

Woodlands Building

1705 - 1715 Indian Wood Circle | Maumee, OH 43537



OFFERING SUMMARY

Available Space:	3,600 - 17,108 SF
Building Size:	74,773 SF
Lease Rate:	\$20.50 SF/yr (Full Service)
Lot Size:	8.35 Acres
Year Built:	1986
Building Class:	A
Renovated:	2004
Market:	Toledo
Submarket:	South/Southwest
Total Parking:	272
Parking Ratio Per 1,000 SF:	5.3

PROPERTY OVERVIEW

Beautiful Class-A offices. Wooded setting. Immediate availability. New entrances, building skin and lobby. Great access to highways, retail, hotels and restaurants. Tenants in building: Prudential and Regus. Floor plans available for each individual suite.

PROPERTY HIGHLIGHTS

- 21 private offices
- Training and conference rooms
- Ribbon windows on three sides
- Tenant-improvement allowance
- Located adjacent to eight-acre park with walking trails
- Three minutes from restaurants, hotels, retail and interstate highways
- City of Maumee financial incentives

For More Information Contact:

Jason Westendorf

419.794.3957

jwestendorf@rkgcommercial.com

www.rkgcommercial.com

Michael Abernathy

419.794.3974

mabernathy@rkgcommercial.com

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LOCATION INFORMATION

Market	Toledo
Submarket	South/Southwest
Cross Streets	Hickory Pointe Rd - Hickory Pointe Rd
Zoning	C-M
Lot Size	8.35 Acres
County/Township	Lucas

BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Number Of Floors	2
Year Built	1986
Construction Status	Existing
Ceiling Height (Ft)	8.0 ft
Minimum Ceiling Height (Ft)	8.0 ft
Last Renovated	2004
Freight Elevator	Yes
Leed Certified	Yes

LEASE RATE

\$20.50 SF/YR

PROPERTY DETAILS

Primary Property Type	Office
Business Park / Development	Arrowhead Business Park

PARKING & UTILITIES

Number Of Spaces	272
Parking Ratio	5.3

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LEASE RATE:	\$20.50 SF/YR	TOTAL SPACE:	3,600 - 17,108 SF
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1715 - Suite 100	\$20.50 SF/yr	Full Service	17,108 SF	Negotiable
1715 - Suite 201	\$20.50 SF/yr	Full Service	4,193 SF	Negotiable
1705 - Suite 200	\$20.50 SF/yr	Full Service	12,823 SF	Negotiable
1705 - Suite 105	\$20.50 SF/yr	Full Service	3,600 SF	Negotiable

For More Information Contact:

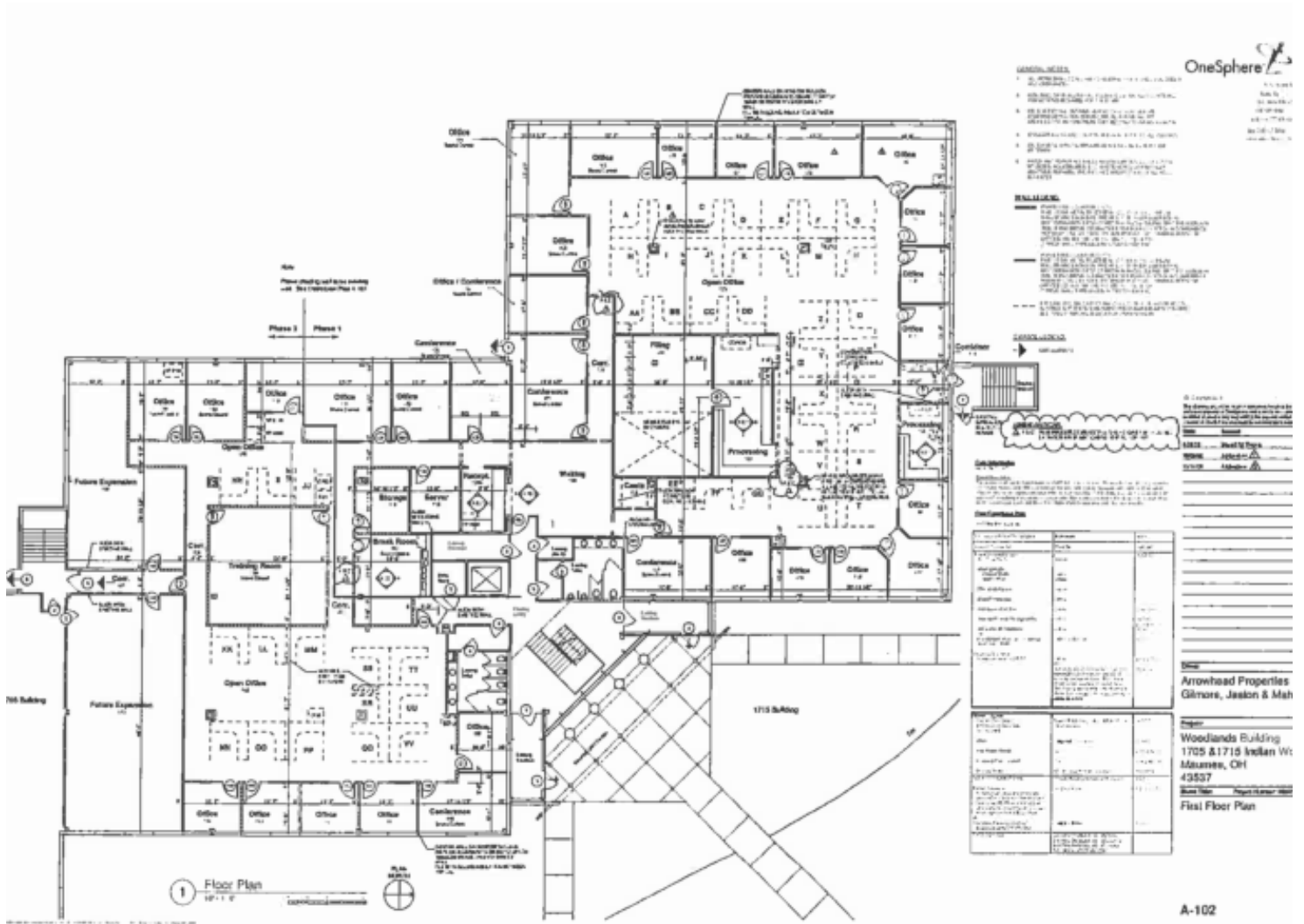
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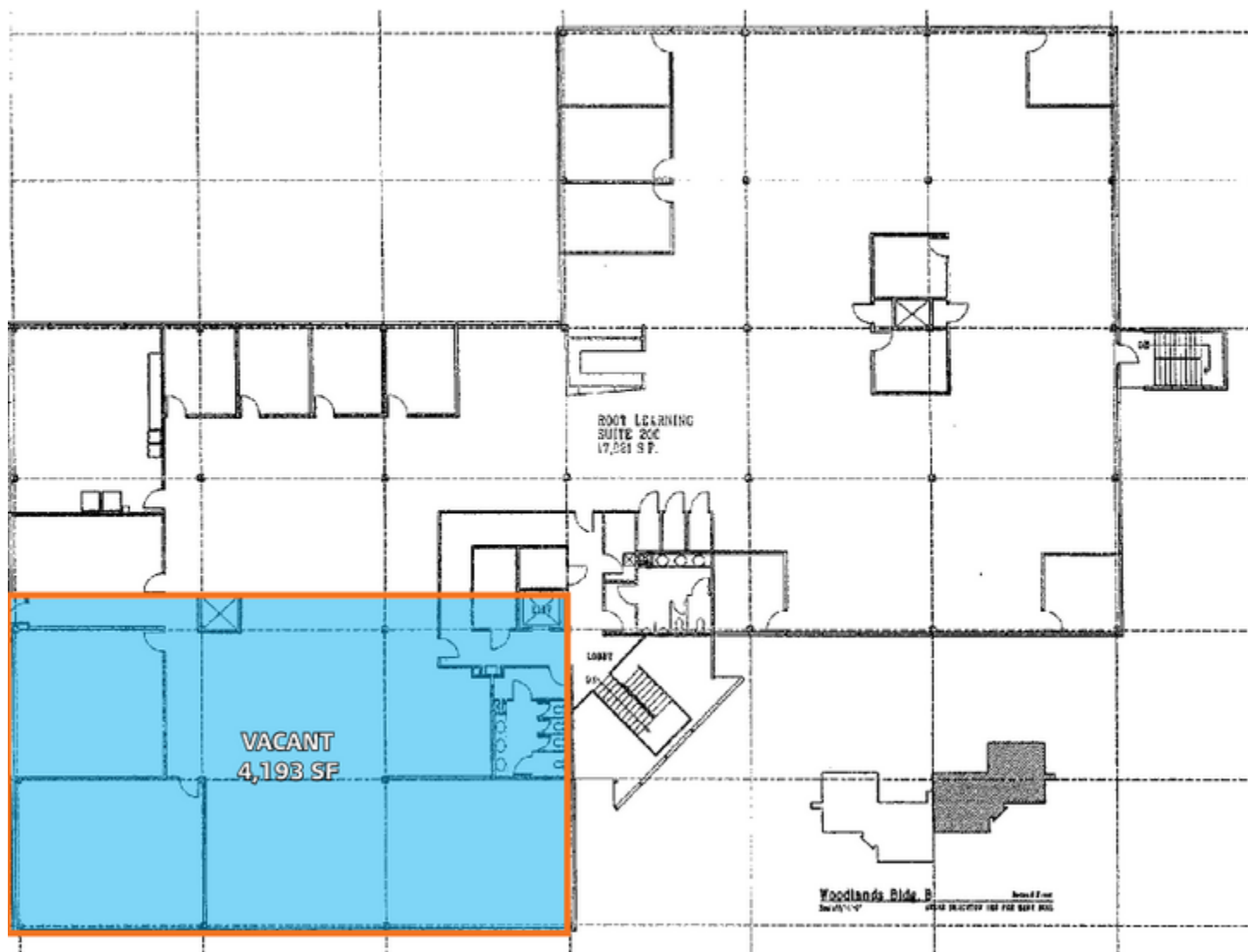


Office Building For Lease

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1705 - SUITE 201

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

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1705 - SUITE 200

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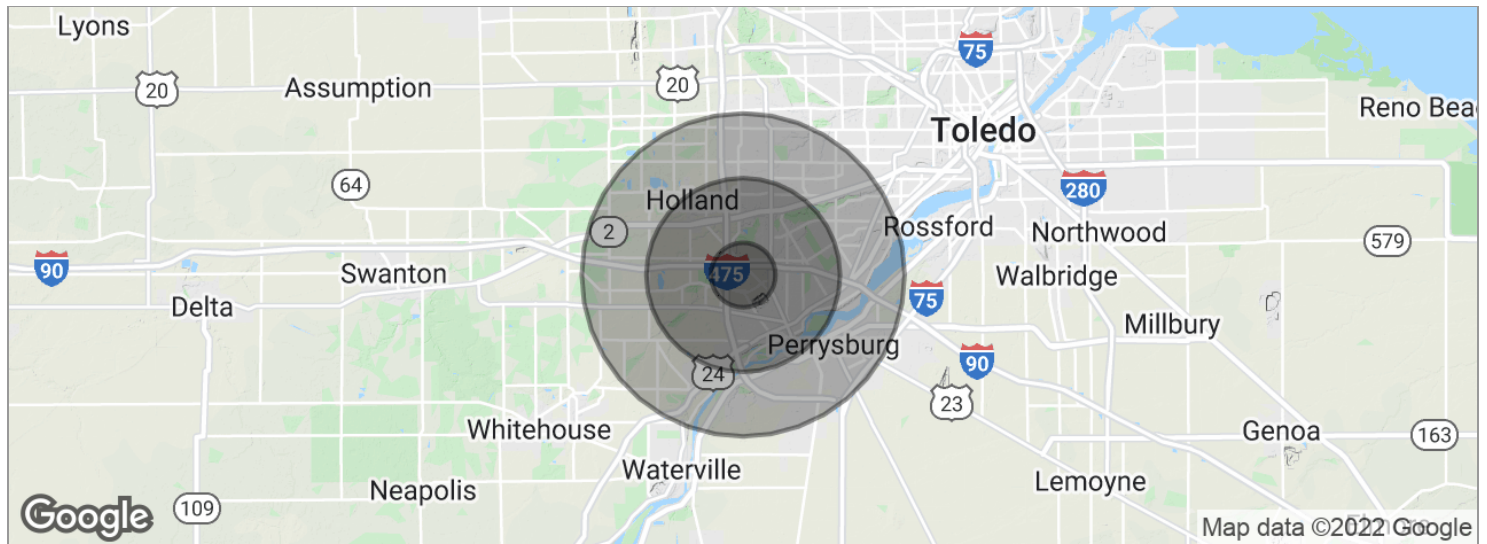
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	5,299	49,666	132,710
Median age	36.9	37.2	37.5
Median age (Male)	35.2	35.8	36.2
Median age (Female)	38.3	38.3	38.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,401	21,818	56,145
# of persons per HH	2.2	2.3	2.4
Average HH income	\$56,300	\$58,888	\$62,040
Average house value	\$165,561	\$169,377	\$154,540

* Demographic data derived from 2010 US Census

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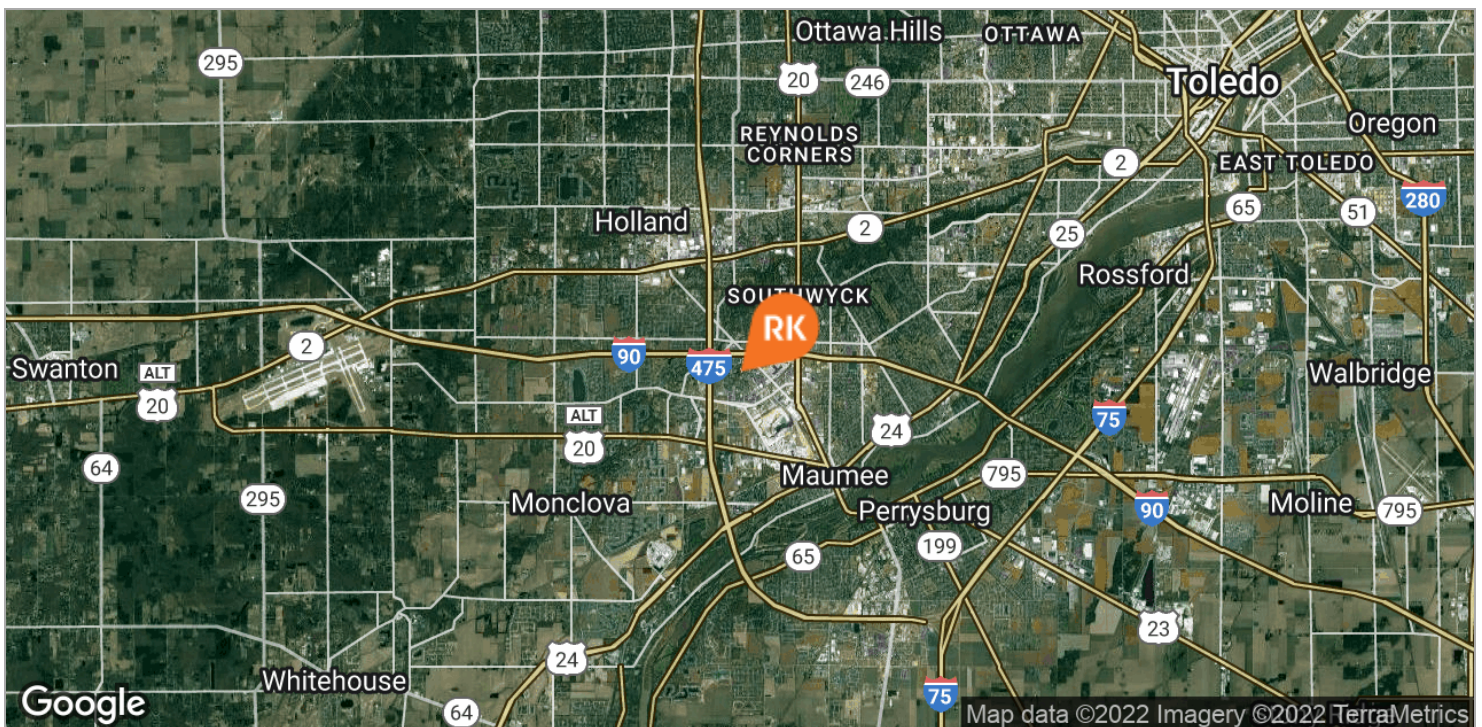
Hickory Pointe Rd

Indian Wood Cir

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Google

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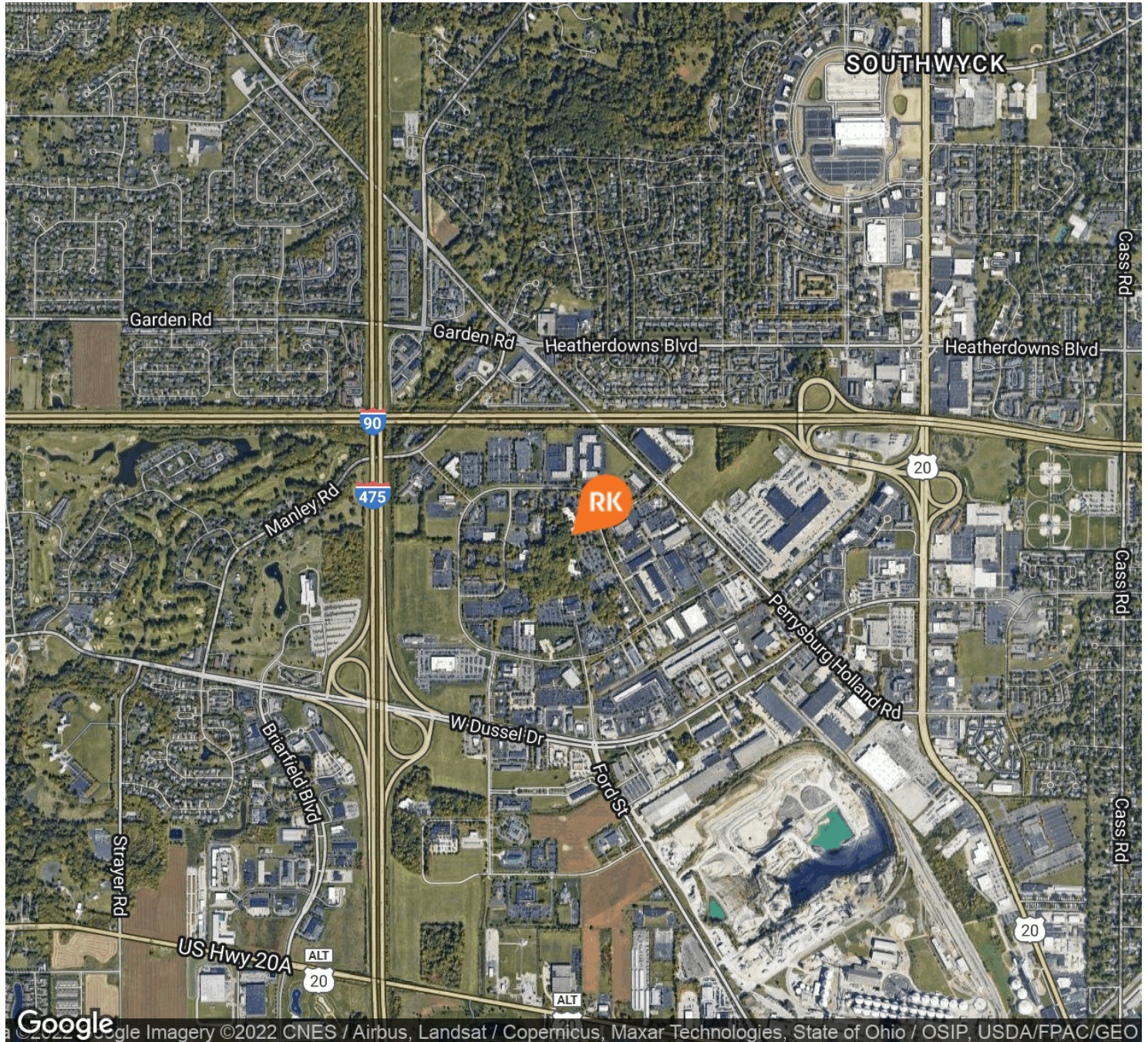


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Reichle Klein Group - Commercial Property Brokers, Managers & Investment Advisors:



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419.794.3957 T

419.794.6058 F

jwestendorf@rkgcommercial.com



Michael Abernathy

419.794.3974 T

419.794.6093 F

mabernathy@rkgcommercial.com

One SeaGate 26th Floor Toledo, OH 43604

www.rkgcommercial.com

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