

FOR LEASE

OFFICE



**5151 Monroe Street
Toledo, OH 43623**

Suite Available	Approx. Size	Base Rent Rate
209	879 SF	\$9.25 PSF NNN*
215	560 SF	\$690/month
215-224	1,900 SF-11,528 SF	\$9.25 PSF NNN*
230	439 SF	\$575/month
231C	306 RSF	\$350/month
231 D	177 SF	\$325/month
*Tenant responsible for their own in-suite janitorial and their pro-rata share of the utilities, operating expenses, insurance and real estate taxes unless a monthly rate is provided above.		

- Below Market Lease Rates
- No City Income Tax
- On-Site Post Office
- 1 Mile From I-475 near Franklin Park
- Signage Available at Stoplight
- Professionally Managed and maintained
- Recently Renovated (common areas, bathrooms)

Property Information

Year Completed: 1972 (remodeled 2021)

Building Size: 77,440 SF (Lucas County Auditor)

Zoning: C-2 General Commercial

Parcel: 78-17044 & 78-17117

Acreage: 4.55 acres

Parking Spaces: 360

Curb Cuts: 1 at stoplight

Construction Type: Block/Steel

Elevator: 1

Ceiling Height: 9'- 9'6"

Restrooms: In common area; some suites

Signage: Pylon, Directory, Suite entry

Floors: Concrete

Heating: Boiler (individually zoned)

Air Conditioning: Central (individually zoned)

Telecomm/Fiber: Buckeye, Frontier

For more information: Jeremy Miller, Broker (419) 450-6854

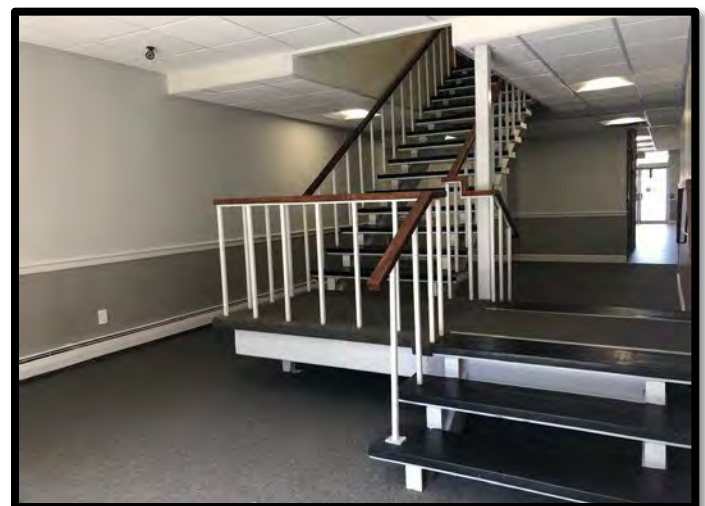
Email: jmiller@equitymillrealestate.com

www.equitymillrealestate.com



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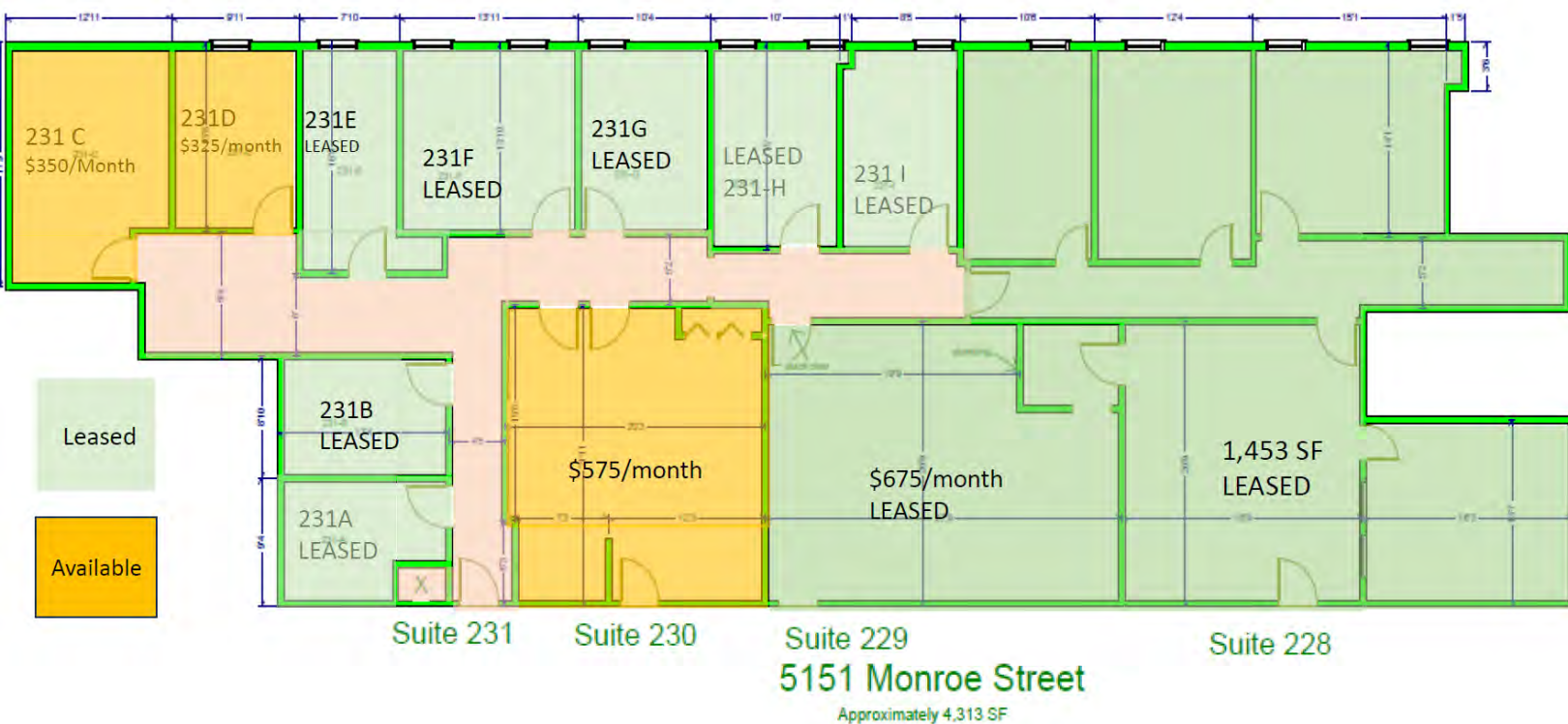
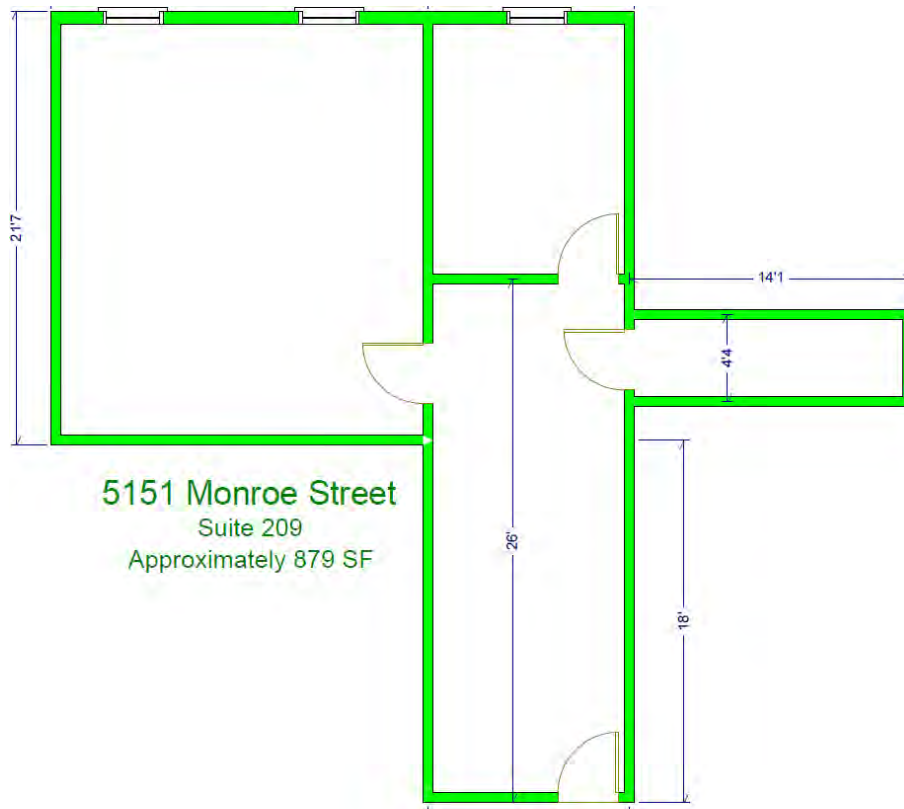
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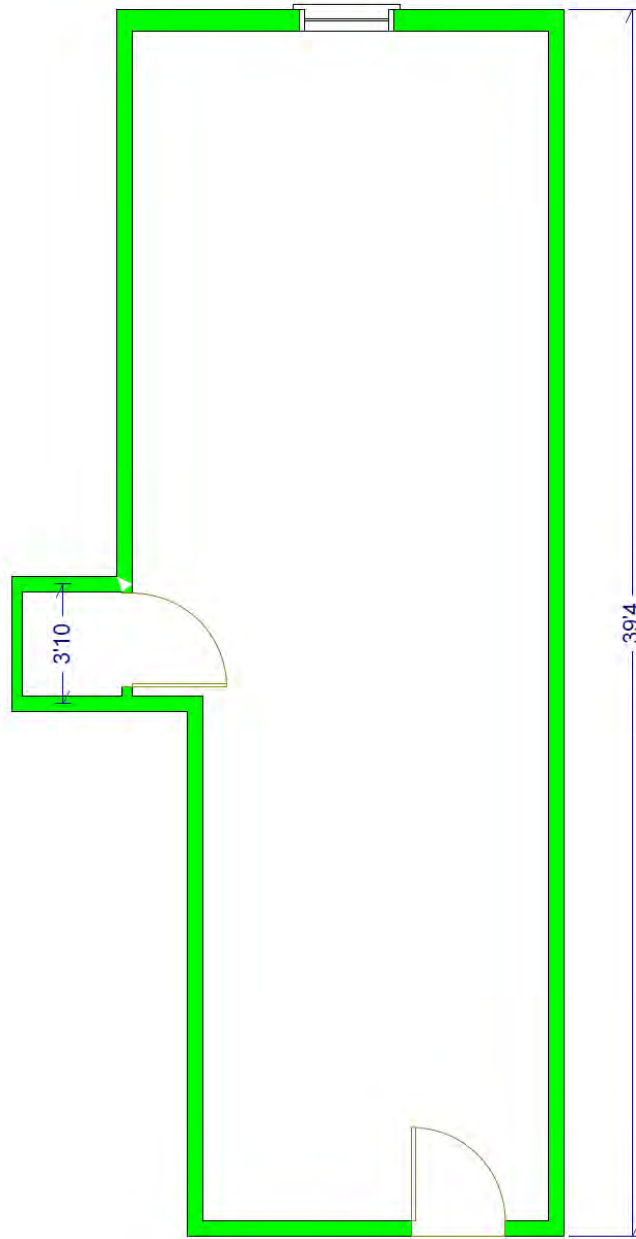
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5151 MONROE STREET



5151 Monroe Street Suite 215

Approximately 560 SF

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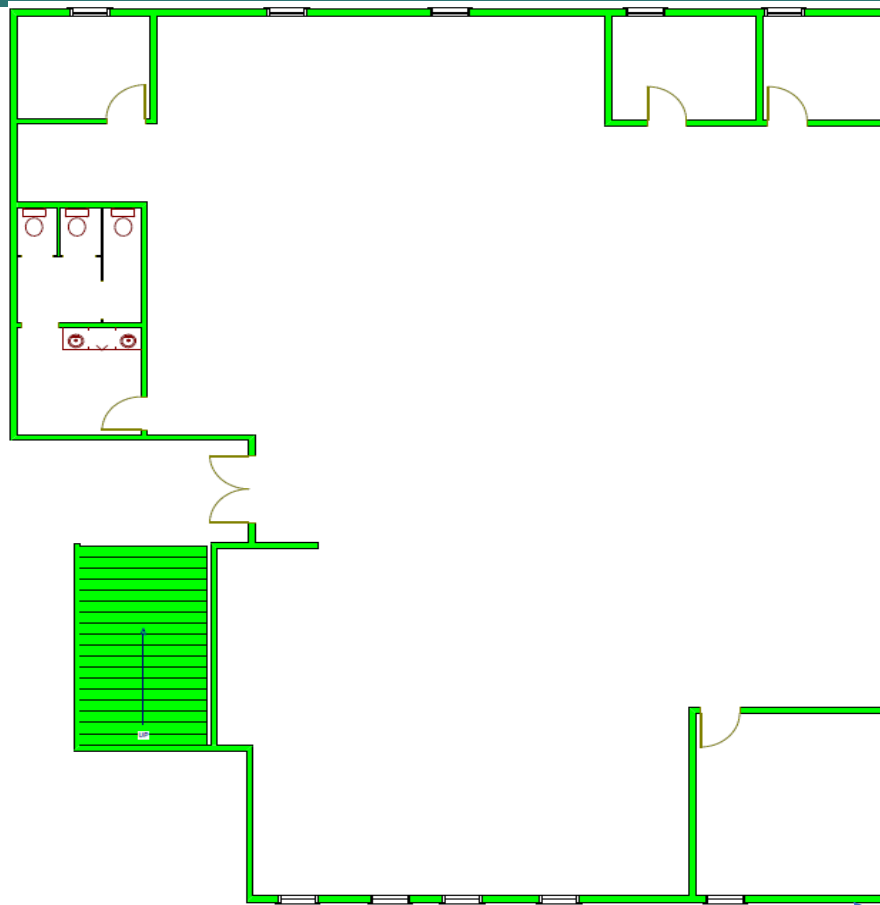
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FOR LEASE

5151 MONROE STREET SUITES 215- 224



5151 Monroe Street
Approximately 4,697 SF

Suites 215-224
From 1,950 SF +/- – 11,528 SF Contiguous

Elevator

5151 Monroe Street
Suites 215 thru 224
11,528 Square Feet

215
560
SF

4,697 SF

1,950 SF +/-

2,300 SF +/-

2,150 SF +/-

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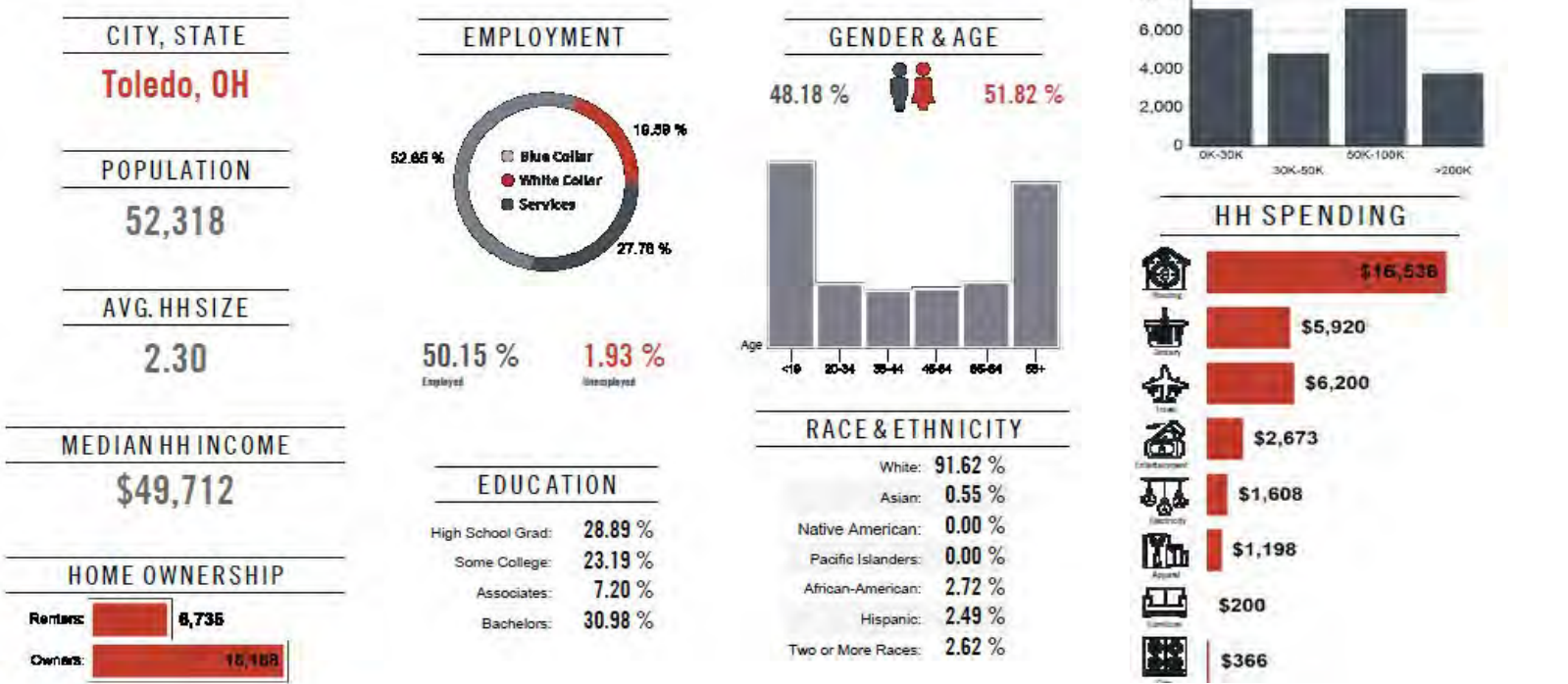
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Location Facts & Demographics

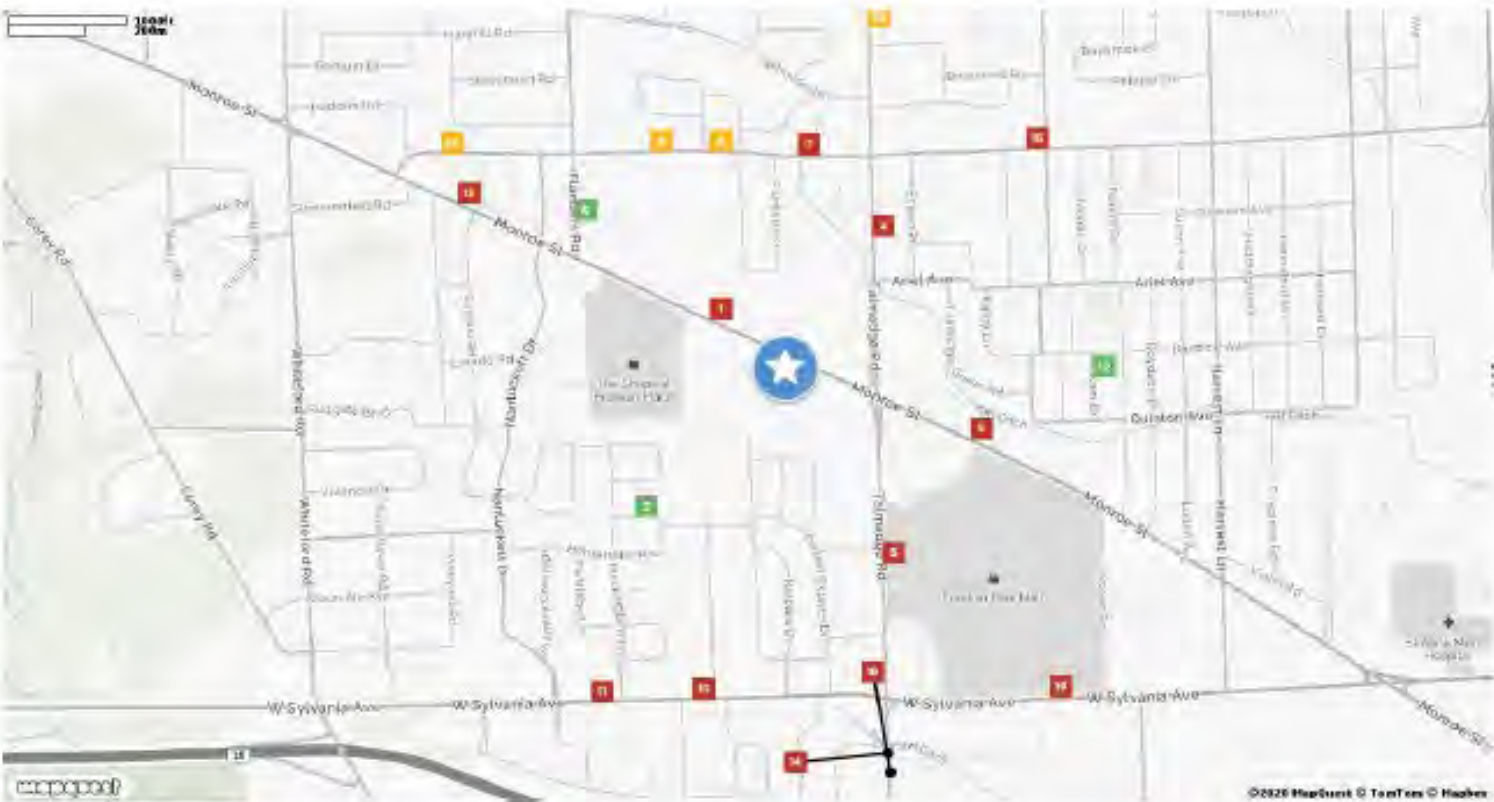
Demographics are determined by a 10 minute drive from 5151 Monroe St, Toledo, OH 43623



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Traffic Counts



Monroe St 1 Flanders Rd Year: 1995 27,650 Year: 1994 27,620	Wakefield Drive 2 Mockingbird Ln Year: 2019 130 Year: 2018 136 Year: 2017 160	Talmadge Road 3 Homerdale Ave Year: 2019 12,054 Year: 2017 11,935 Year: 2004 35,000	Talmadge Road 4 Regency Ct Year: 2019 16,694 Year: 2017 17,451 Year: 2003 20,300	Monroe Street 5 Talmadge Rd Year: 2019 20,938 Year: 1995 19,250
Flanders Road 6 Monroe St Year: 2019 1,829 Year: 2018 1,802 Year: 2017 1,781	W Laskey Rd 7 Fairfield Dr Year: 2003 10,500	West Laskey Road 8 Paddington Dr Year: 2019 7,737	W Laskey Rd 9 Paddington Dr Year: 2017 7,614 Year: 2003 8,600 Year: 1995 11,500	Sylvania Ave 10 Clareridge Dr Year: 2003 27,200 Year: 1995 30,350
West Sylvania Avenue 11 Nantucket Dr Year: 2019 18,588 Year: 2017 18,404	McKain Drive 12 Barstow Ave Year: 2019 42 Year: 2018 46	Monroe St 13 Sadalia Rd Year: 1995 27,650	Talmadge Road 14 Graceway Dr Year: 2019 22,625 Year: 2018 22,401	West Laskey Road 15 Clover Ln Year: 2019 14,828 Year: 2017 14,681 Year: 1995 17,000
Talmadge Rd 16 Graceway Dr Year: 2017 22,401 Year: 1995 42,250	West Laskey Road 17 Colgate Rd Year: 2019 6,560 Year: 2017 7,023 Year: 2015 6,800	Talmadge Rd 18 Talmadge Woods Year: 2010 9,938	West Sylvania Avenue 19 Royer Rd Year: 2019 19,609 Year: 2017 19,414 Year: 2004 26,800	I- 475 20 Talmadge Rd Year: 2017 51,306 Year: 2004 39,700 Year: 1995 42,750

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