



# 5871 Monclova Road

Maumee, Ohio 43537

## Property Highlights

- Medical office space offered on a gross rate lease
- Full teaching kitchen with hood and appliances in a large classroom setting
- Private offices
- Staff areas
- Multiple exam rooms

## Property Overview

Beautiful, Class A medical office space offered at a gross rate with most costs included. Tenant pays Data/IT and Janitorial. Located on the Campus of the former St Luke's Medical Hospital. Private parking, good visibility in a serene setting. The space features a full teaching kitchen/conference room, private exam rooms, private office spaces and large open room areas. The campus is being fully redeveloped into a health and lifestyle community.

## Offering Summary

Lease Rate:	\$23 SF/yr (Gross) + Janitorial
Building Size:	5,350 SF
Available SF:	5,350 SF
Lot Size:	1 Acres

## For More Information



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Lease Rate	\$23 SF/Yr
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### Location Information

Street Address	5871 Monclova Road
City, State, Zip	Maumee, OH 43537
County	Lucas
Market	Toledo
Sub-market	Maumee

### Building Information

Building Size	5,350 SF
Building Class	A
Tenancy	Single
Ceiling Height	8 ft
Year Built	2000
Year Last Renovated	2026
Construction Status	Existing
Condition	Excellent
Roof	shingle
Free Standing	Yes
Ceilings	suspended acoustical
Floor Coverings	carpet/vinyl plank/sheet vinyl flooring
Foundation	slab on grade

### Property Information

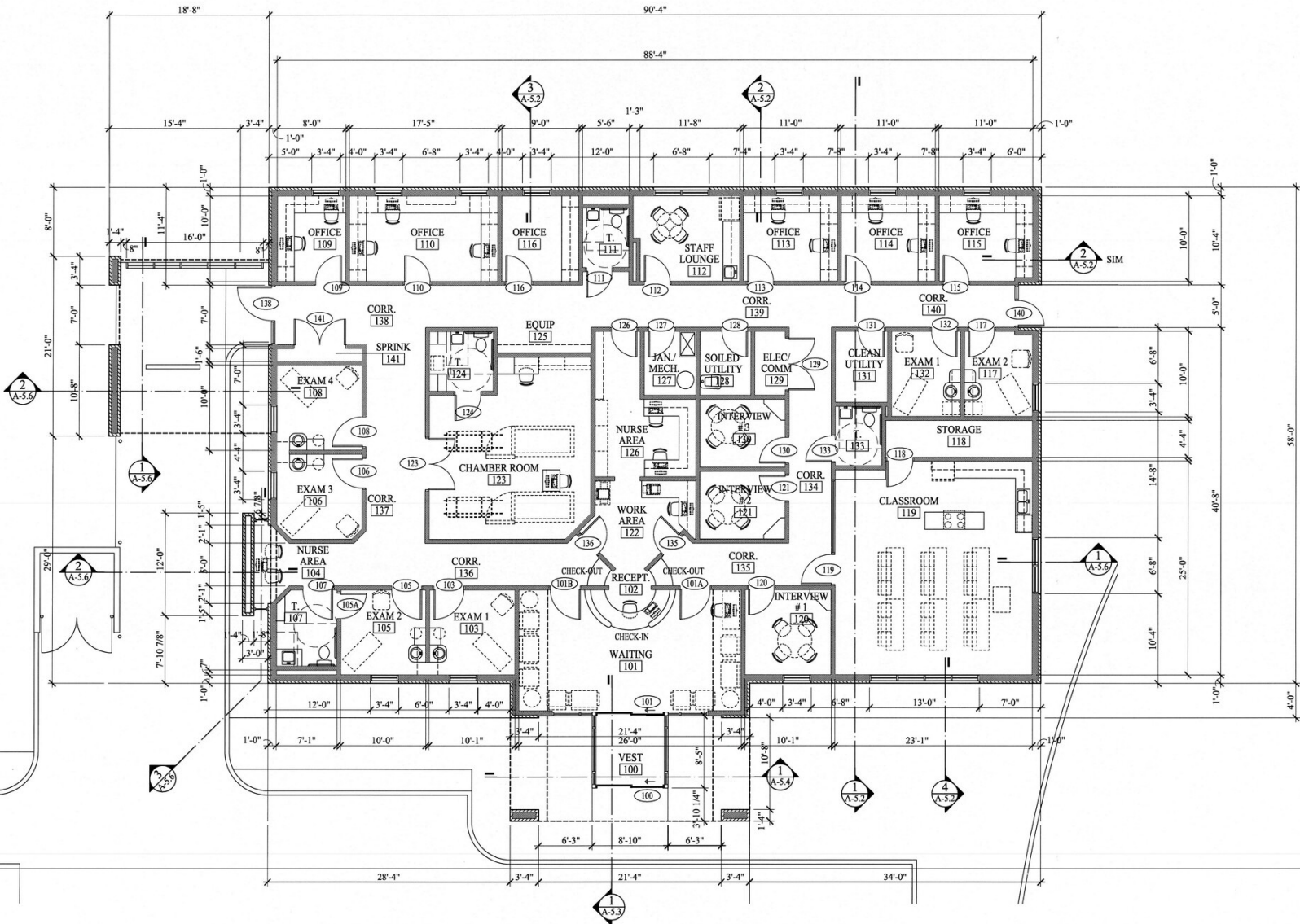
Property Type	Office
Property Subtype	Medical
Zoning	16-R1
Lot Size	1 Acre
APN #	36-80453
Traffic Count	16139
Traffic Count Street	US 24 (Anthony Wayne Trail at Monclova Rd)

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	25

### Utilities & Amenities

Security Guard	No
Handicap Access	Yes
Heat/HVAC	Full Electric
Fiber & Cable	Yes
Restrooms	Multiple
Kitchen	Full teaching kitchen with hood system and appliances



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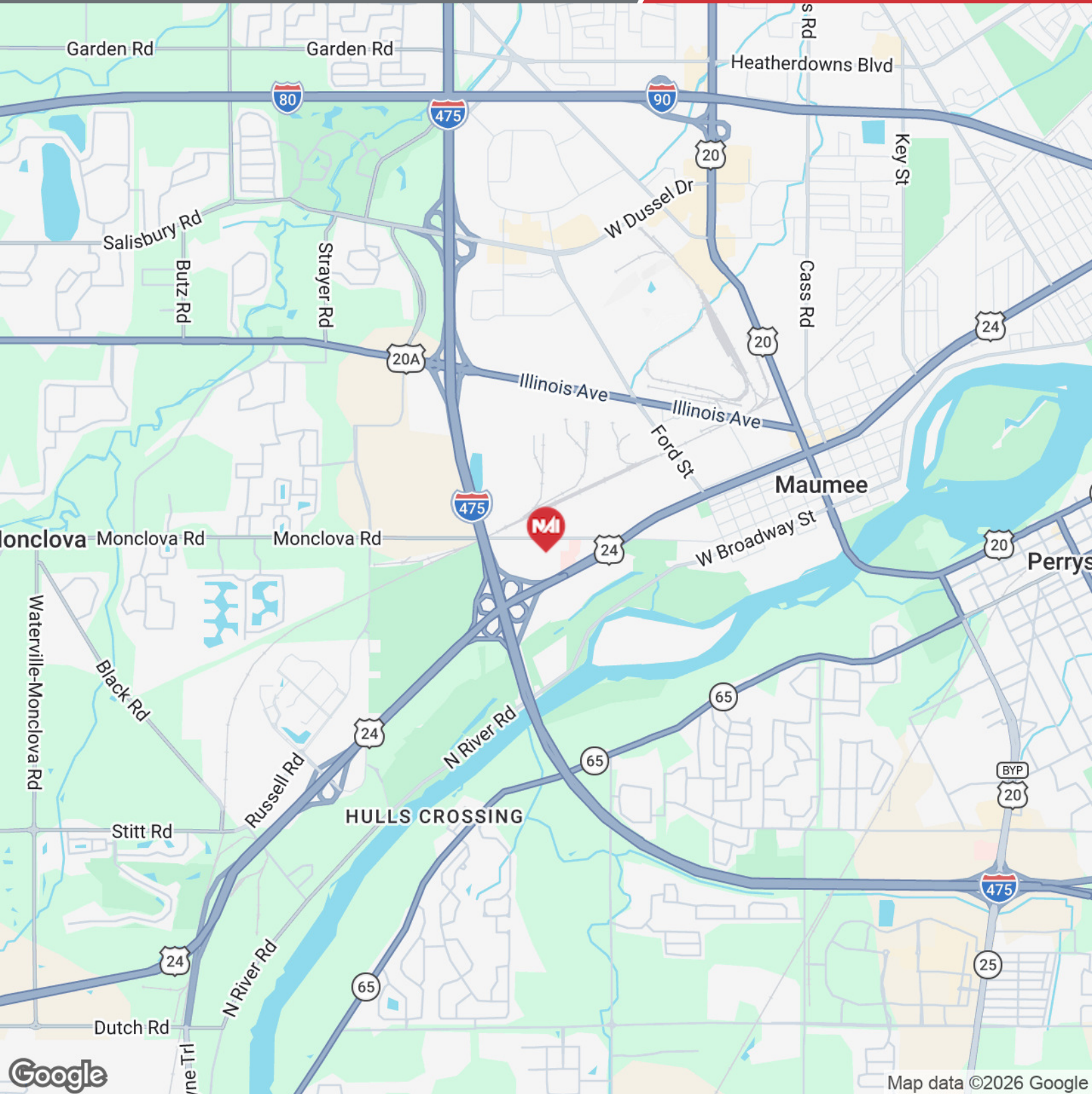
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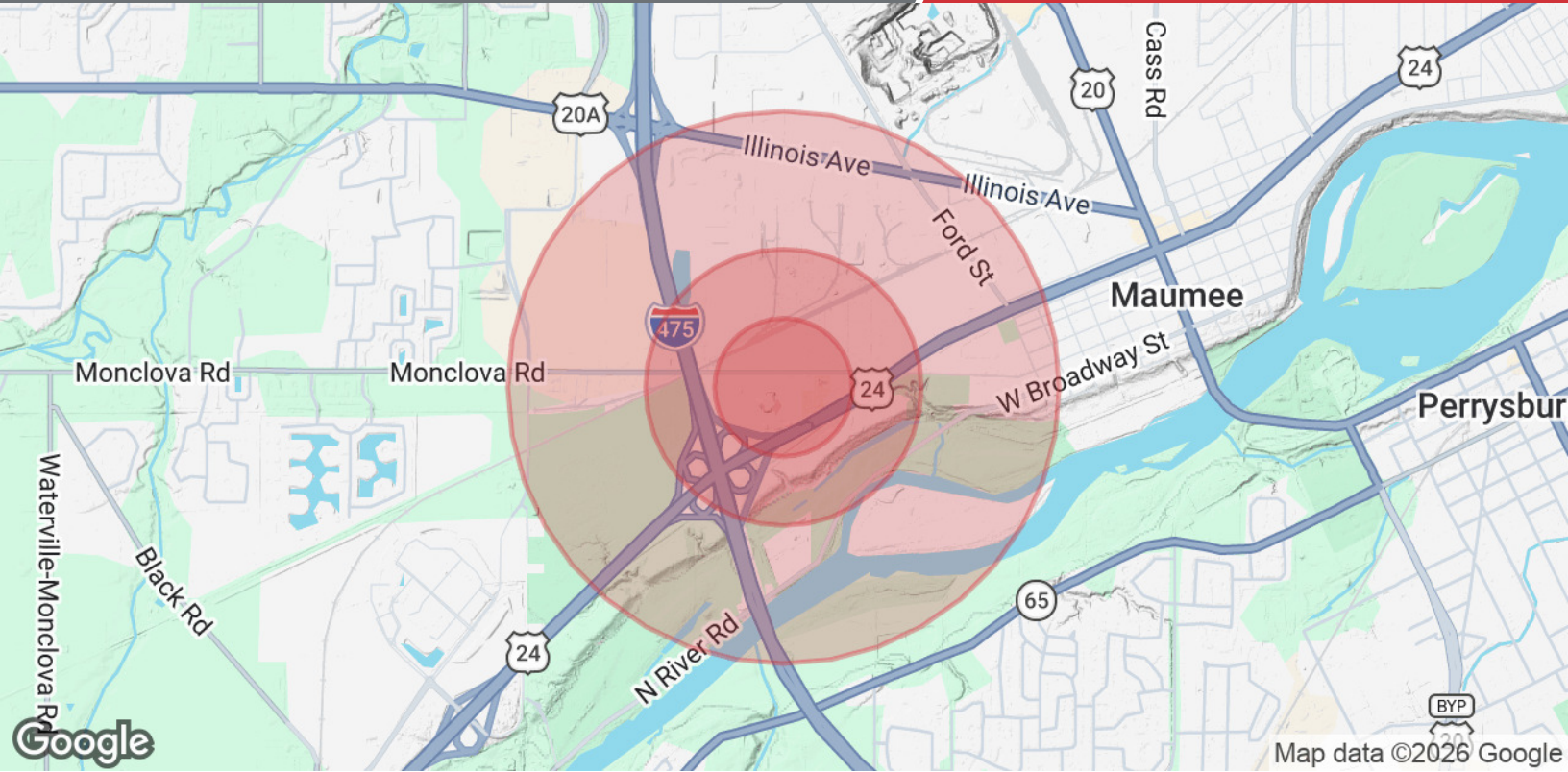
Former St. Luke's Campus - New Development Coming Soon!

SITE



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<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	126	459	2,220
Average Age	43.0	45.4	46.6
Average Age (Male)	41.7	43.9	43.5
Average Age (Female)	43.4	46.5	49.4
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	48	186	934
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$113,941	\$114,191	\$125,774
Average House Value	\$216,364	\$226,237	\$259,280

2023 American Community Survey (ACS)