

# FOR LEASE

# OFFICE



**5151 Monroe Street  
Toledo, OH 43623**

- 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)

| Suite Available | Approx. Size       | Base Rent Rate |
|-----------------|--------------------|----------------|
| 107             | 3,200 SF           | \$9.25 PSF NNN |
| 216             | 4,697 SF-10,824 SF | \$9.25 PSF NNN |
| 232             | 2,743 SF           | \$9.25 PSF NNN |
| 253 & 254       | 528 SF – 1,412 SF  | \$9.25 PSF NNN |

Tenant responsible for their own in-suite janitorial and their pro-rata share of the utilities, operating expenses, insurance and real estate taxes.

## 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](mailto:jmiller@equitymillrealestate.com)

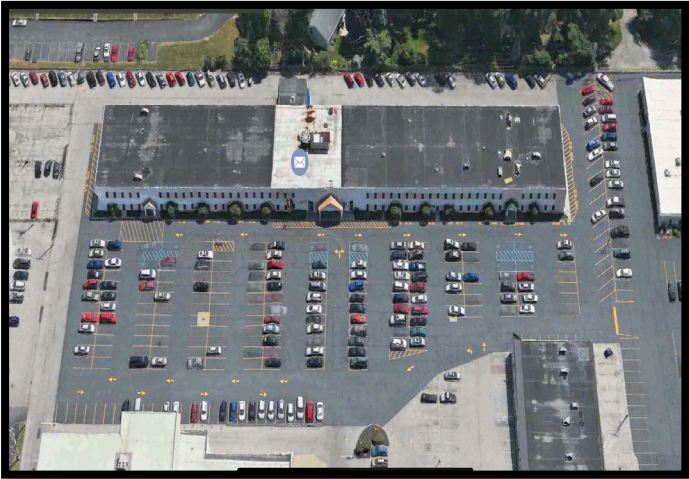
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**EQUITY MILL**  
REAL ESTATE

# FOR LEASE

# 5151 MONROE STREET



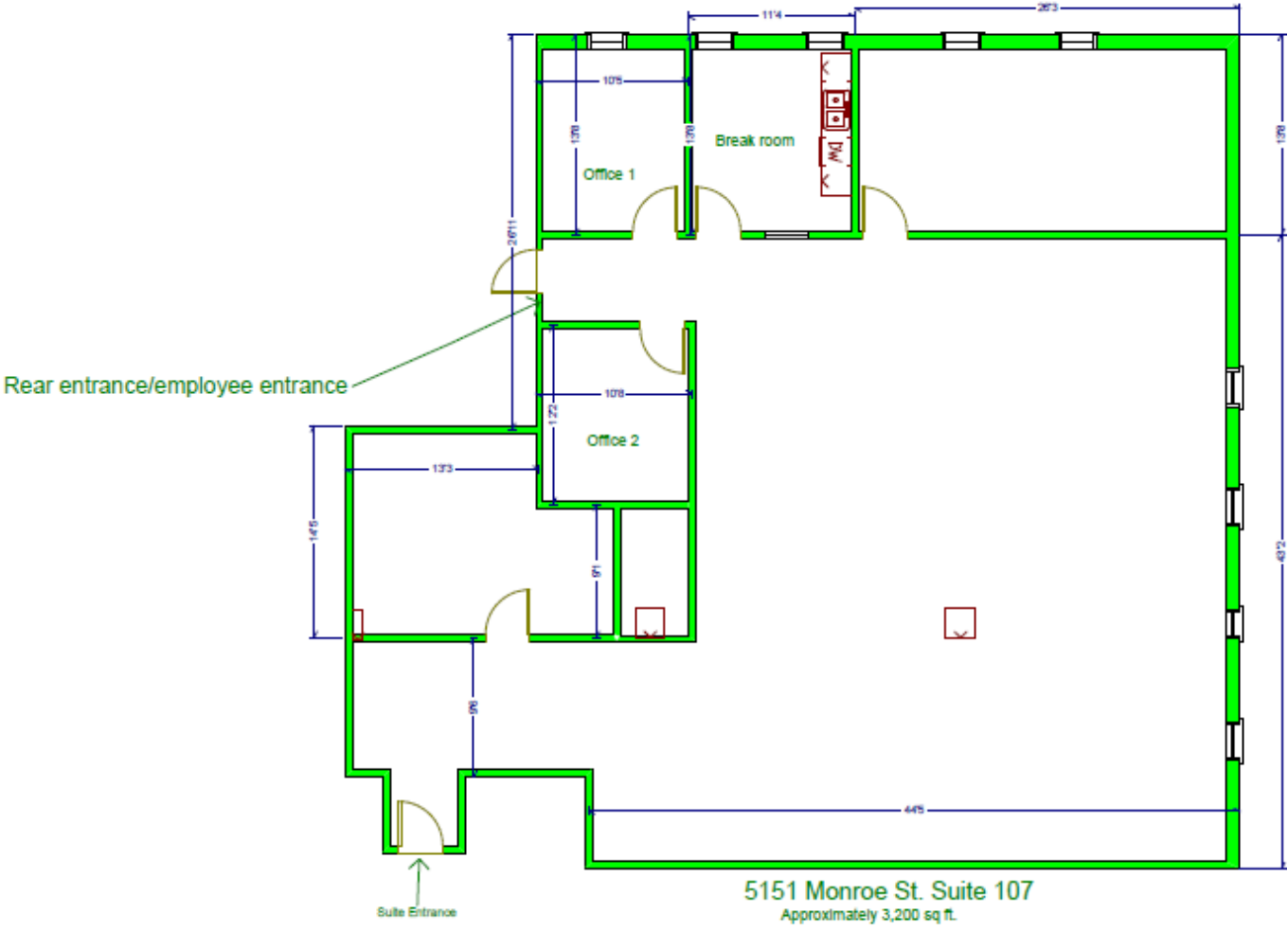
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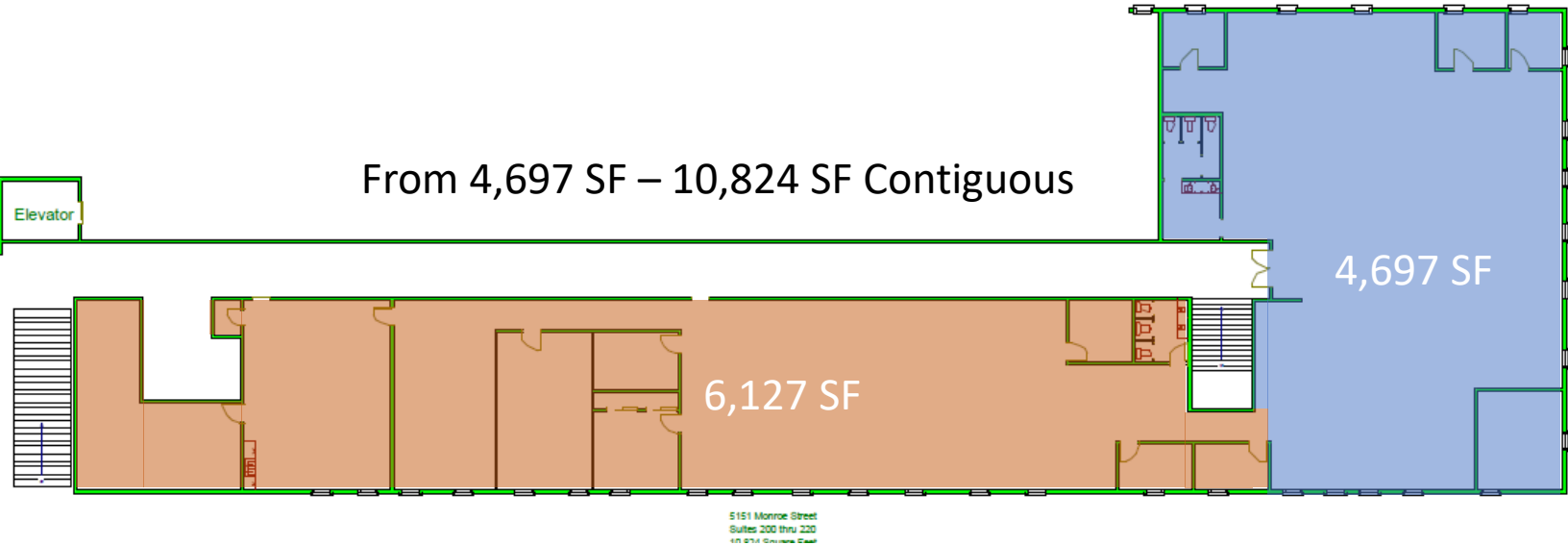
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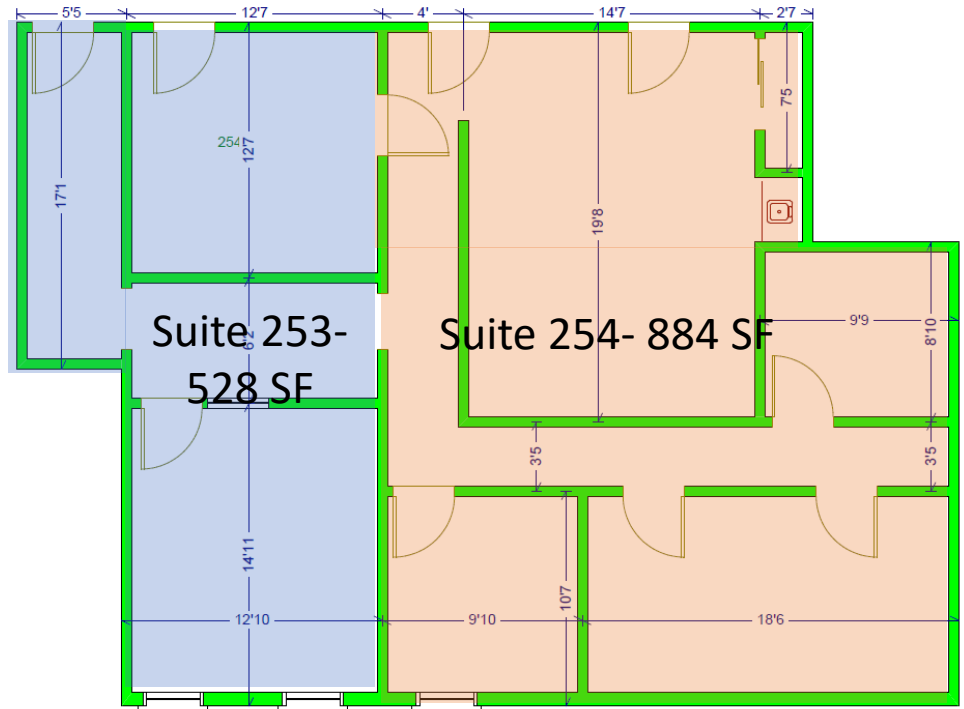
From 4,697 SF – 10,824 SF Contiguous



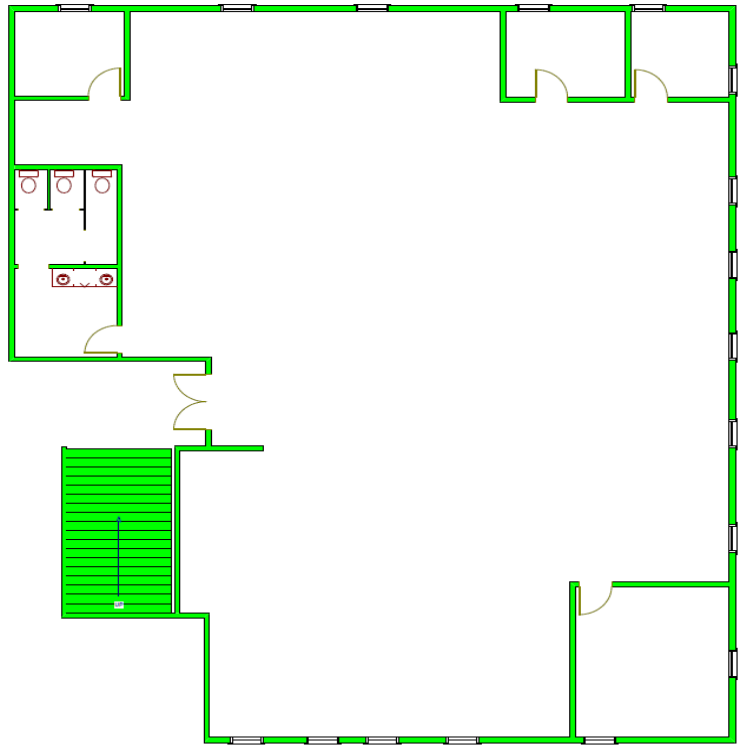
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5151 Monroe Street Suite 253 & 254  
 Approximately 1,412 Square Feet



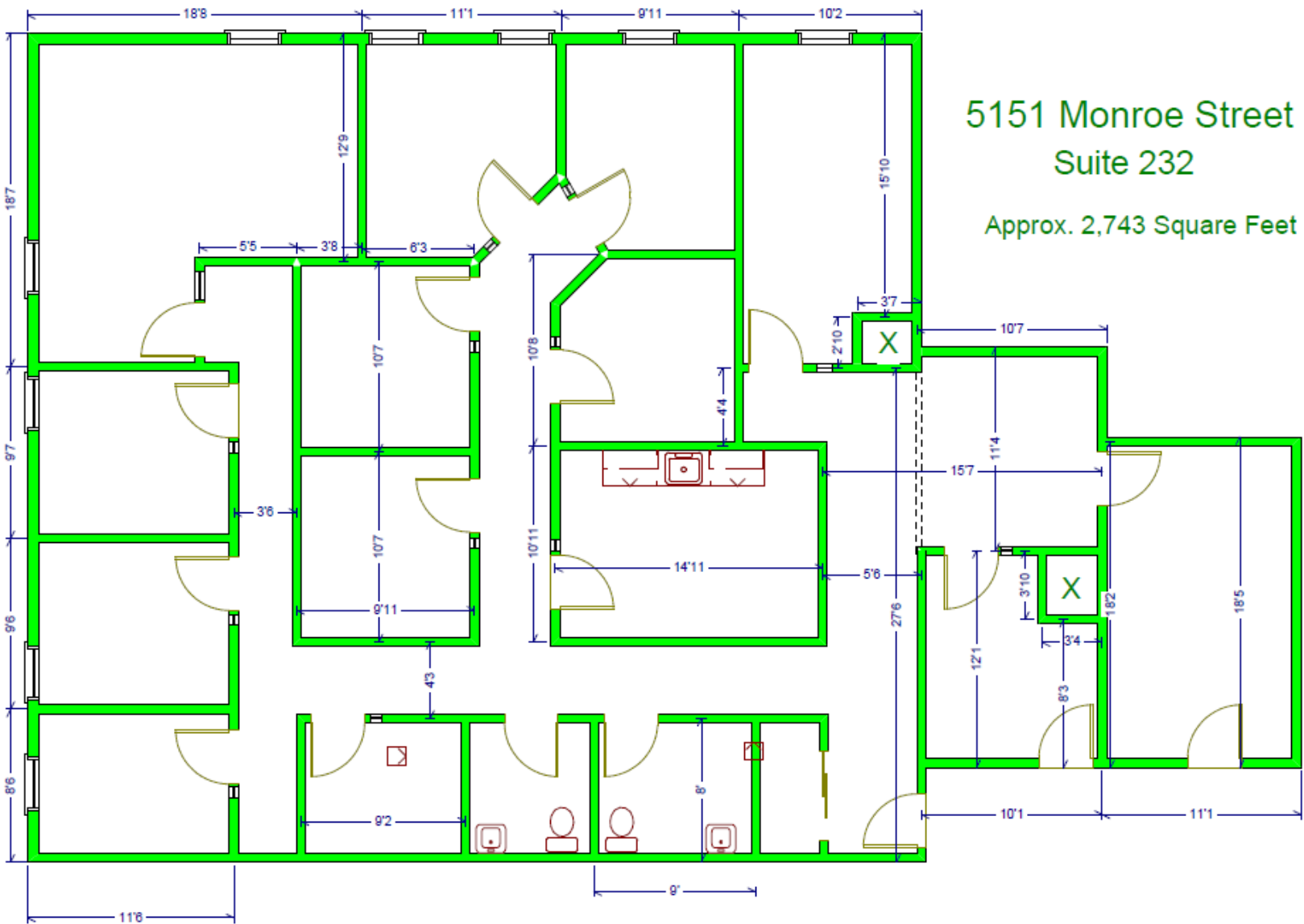
5151 Monroe Street  
 Approximately 4,697 SF

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# FOR LEASE

# 5151 MONROE STREET



5151 Monroe Street  
Suite 232

Approx. 2,743 Square Feet

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# 5151 MONROE STREET



## Location Facts & Demographics

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

### CITY, STATE

**Toledo, OH**

### POPULATION

**52,318**

### AVG. HHSIZE

**2.30**

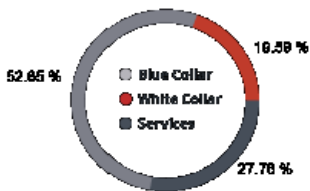
### MEDIAN HH INCOME

**\$49,712**

### HOME OWNERSHIP



### EMPLOYMENT



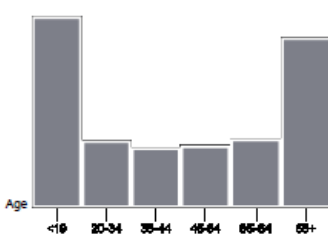
**50.15 %** Employed  
**1.93 %** Unemployed

### EDUCATION

High School Grad: **28.89 %**  
Some College: **23.19 %**  
Associates: **7.20 %**  
Bachelors: **30.98 %**

### GENDER & AGE

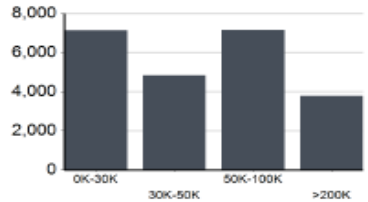
**48.18 %** Male **51.82 %** Female



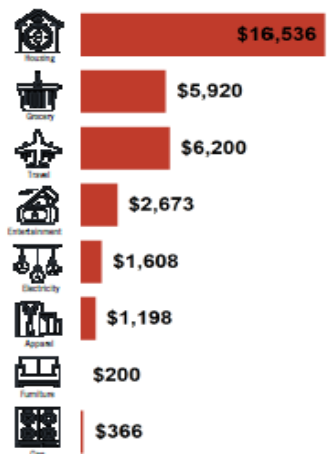
### RACE & ETHNICITY

White: **91.62 %**  
Asian: **0.55 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **2.72 %**  
Hispanic: **2.49 %**  
Two or More Races: **2.62 %**

### INCOME BY HOUSEHOLD



### HH SPENDING

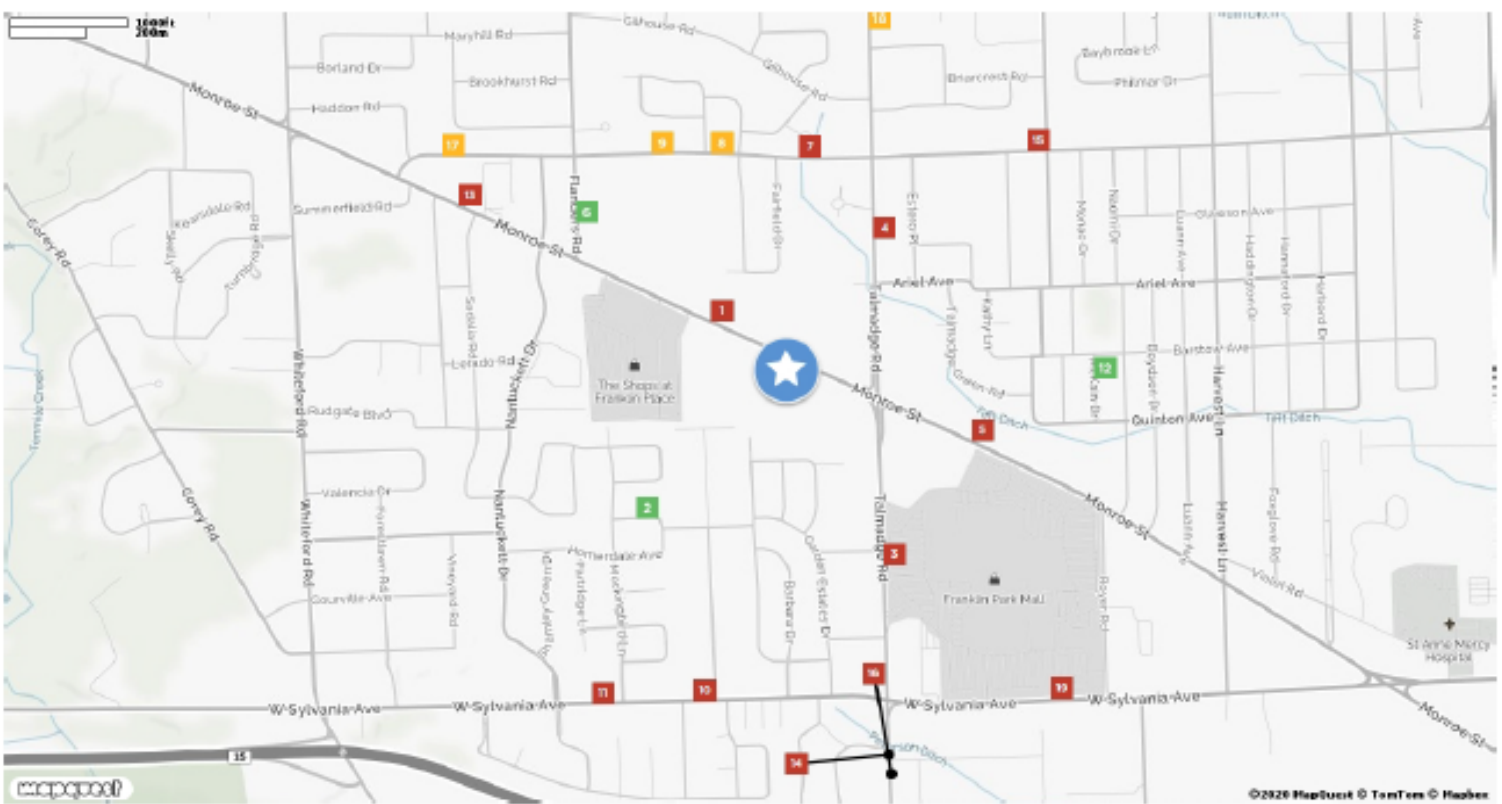


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## Traffic Counts



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

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