

FOR LEASE

OFFICE



www.EquityMillRe.com

EQUITY MILL

REAL ESTATE



1684 Woodlands Drive Maumee, OH 43537

- Great Value in Arrowhead Park
- New Roof & Mechanicals (2026)
- Access to walking trails, outdoor areas
- On-site fitness center (discount for tenants)
- Easy access to US-23/I-475 & Ohio Turnpike (80/90)
- Close proximity to restaurants, banking centers, hotels & shopping

Suite	Size	Base Rent Rate
100	15,681 RSF +/-	\$15.00 PSF*
115	549 RSF +/-	\$15.00 PSF*
125	2,115 RSF	\$15.00 PSF*
201-205	2,266 RSF - 6,095 RSF	\$15.00 PSF*
202 & 204	2,069 RSF – 4,535 RSF	\$15.00 PSF*
210	7,248 SF	\$15.00 PSF*

*Tenant responsible for their proportionate share of utilities, in-suite janitorial and their pro-rata share of costs exceeding base year expenses.

Year Completed: 1993 **Last Renovated-** 2026

Rent Escalations: 3% annually on base rent

Utilities: Paid by Tenant; current est. \$3.21PSF

Building Size: 68,093 Square Feet

Zoning: C-M

Parcel: 35-00471,35-00501,35-00491 & 36-41011

Acreage: 6.86 acres

Parking Spaces: 423 +/-

Curb Cuts: 1

Construction Type: Brick, Steel

Elevators: 1

Ceiling Height: Varies; 8'6 – 20'

Telecomm: Buckeye Broadband

Signage: Monument

Floors: 2

Type of Floor: Concrete

Public Transportation: TARTA Call a ride

Nearest Intersection: Indian Wood Circle



For More Information Contact
JEREMY MILLER

419-450-6854
Jeremy@equitymillre.com

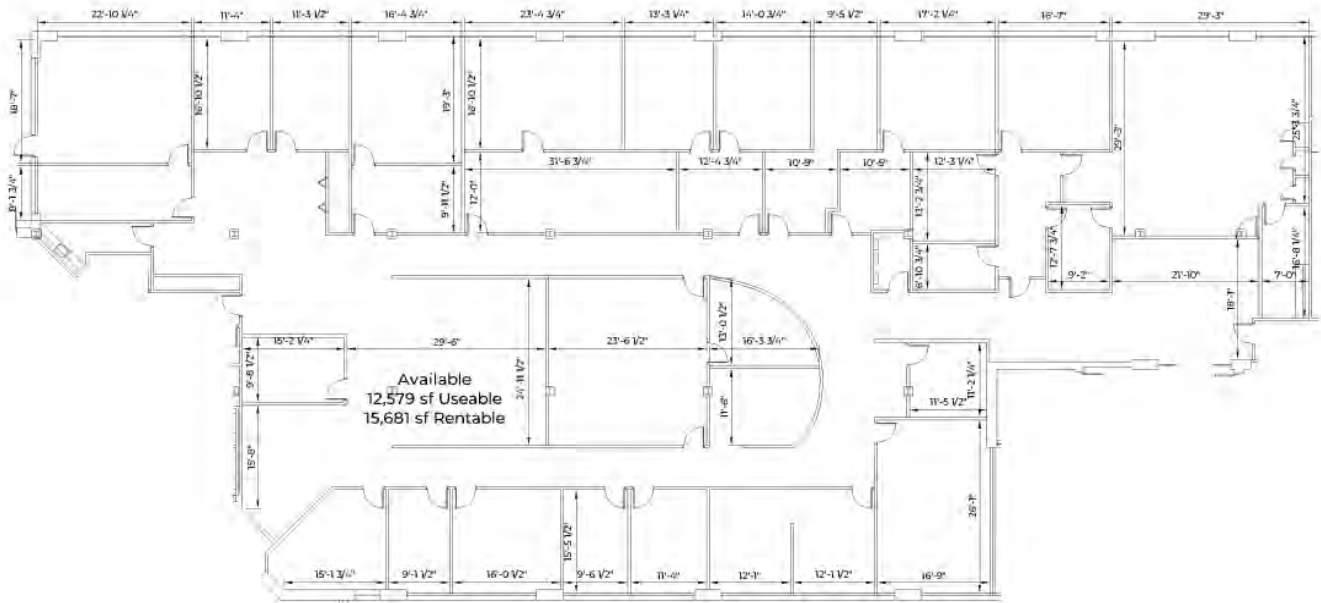
OFFICE FOR LEASE

1684 Woodlands Drive Suite 100
Maumee, OH 43537

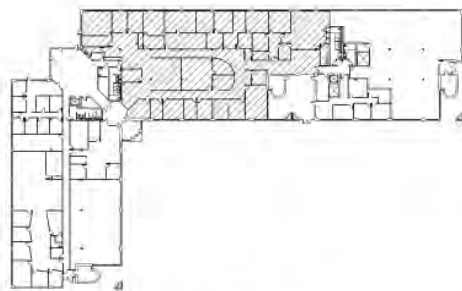
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USEABLE AREA: 12,579 SF
RENTABLE AREA: 15,681 SF



BUILDING KEY
NO SCALE



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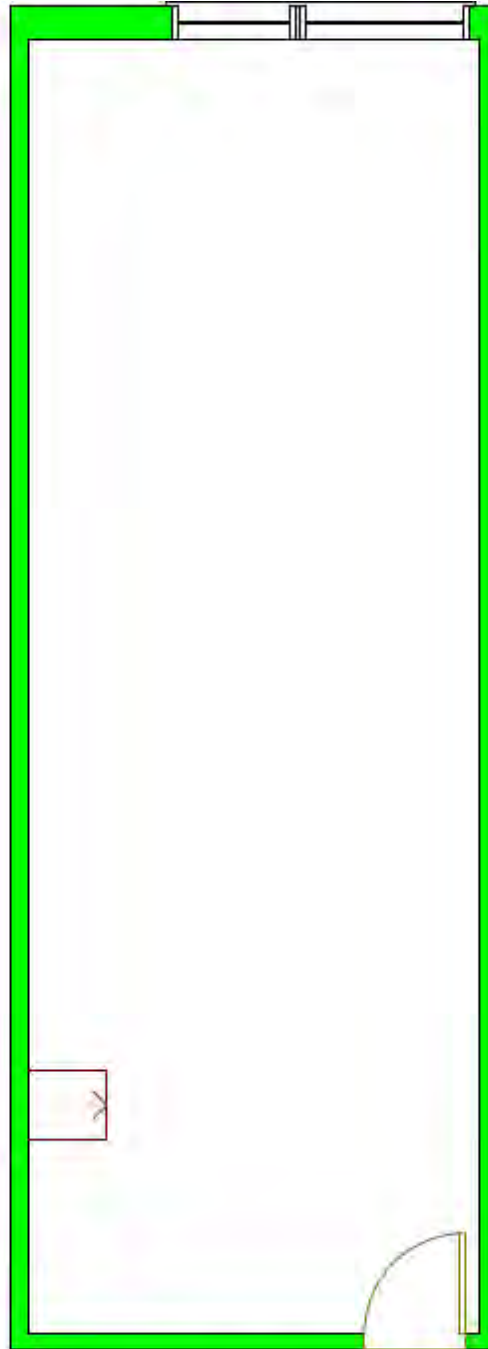
OFFICE FOR LEASE

1684 Woodlands Drive Suite 115
Maumee, OH 43537

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EQUITY MILL
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1684 Woodlands Drive Suite 115
Approximately 549 SF



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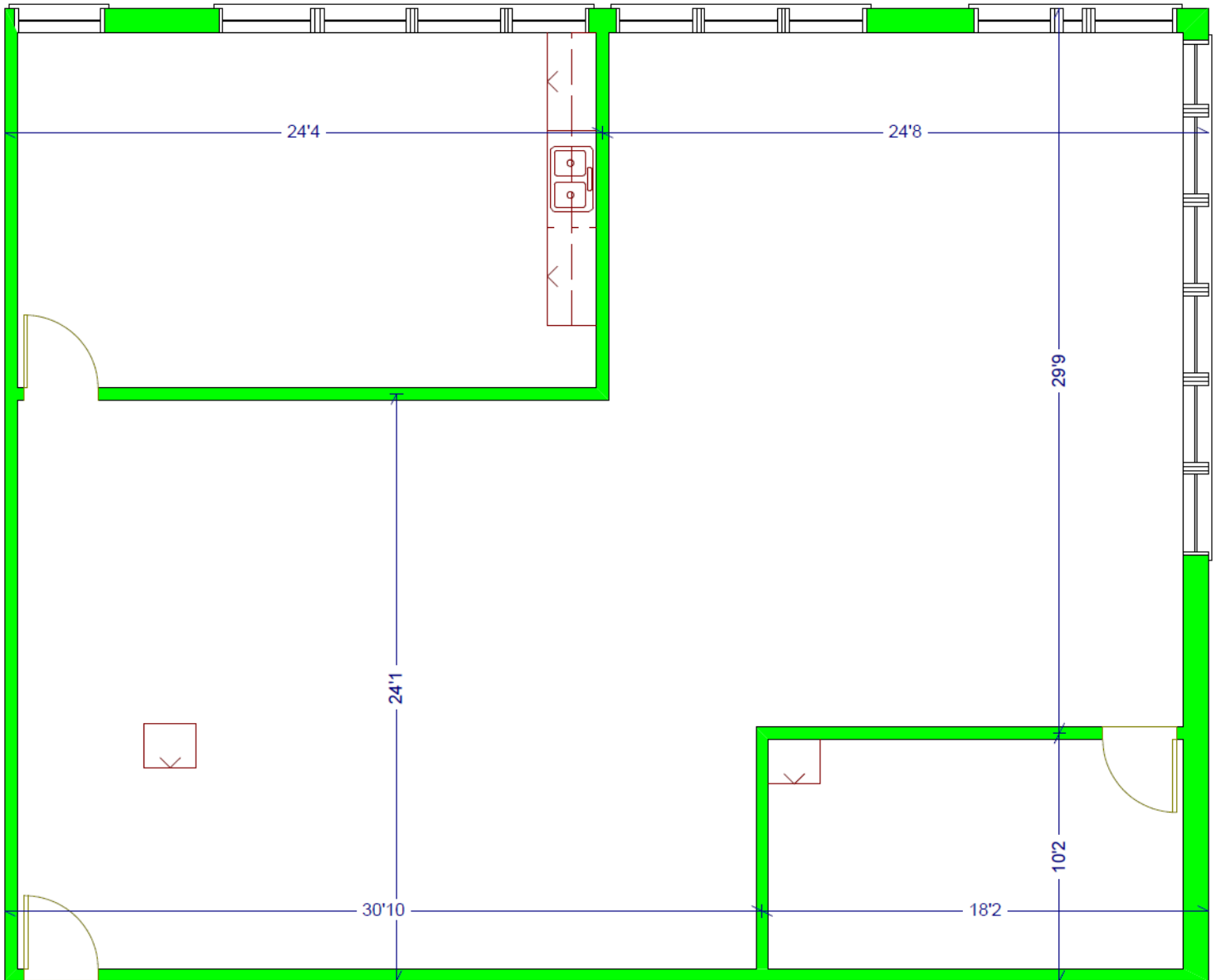
OFFICE FOR LEASE

1684 Woodlands Drive Suite 125
Maumee, OH 43537

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EQUITY MILL
REAL ESTATE



1684 Woodlands Drive Suite 125

Approx. 2,115 RSF



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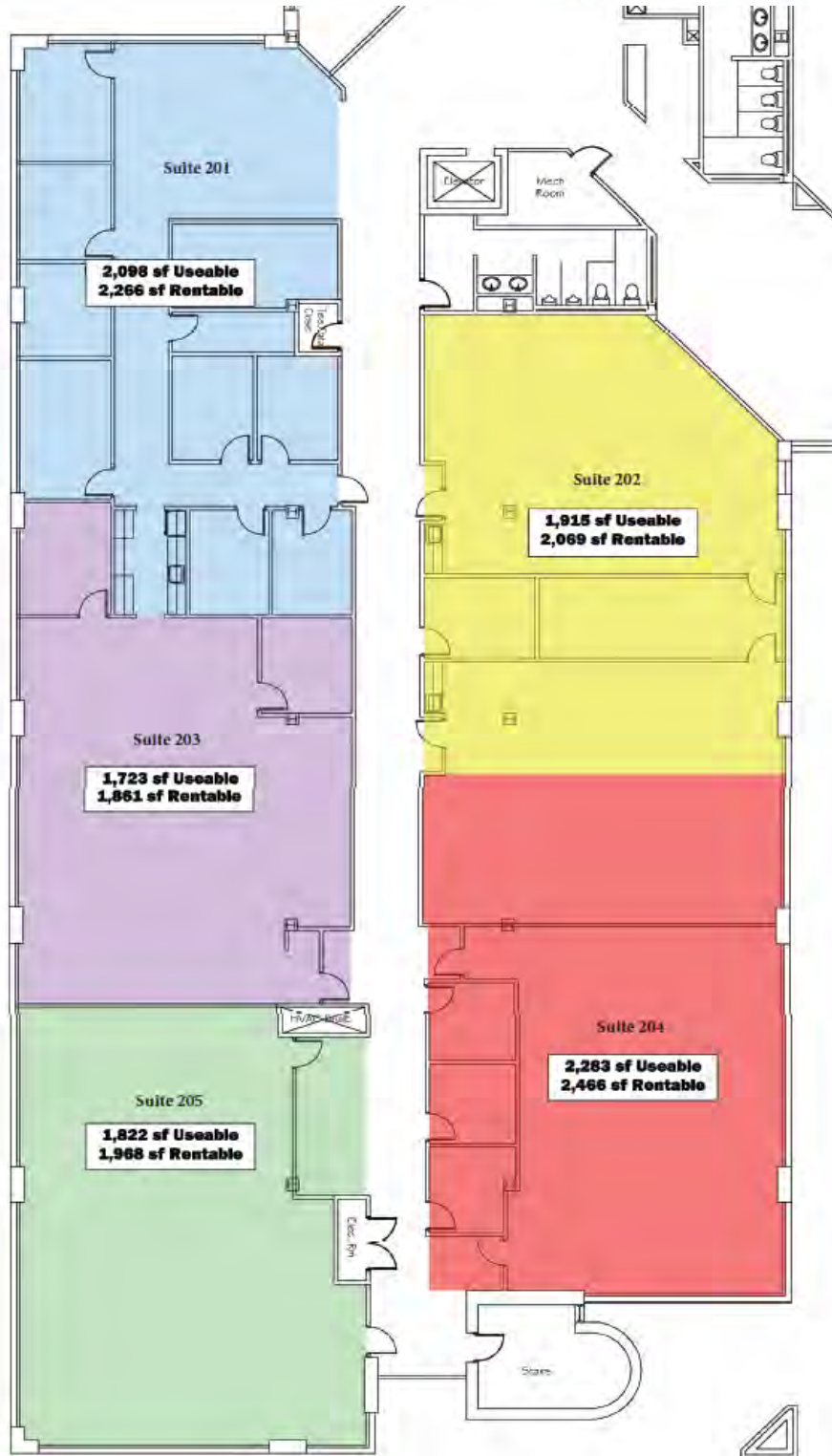
OFFICE FOR LEASE

1684 Woodlands Drive Suites 201- 205
Maumee, OH 43537

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1684 Woodlands Dr, Maumee, OH 43537

CITY, STATE

Maumee, OH

POPULATION

26,858

AVG. HHSIZE

2.31

MEDIAN HH INCOME

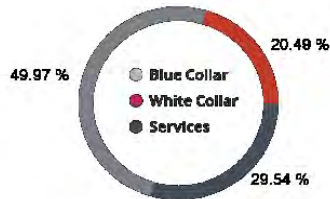
\$58,852

HOME OWNERSHIP

Renters: **5,424**

Owners: **6,557**

EMPLOYMENT



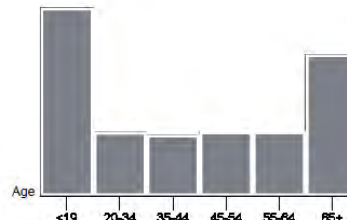
50.00% **Employed** / 1.46% **Unemployed**

EDUCATION

High School Grad: **23.76%**
 Some College: **24.33%**
 Associates: **9.28%**
 Bachelors: **37.60%**

GENDER & AGE

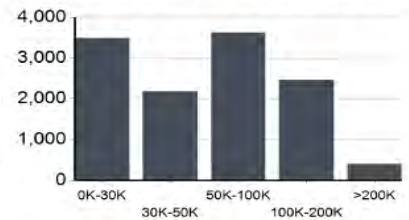
48.07% 51.93%



RACE & ETHNICITY

White: **79.01%**
 Asian: **1.94%**
 Native American: **0.00%**
 Pacific Islanders: **0.02%**
 African-American: **9.52%**
 Hispanic: **4.84%**
 Two or More Races: **4.67%**

INCOME BY HOUSEHOLD



HH SPENDING

