

1688 WOODLANDS DRIVE  
MAUMEE, OH 43537

OFFICE BUILDING FOR SUBLEASE  
Up to 3,500 Square Feet Available



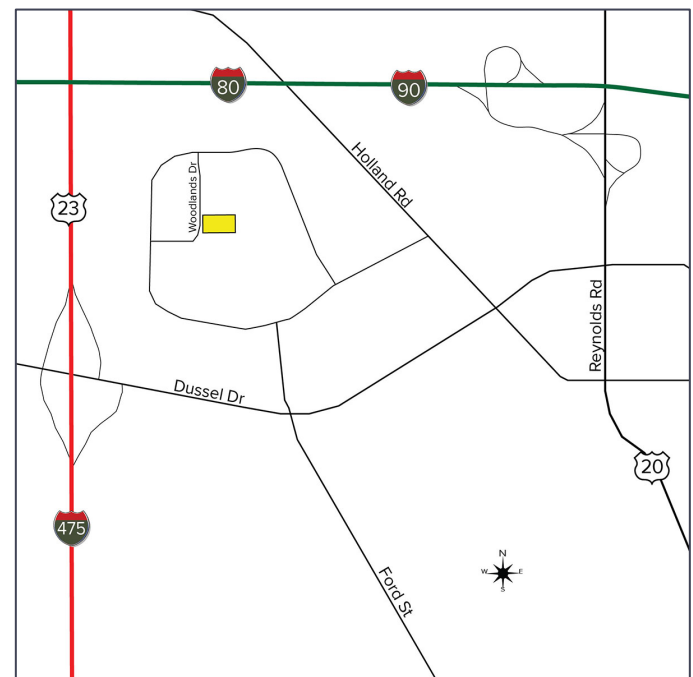
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$12.00 PSF NNN
Space Available:	Up to 3,500 SF
Building Size:	8,476 square feet
Number of Stories:	One
Year Constructed:	1997
Condition:	Excellent
Acreage:	.792 acres
Closest Cross Street:	Indian Wood Circle
County:	Lucas
Zoning:	CM
Parking:	Spacious lot in the rear reserved for subtenant
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 1688 Woodlands Drive, Maumee, OH 43537

## Office Building For Sublease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Frame
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	9'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Yes
Power:	110/220v
Restrooms:	In common
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Available

### BUILDING INFORMATION

Current Occupant:	Cardinal Services
Occupancy Date:	Immediately
Other Occupants:	Cardinal Services will stay in the front half of the building.
Sign on Property:	No
Key Available:	No

### SUBLEASE DETAILS

Term:	Negotiable
Security Deposit:	Yes
Options:	Yes
Improvement Allowance:	No
Tenant Responsible For:	Prorata share of operating expenses

### 2025 REAL ESTATE TAXES

Parcel:	35-00452
Assessor Number:	43298070
Total Taxes:	\$19,116.38
Land value:	\$38,400
Improvement value:	\$766,900
Total value:	\$805,300

### Comments:

- The rear half of the building is available for sublease. This would include the rear parking lot and a private rear entrance.
- The building is a prime location in Arrowhead Park with walking trail access, etc.

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Front section occupied by Cardinal Services



Northern elevation



Former drive thru



Rear section entry

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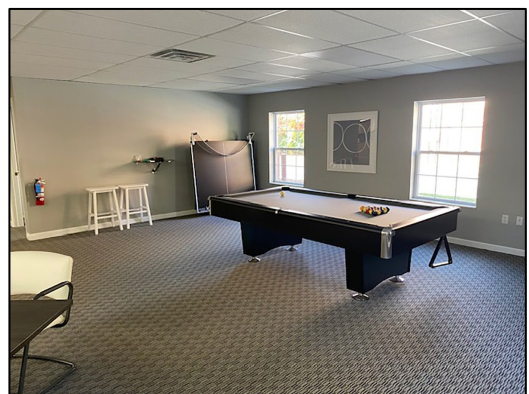
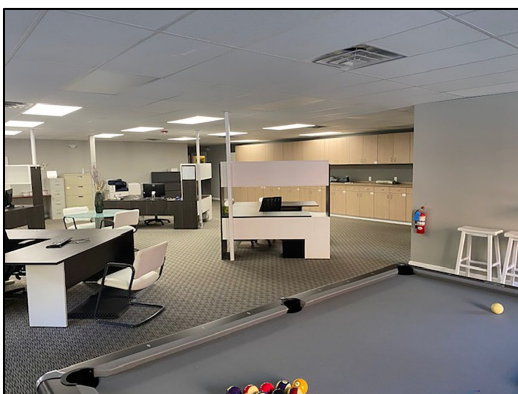
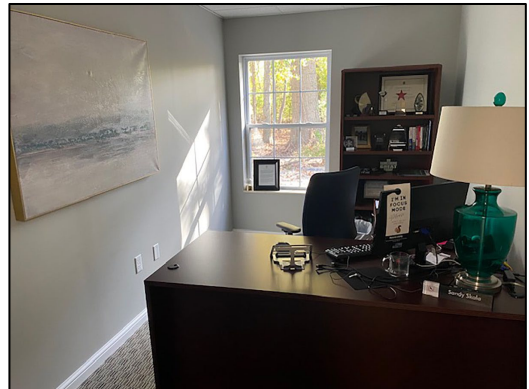
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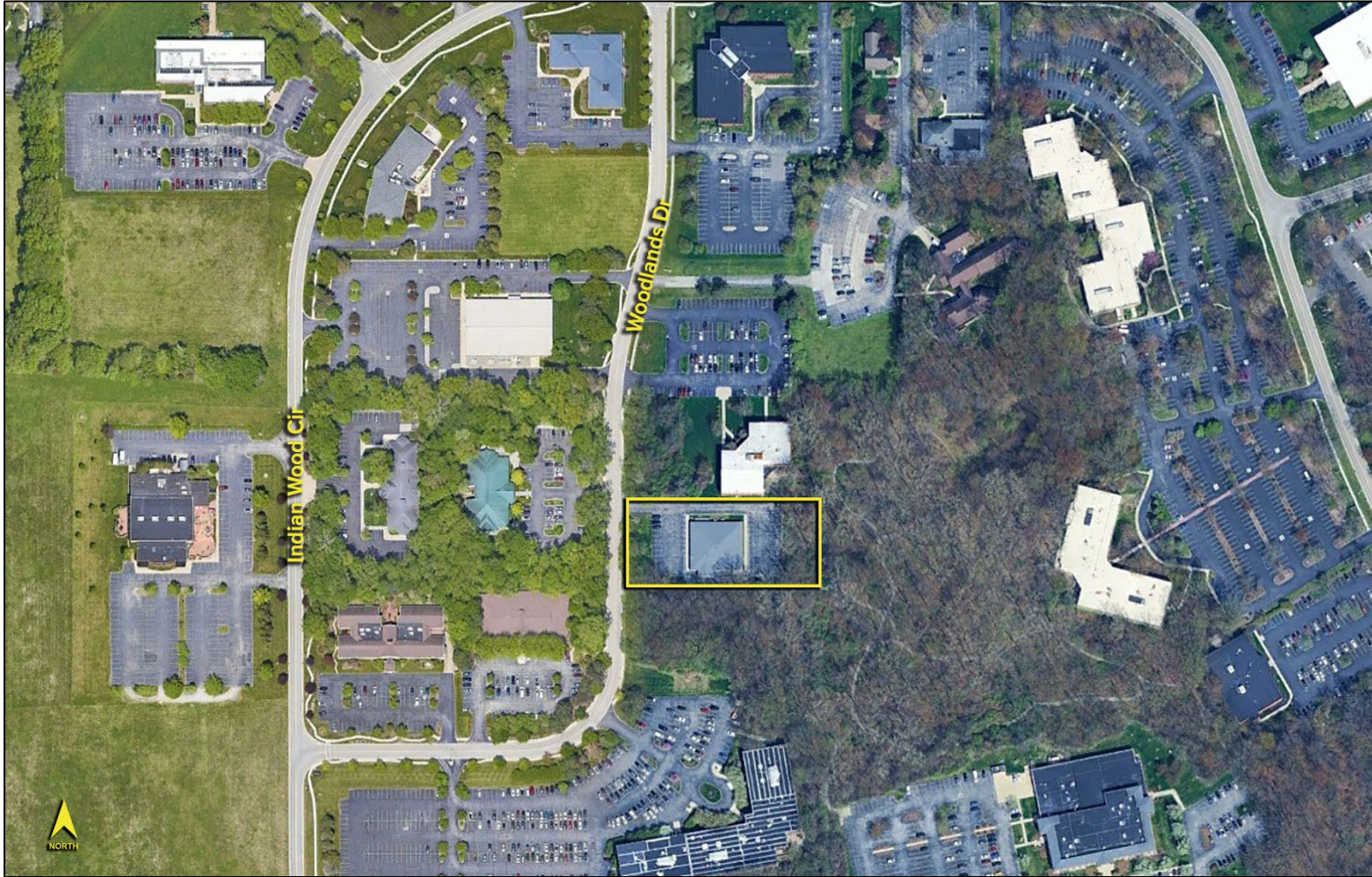
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