



1925 Indian Wood Circle

Maumee, Ohio 43537

Property Highlights

- 7 Offices (6) perimeter, 2 perimeter conference rooms & kitchen
- Lobby and reception area
- Located in the prominent Arrowhead Business Park in Maumee, Ohio
- Close to walking trail through the wooded area
- Two-condo office building (Suite B is occupied and not included in sale)

Property Overview

This is an outstanding owner-user opportunity at 1925 Indian Wood Circle in Arrowhead Business Park in Maumee, Ohio. This 3,539 SF Class B office building offers the ideal blend of functionality, accessibility, and professional appeal for businesses seeking to establish or expand their presence in a premier suburban office setting. Convenient access to major highways, dining, and retail.

Offering Summary

Sale Price:	\$442,250
Building Size:	3,539 SF
RE Taxes	\$14,407.32
Year Built	1984, Renovated in 2024
Zoning	CM

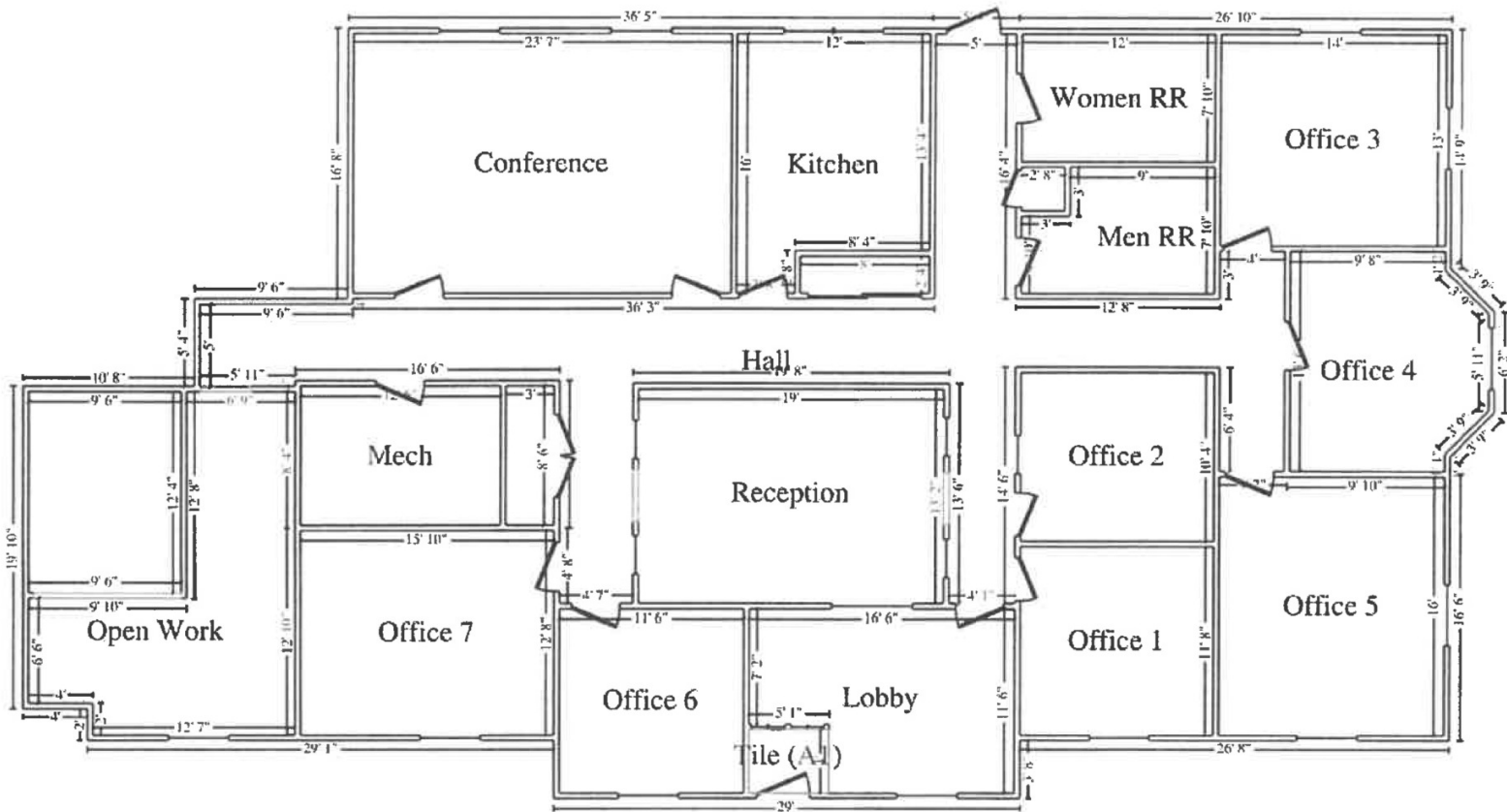
For More Information

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Sale Price	\$442,250
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Location Information

Street Address	1925 Indian Wood Circle
City, State, Zip	Maumee, OH 43537
County	Lucas

Building Information

Building Size	3,539 SF
Building Class	B
Tenancy	Single
Ceiling Height	8 ft
Number of Floors	1
Year Built	1984
Gross Leasable Area	3,539 SF
Construction Status	Existing
Roof	repaired in 2024
Free Standing	No

Updates

Roof repair 2020
 Ceiling tiles replaced
 Doors painted 2021
 Roof/Siding repaired 2024
 Carpet/LVT replaced 2024
 Both monuments repaired 2025
 Three concrete parking lot basins repoured 2025
 Back door repainted 2025
 Exterior power washed 2025
 One furnace and compressor replaced 2026
 New furnace/AC June 2008
 New furnace Oct 2013
 New water heater July 2013

Property Information

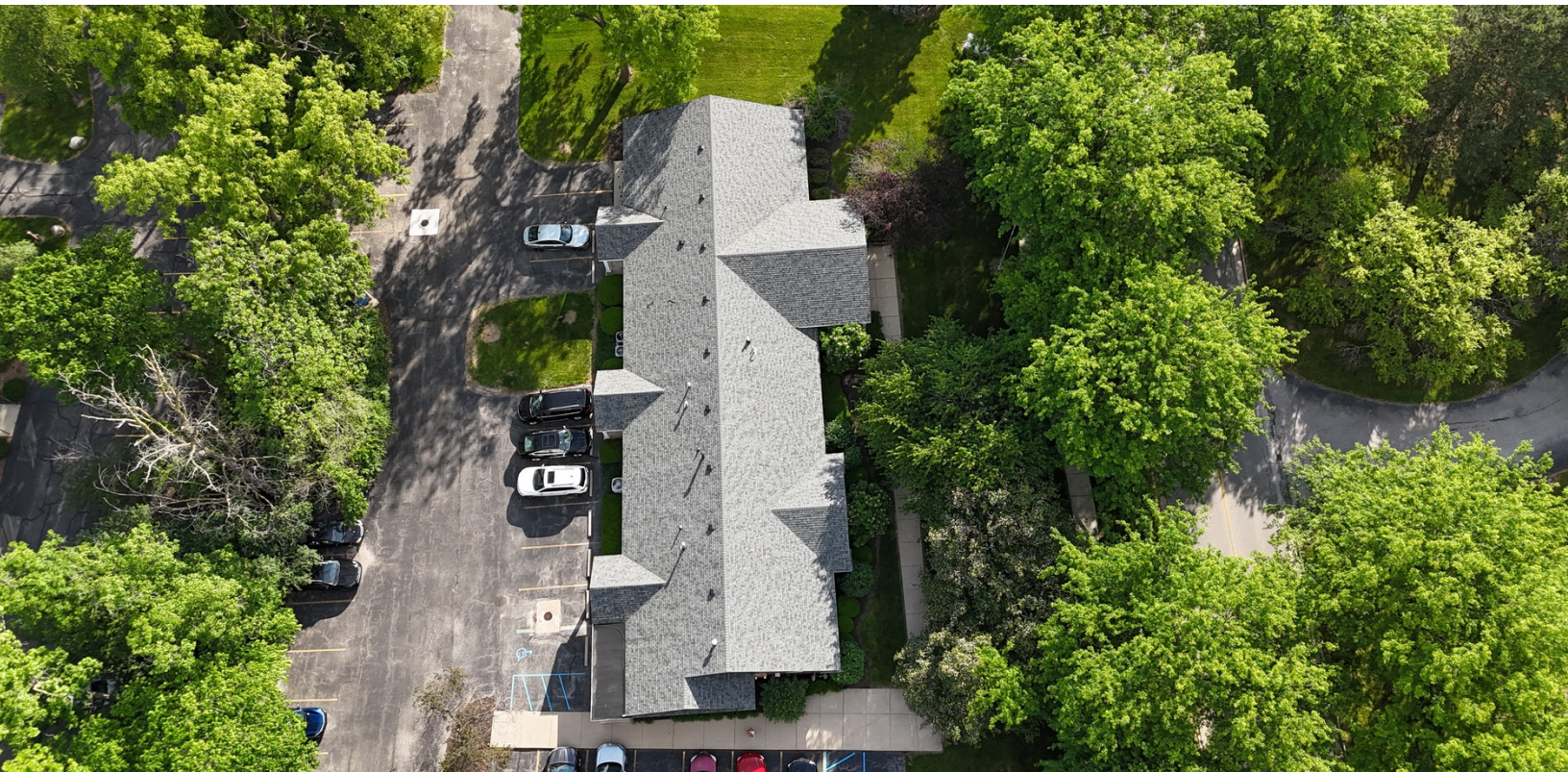
Property Type	Office
Property Subtype	Office Building
Zoning	CM
APN #	3640498 TD: 36 Assessor #: 43-314-001
Amenities	Monument signs on 2 sides of lot; Arrowhead Park walking trail adjacent

Parking & Transportation

Number of Parking Spaces	32
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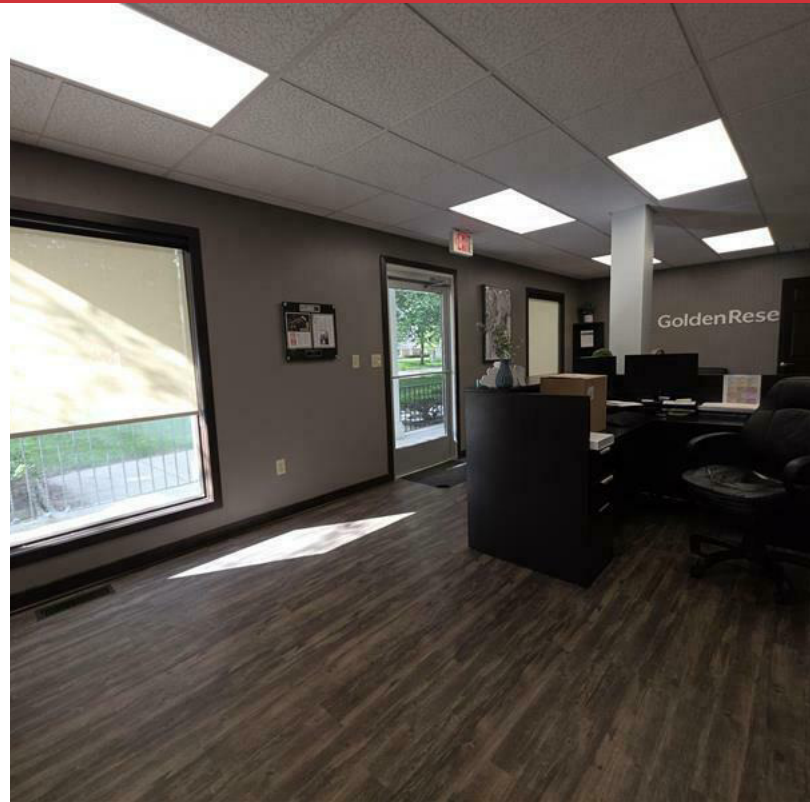
Utilities & Amenities

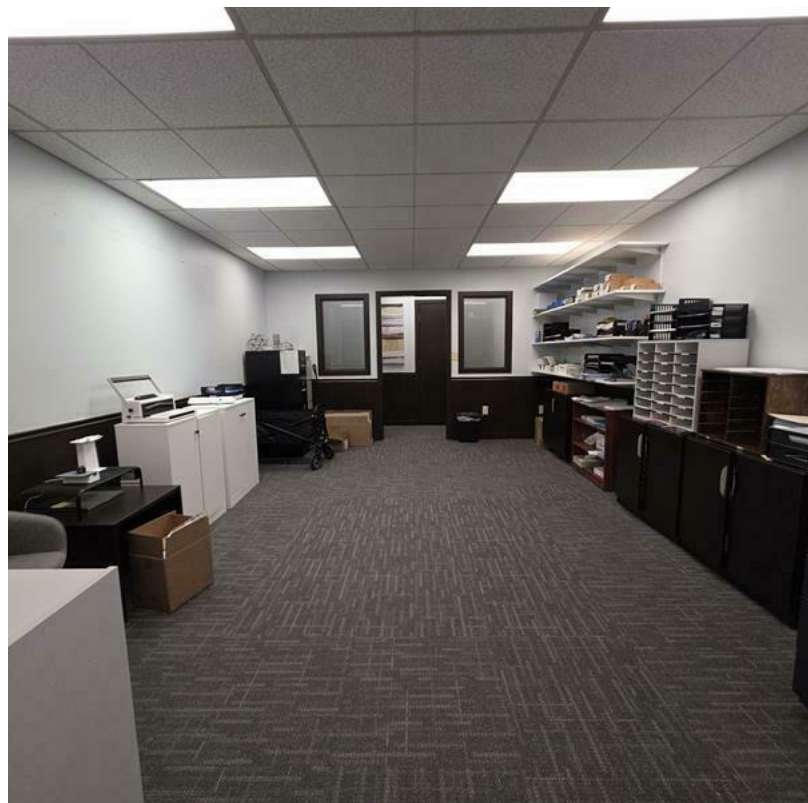
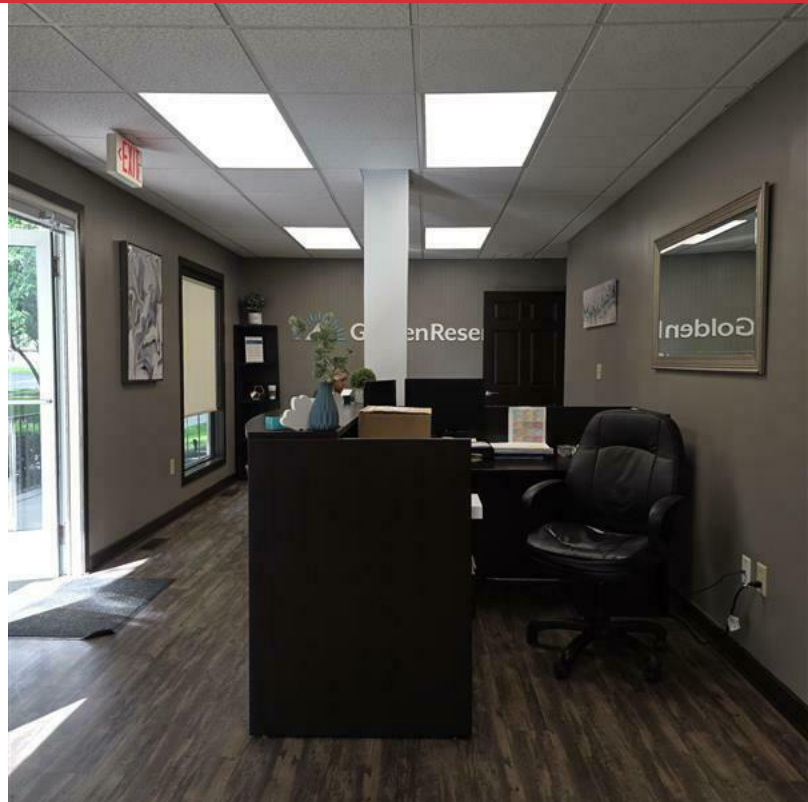
Security Guard	No
Restrooms	2
Central HVAC	Yes
Gas	Columbia Gas
Power Description	225 Amp/120/208/240V
Internet	Buckeye Broadband

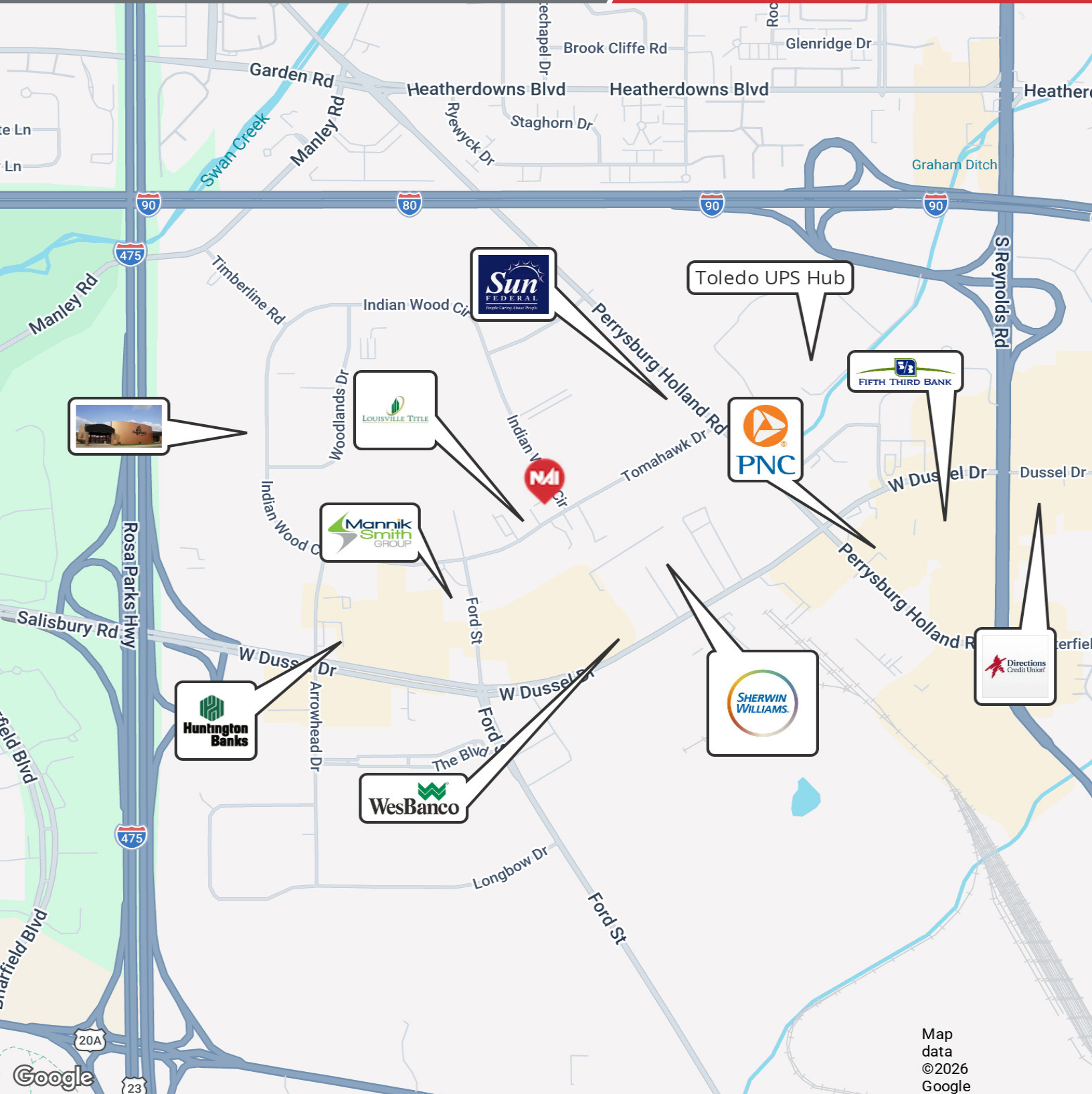


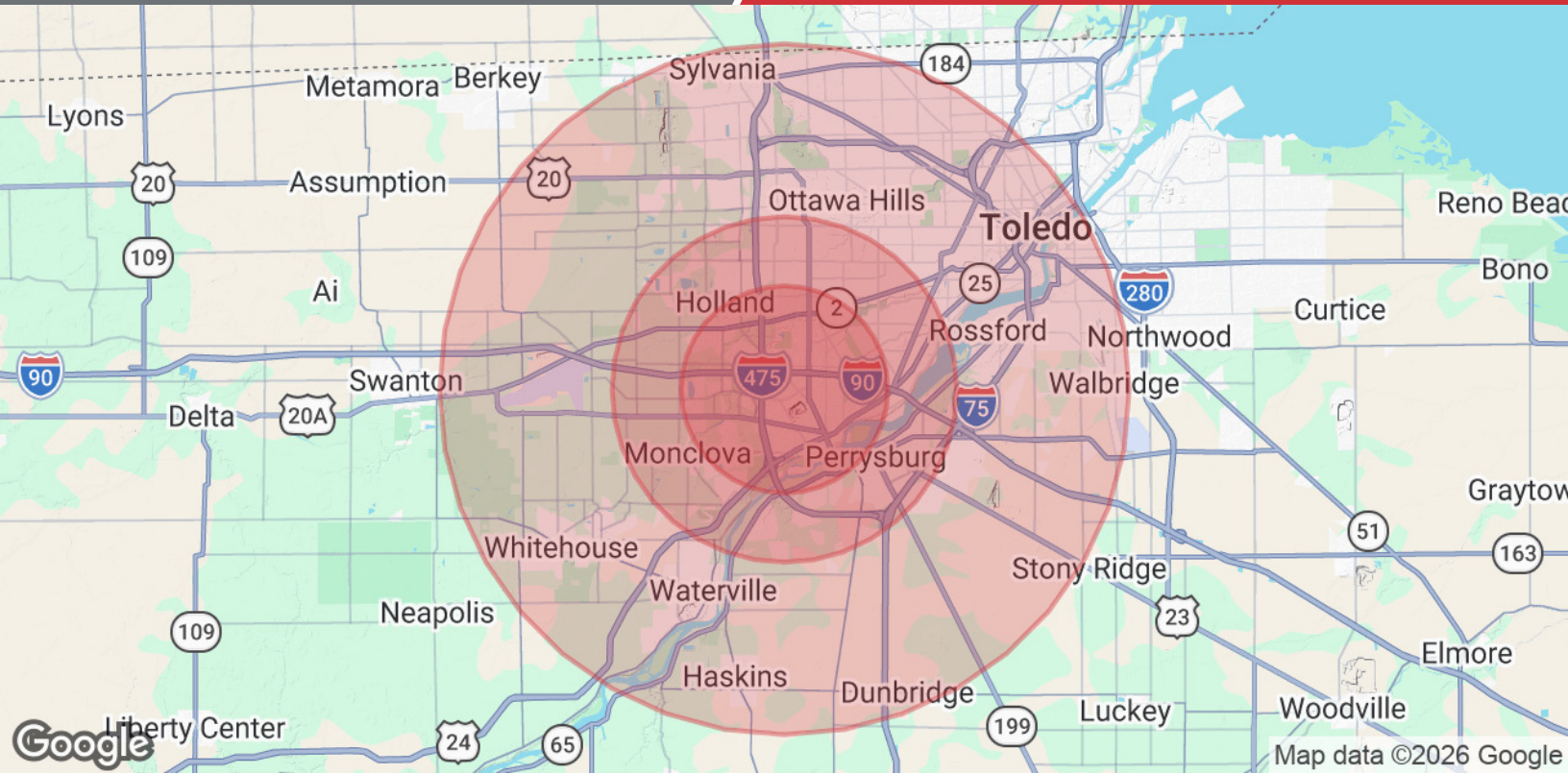
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Population	3 Miles	5 Miles	10 Miles
Total Population	56,923	133,082	402,024
Average Age	40.4	40.3	39.1
Average Age (Male)	38.4	39.6	38.0
Average Age (Female)	43.5	42.1	40.7
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	24,528	58,314	171,045
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$95,958	\$98,885	\$91,712
Average House Value	\$226,323	\$235,723	\$207,297

2023 American Community Survey (ACS)