

# ONE SEAGATE

One SeaGate, Toledo, OH 43604

# RK



## Offering Summary

Lease Rate:	\$18.75 SF/yr (Full Service)
Building Size:	653,421 SF
Available SF:	539 - 125,000 SF
Lot Size:	15 Acres
Year Built:	1981
Renovated:	2010
Zoning:	C-5
Market:	Toledo
Submarket:	CBD
Building Class:	A

## Property Overview

One SeaGate is Northwest Ohio's preeminent office tower, and a cornerstone of the Toledo skyline. One SeaGate offers tenants the ability to create fresh workspaces with modern design features at an incredibly competitive price. Tenants enjoy sweeping views of downtown Toledo, the Maumee River, Veteran's Skyway Memorial Bridge and Lake Erie.

## Property Highlights

- Valet service
- 24/7 security
- Convenient attached parking in Vistula Garage
- Reflecting pool and fountain
- Focaccia's Market
- Lasalle's Dry Cleaning drop off
- Fifth/Third Bank branch
- 226-seat auditorium
- Conference rooms and meeting space

### Chad Ulmer

419.794.3975  
culmer@rkgcommercial.com

### Michael Abernathy

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Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors

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## Sample Open Floor Plan



### Available Suite 500

25,944 R.S.F.  
22,581 U.S.F.

**\*\* Additional suites available. Contact leasing agents for details. \*\***



### 5TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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## Sample Mixed Floor Plan



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### 16TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

### Available

Suite 1645A

580 R.S.F.  
505 U.S.F.

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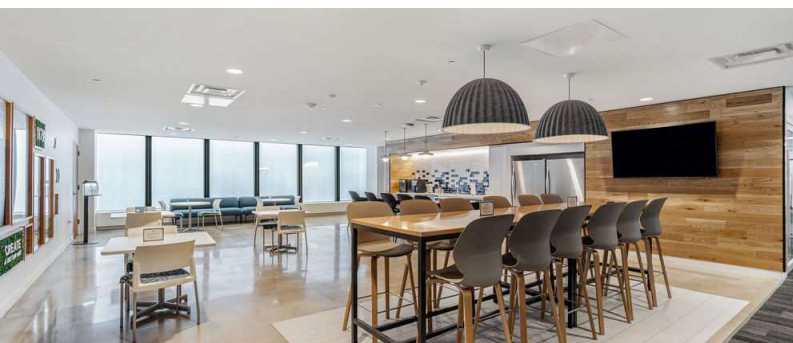
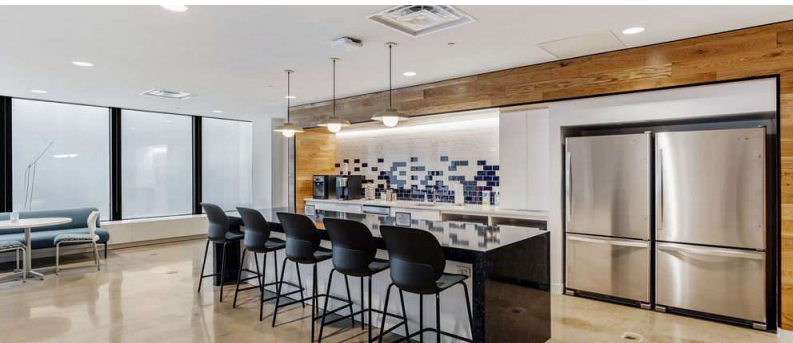
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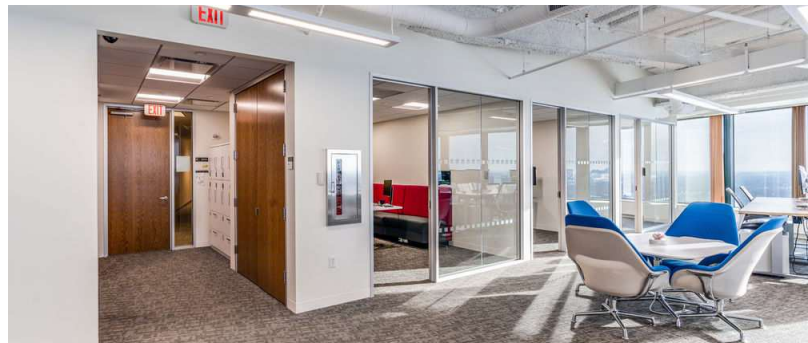
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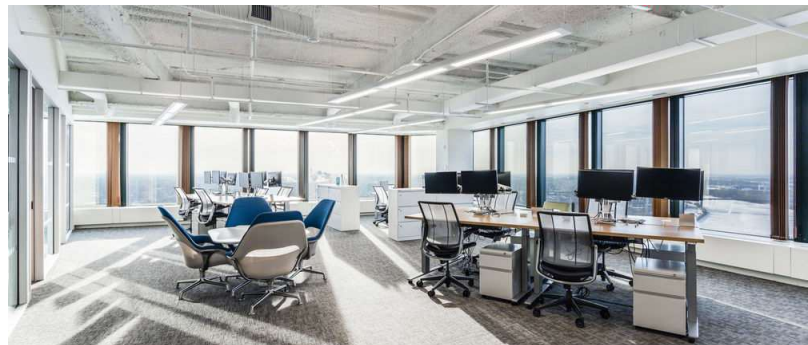
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