



THE SPITZER BUILDING

520 MADISON AVE
TOLEDO, OH 43604



Jason Westendorf, SIOR

o: 419 265 4677

e: jwestendorf@naitoledo.com



Becky Beck

o: 419 704 4724

e: bbeck@naitoledo.com



Chad Ackerman

o: 419 350 4879

e: cackerman@naitoledo.com



PROPERTY HIGHLIGHTS

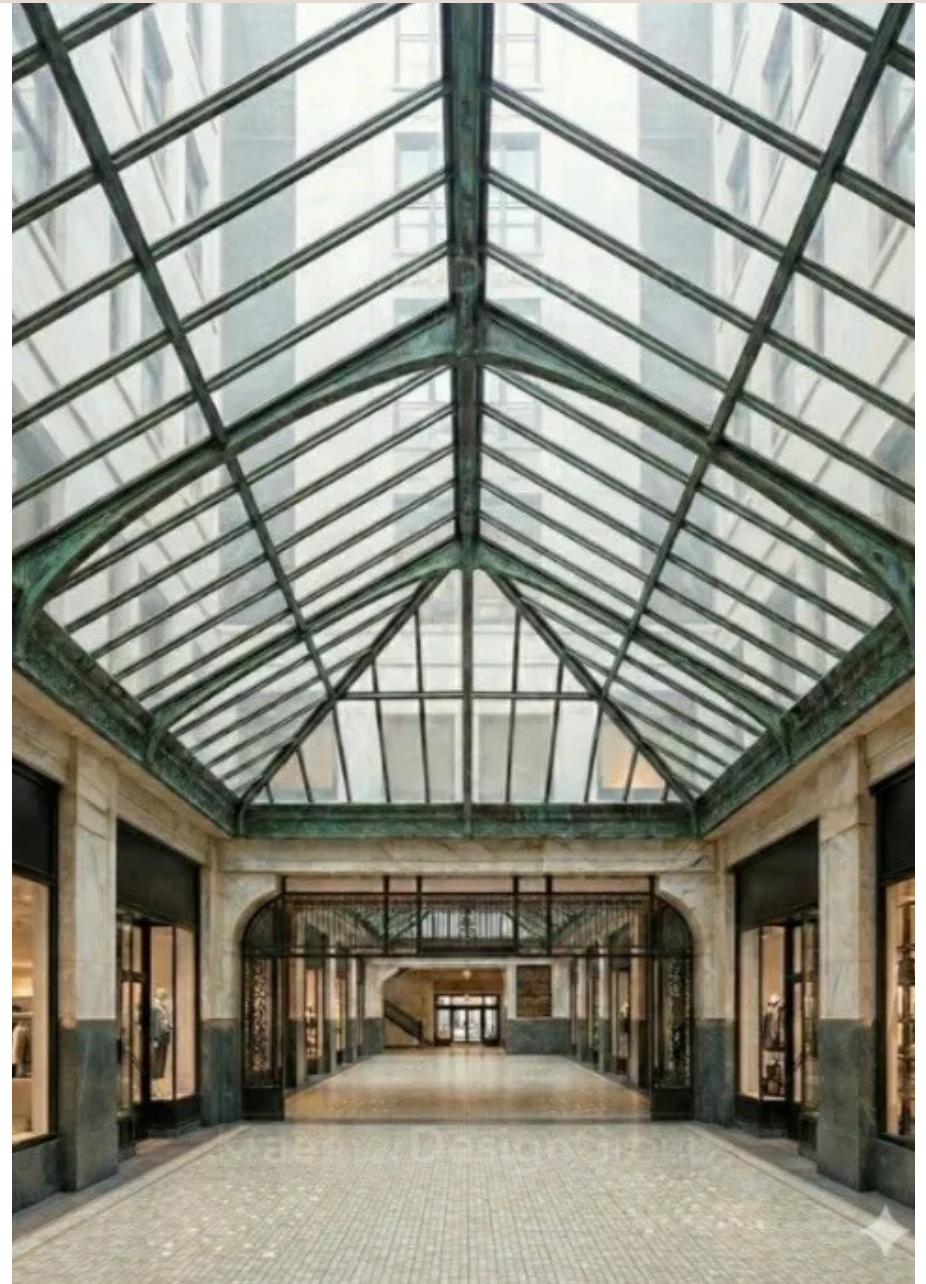
- Historic 10-story landmark building
- Part of a multi-phase historical redevelopment project to rehab the Spitzer, Nicholas, and Nasby buildings
- Approximately 250,000 SF adaptive reuse building
- Mixed-use concept for multi-family and retail businesses
- Active first-floor commercial spaces are available
- Rooftop Deck
- Basement Pool
- Fitness Center
- Shared Community Gathering Spaces

OFFERING SUMMARY

Property Type	Mixed Use/Multifamily/Retail
Building Size	250,000 SF
2 nd Floor Available SF	18,000
1 st Floor Available SF	700 - 6,500 (demisable)
Lower Level Available SF	3,800 - 5,600 (demisable)
Lease Rate	TBD

EXECUTIVE SUMMARY

The Spitzer building is being remodeled and seeking tenants for multi-family and retail businesses. This is Phase 1 of the Four Corners District redevelopment by RKP Group. Originally built in 1896 with a 1904 addition, the 250,000 SF historic landmark is being converted into approximately 162 attainable housing units with active ground-floor commercial space for restaurants, shops, and neighborhood-serving businesses. Target completion is Q3 2027 and total development cost is \$93.3 million.



PROPERTY DETAILS

Lease Rate	TBD
------------	-----

Location Information

Building Name	The Spitzer Building
Street Address	520 Madison Ave
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo
Cross-Streets	Madison Ave and N Huron St

Building Information

Building Size	250,000 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	10
Year Built	1895
Year Last Renovated	1904
Construction Status	Under construction
Number of Buildings	1

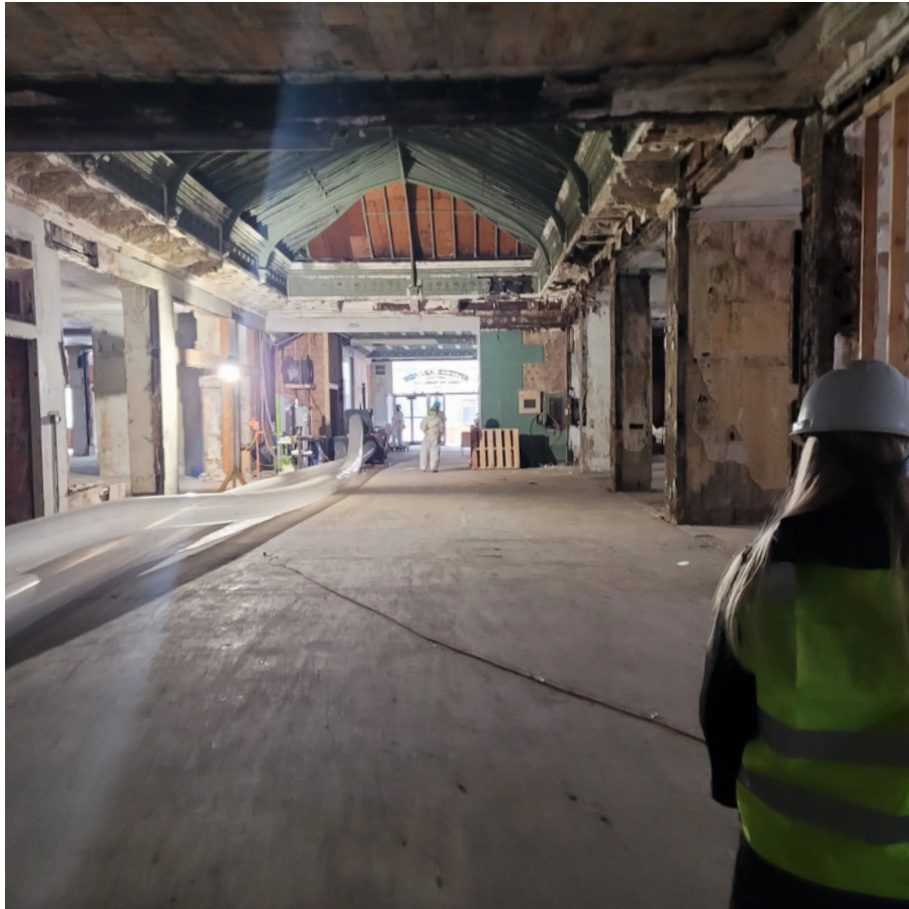
Property Information

Property Type	Mixed-Use Multifamily/Retail
Property Subtype	Street Retail
Zoning	CD
Lot Size	0.568 Acres
APN #	1216837
Corner Property	Yes
Traffic Count	2500
Traffic Count Street	Madison Ave and N Huron St corner
Amenities	Rooftop Deck Basement pool Fitness Center Shared community gathering spaces
Waterfront	No
Power	Yes

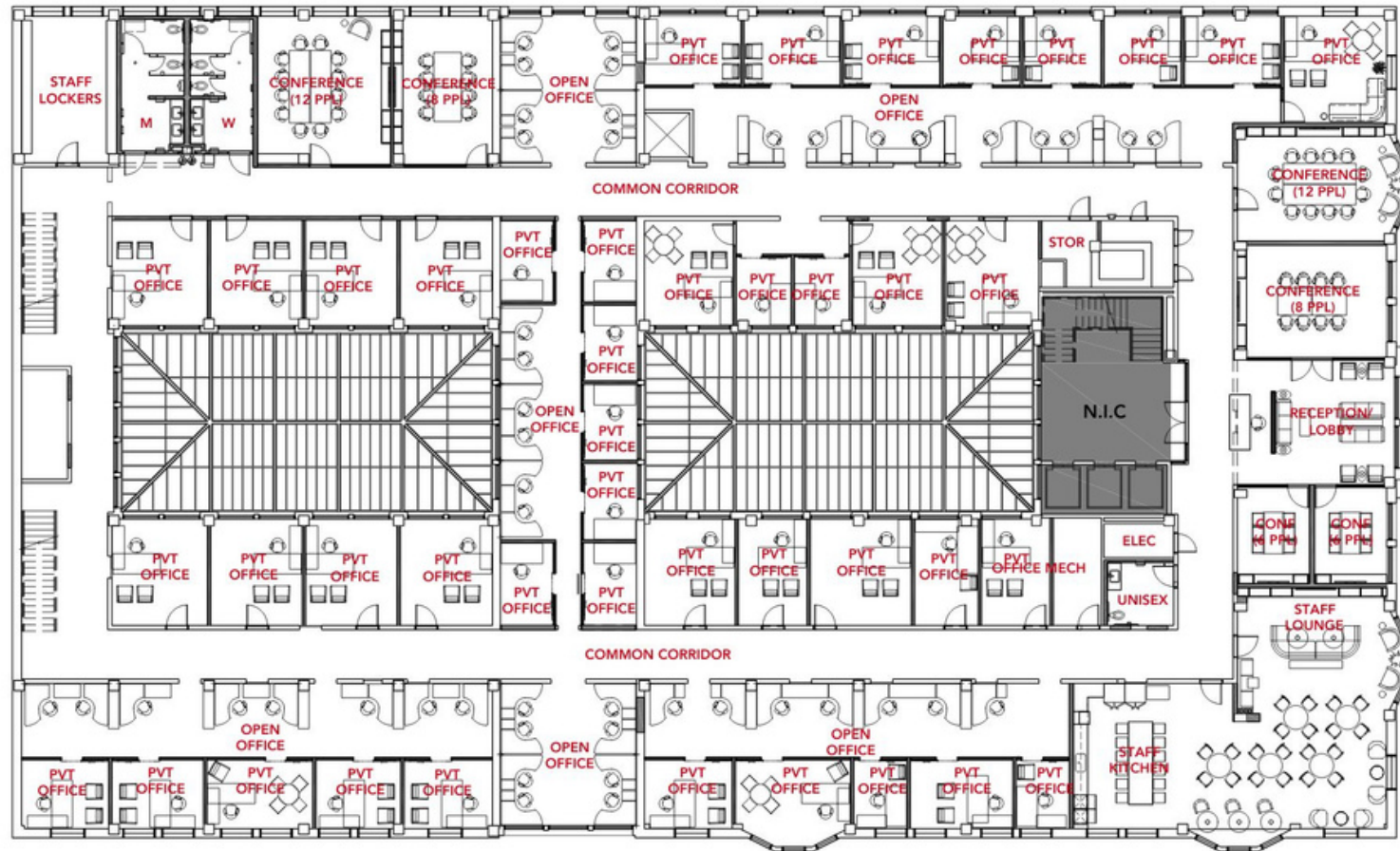
Parking & Transportation

Utilities & Amenities

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



FLOOR PLAN - 2ND FLOOR



LOCATION & MARKET OVERVIEW

Toledo, Ohio

Major Downtown Companies

Owens Corning World HQ
SSOE Group World HQ
ProMedica Health System HQ
Libbey Glass
Northwestern Mutual
PwC
F&M Bank
Concentrek
Blue Cross Blue Shield



LOCATION & MARKET OVERVIEW

Toledo, Ohio



\$425 Million in Downtown Developments Underway



Glass City Metropark
Riverwalk & Ribbon



Transformation of the
Glass City Convention Center



LOCATION & MARKET OVERVIEW

\$60 Million Historic Rehabilitation
172,000 SF Mixed-Use Space
93,000 SF Class A Commercial Space
85 Luxury Apartments
40,000 + Daily Downtown Commuters
3,000,000 + Downtown Annual Visitors



DOWNTOWN ENTERTAINMENT

Fifth Third Field – Home for the Toledo Mud Hens Baseball

Huntington Center – Home of the Toledo Walleye Hockey

Toledo Museum of Art

Imagination Station

Riverfront Trails and Riverwalk

Warehouse District

Glass City Convention Center

Promenade Park

Toledo Farmers' Market

Valentine Theatre



REGIONAL CONNECTIVITY & INFRASTRUCTURE

1 Hour from Detroit
2 Hours from Cleveland
3 Hours from Columbus, Indianapolis,
and Chicago

Interstate Access:

I-75 N/S Corridor; I-80/90, I-280

Rail: CSX Rail Service

Water: Port of Toledo on the Great Lakes

Air: Toledo Express and Detroit Metro



DEMOGRAPHICS FOR TOLEDO MSA



602K
RESIDENTS

89%
residents with
high school
diplomas or
higher

331,343
JOBS

18,600
Businesses

96% employment rate

591,855 projected employment level in 2030