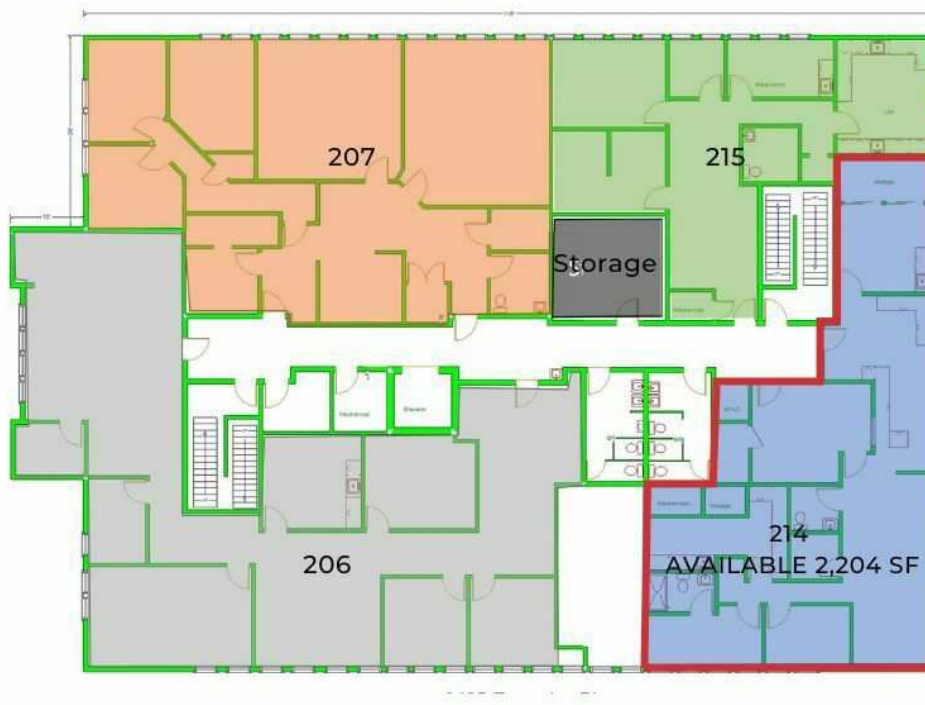
## Utilities

Internet	Buckeye Broadband
Power	Toledo Edison
Gas	Columbia Gas
Water	City of Toledo

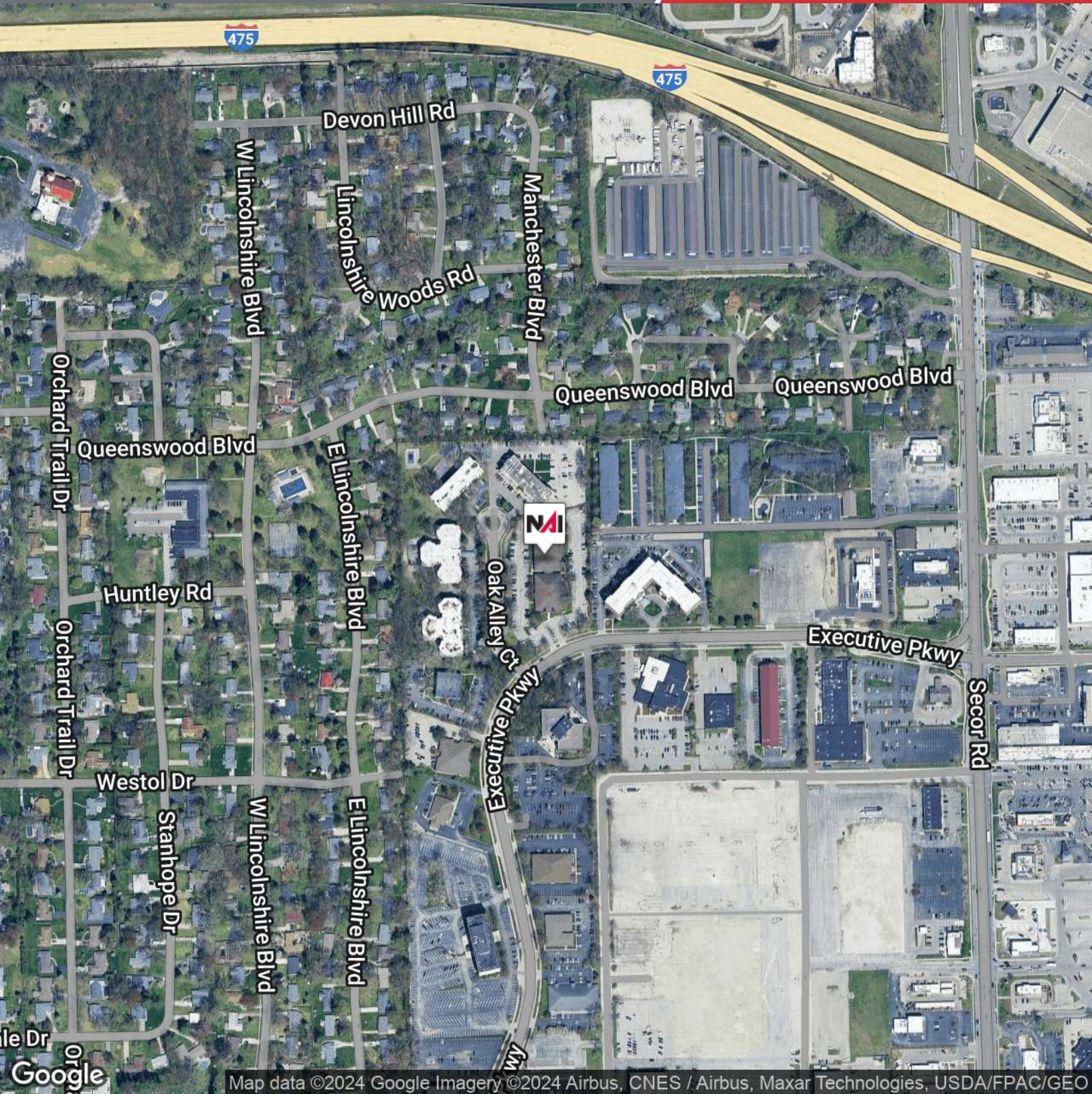




1st Floor Site Plan



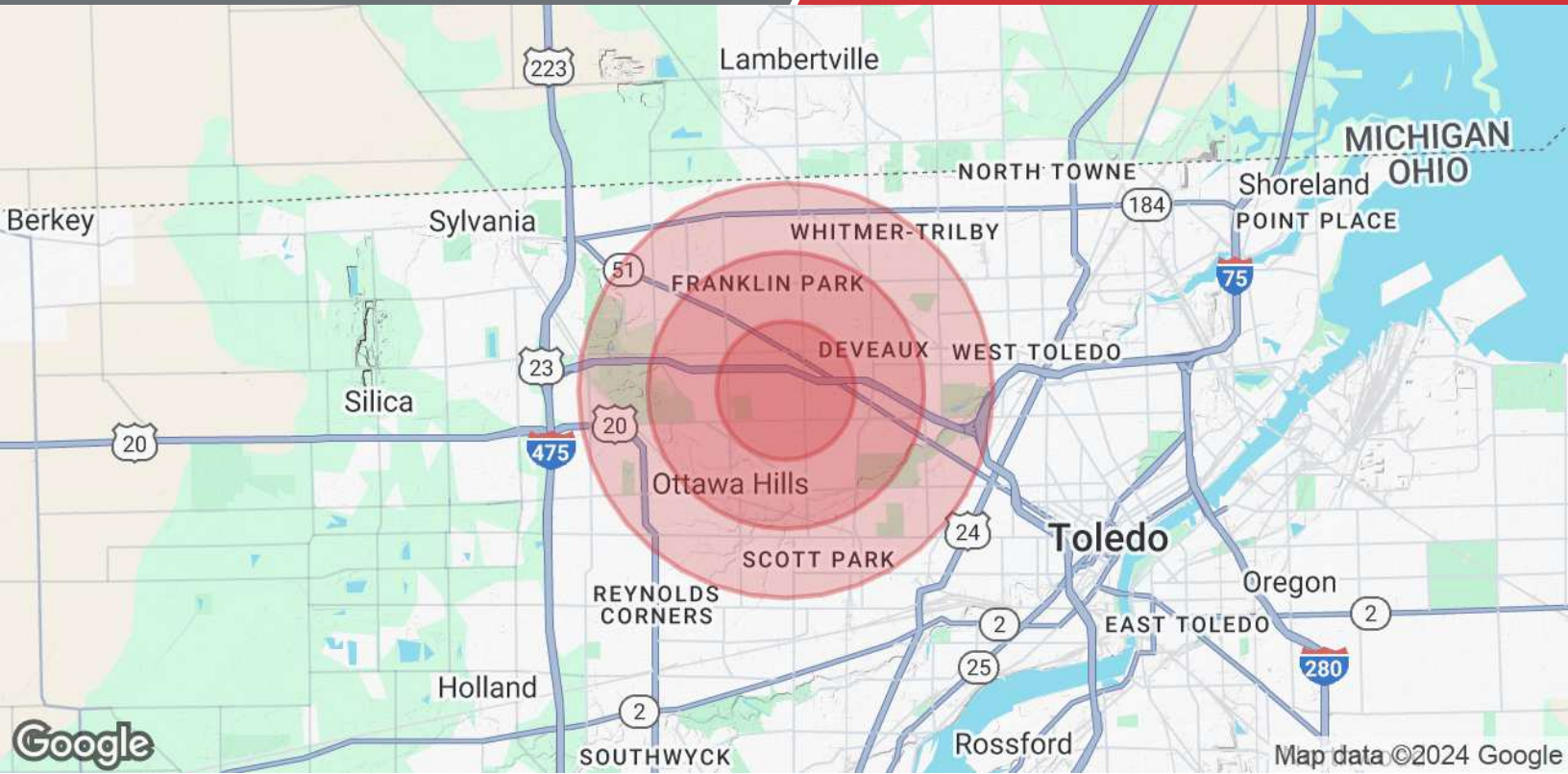
2nd Floor Site Plan



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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	9,952	49,219	103,657
Average Age	44	40	39
Average Age (Male)	42	38	38
Average Age (Female)	46	41	41
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	4,965	21,262	44,844
# of Persons per HH	2	2.3	2.3
Average HH Income	\$87,125	\$91,447	\$80,567
Average House Value	\$226,455	\$203,663	\$182,076

Demographics data derived from AlphaMap