

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
209	879 SF	\$9.25 PSF NNN*
216-224	2,500 SF-10,968 SF	\$9.25 PSF NNN*
231 D	177 SF	\$325/month
231 E	165 SF	\$275/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.

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

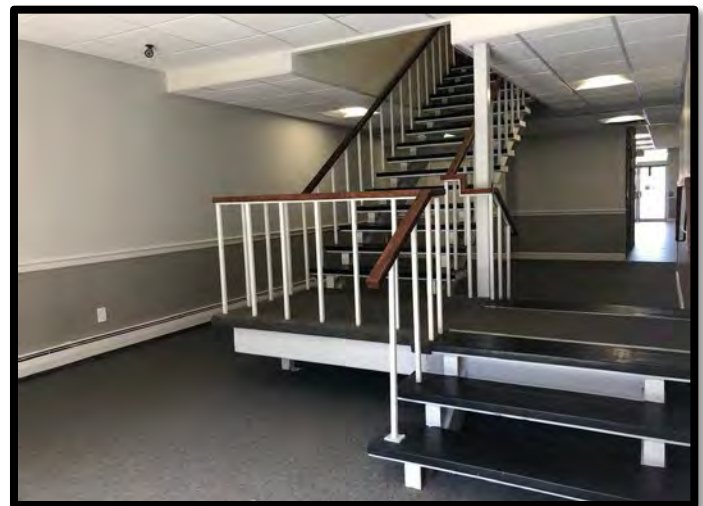
Elevator: 1
Ceiling Height: 9' - 9'6"
Restrooms: In common area; some suites
Signage: Pylon, Directory, Suite entry
Floors: Concrete
Heating: Boiler (individually zoned)
Air Conditioning: Central (individually zoned)
Telecomm/Fiber: Buckeye, Frontier

For more information: Jeremy Miller, Broker (419) 450-6854
 Email: jmiller@equitymillrealestate.com
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5151 MONROE STREET

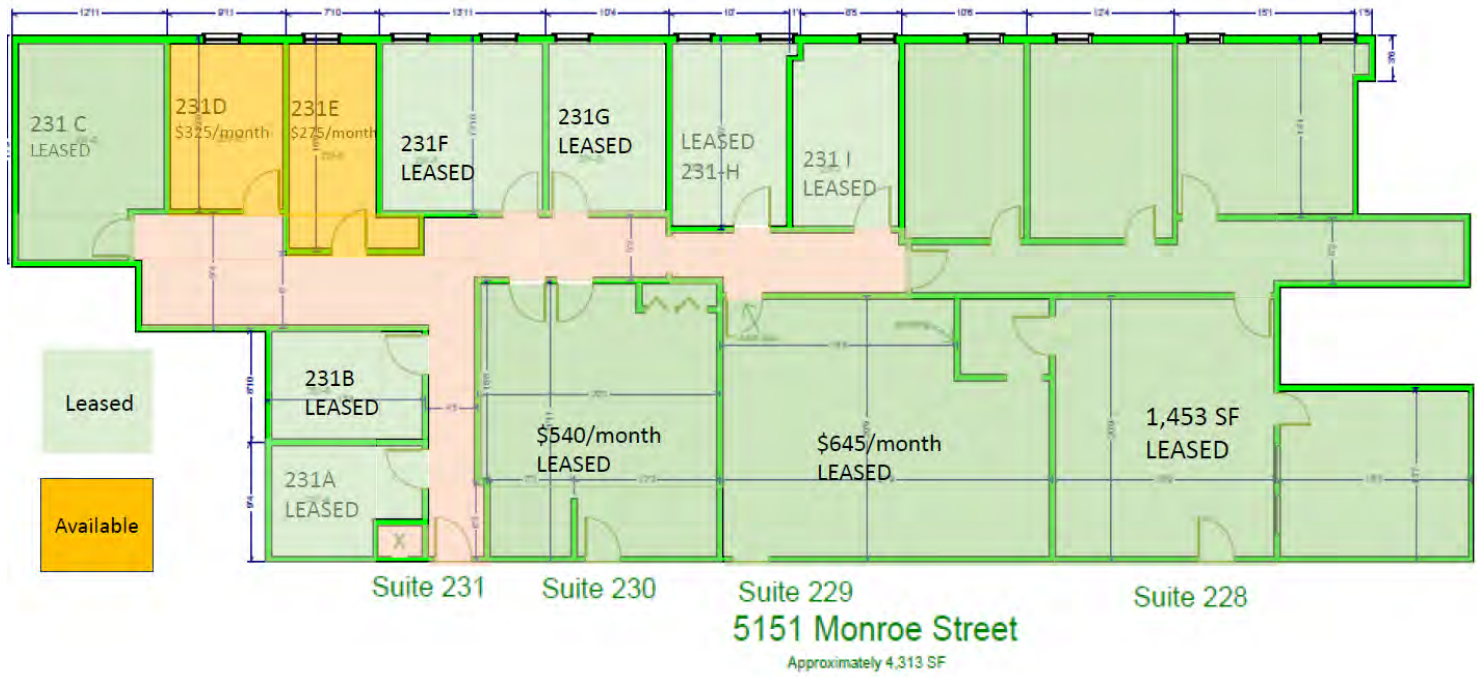
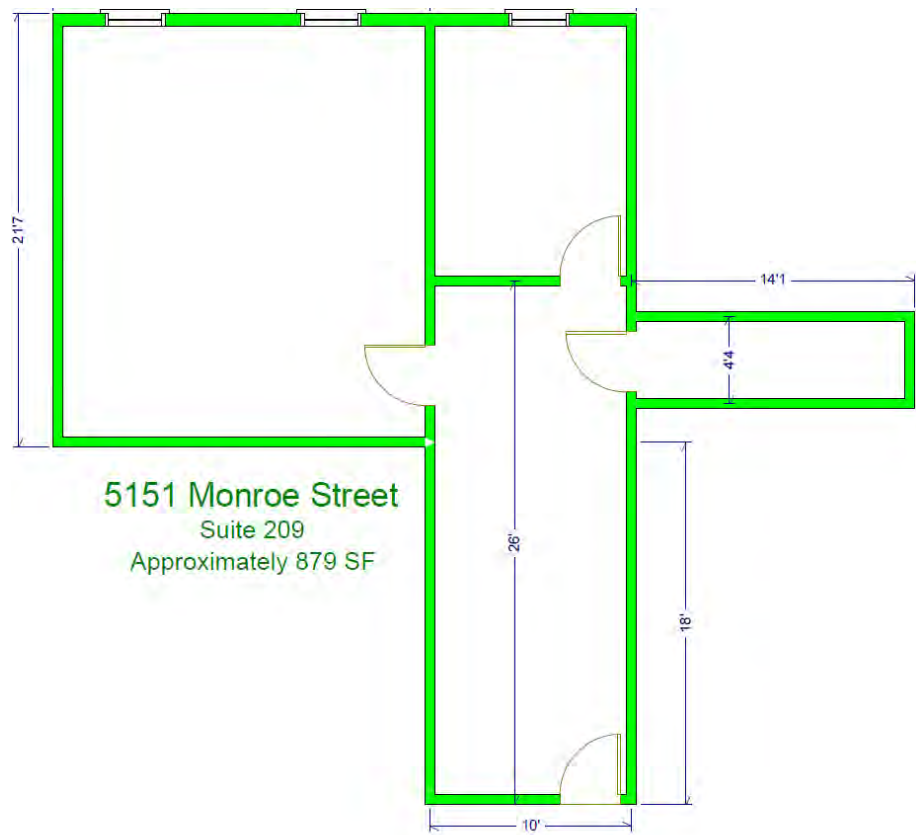


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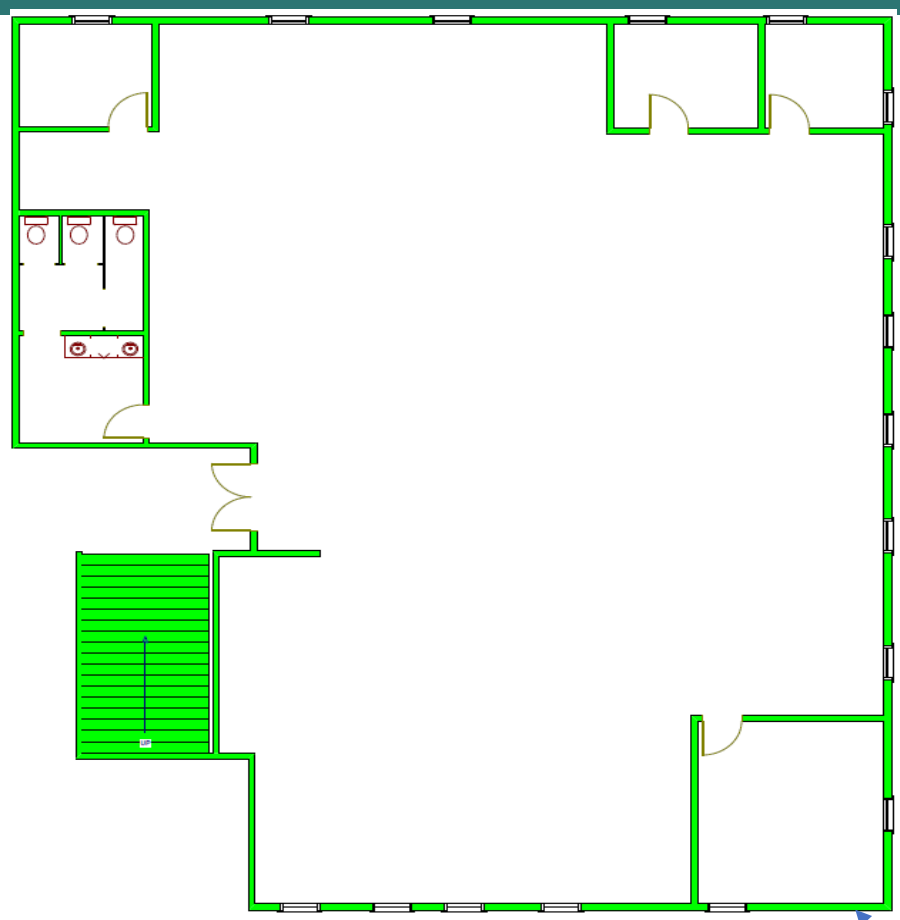
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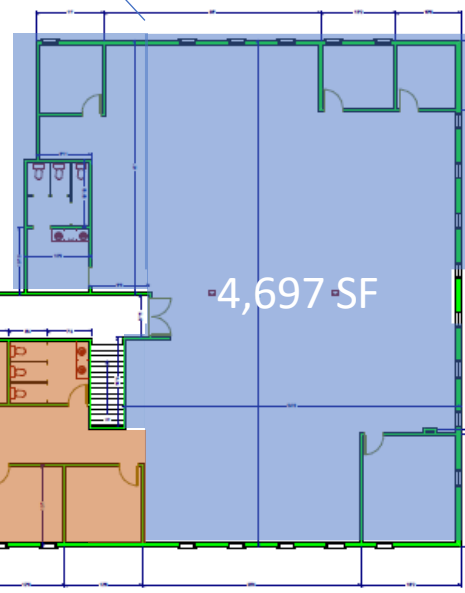
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**5151 MONROE STREET
SUITES 216- 224**

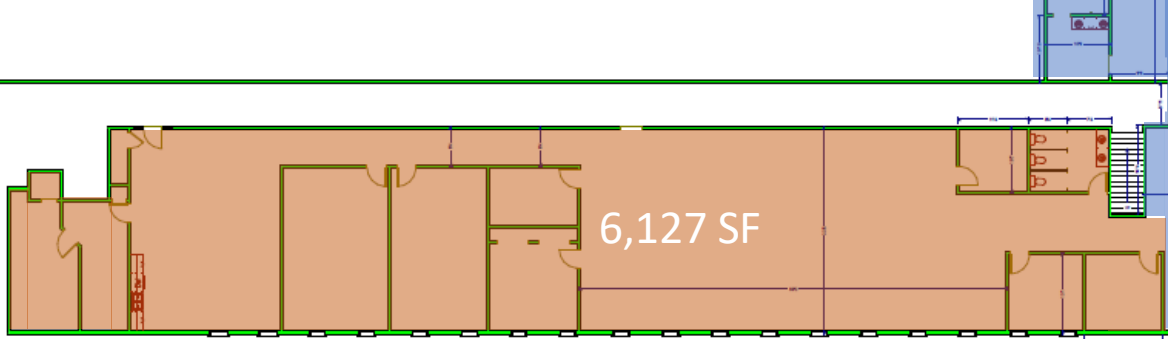


5151 Monroe Street
Approximately 4,697 SF

Suites 216-224
From 2,500 SF +/- – 10,968 SF Contiguous



4,697 SF



6,127 SF

5151 Monroe Street
Suites 200 thru 220
10,968 Square Feet

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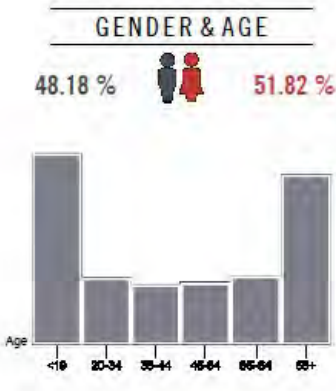
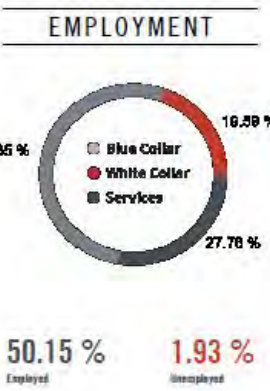
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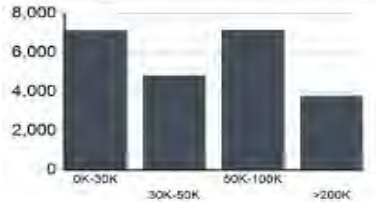
Location Facts & Demographics

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

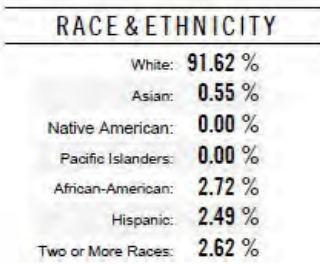
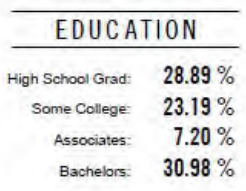
CITY, STATE	Toledo, OH
POPULATION	52,318
AVG. HH SIZE	2.30
MEDIAN HH INCOME	\$49,712
HOME OWNERSHIP	
Renters:	8,735
Owners:	16,168



INCOME BY HOUSEHOLD



HH SPENDING

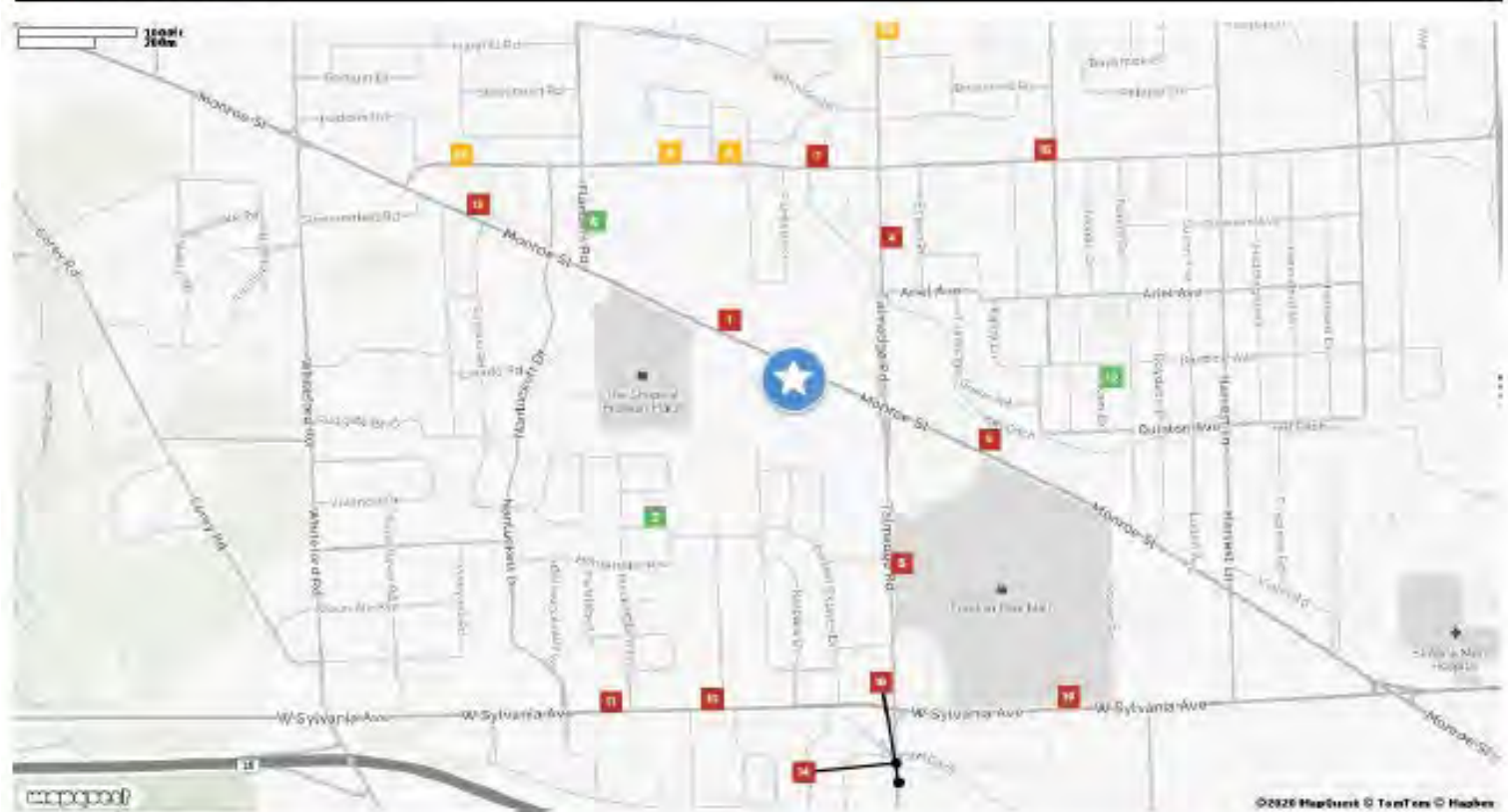


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Traffic Counts



Monroe St 1	Wakefield Drive 2	Talmadge Road 3	Talmadge Road 4	Monroe Street 5
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	
Flanders Road 6	W Laskey Rd 7	West Laskey Road 8	W Laskey Rd 9	Sylvania Ave 10
Monroe St	Fairfield Dr	Paddington Dr	Paddington Dr	Clareridge 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	
West Sylvania Avenue 11	McKain Drive 12	Monroe St 13	Talmadge Road 14	West Laskey Road 15
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
Talmadge Rd 16	West Laskey Road 17	Talmadge Rd 18	West Sylvania Avenue 19	I-475 20
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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