

FOR LEASE OFFICE

www.EquityMillRe.com



EQUITY MILL
REAL ESTATE

Four SeaGate (433 N. Summit Street) Toledo, Ohio 43604

- Premiere, Class A office building located in the Central Business District.
- Recent building upgrades (HVAC)
- Underground parking garage
- On-site security and surveillance
- Corner of Summit & Jackson/ St. Clair
- Connecting pedestrian underground causeways to Renaissance Hotel and Imagination Station.

Suites ranging from 1,400 SF – 25,591 SF

\$15.00/SF w/ 3% annual increases.

Tenants responsible for utilities & janitorial

Landlord will provide an improvement package on long term leases.

Year Completed: 1984 Last Renovated- 2026

Building Size: 281,917 Square Feet (Leasable)

Zoning: C-D

Parcel: 14-55963; 14-55965

Acreage: 1.4529 acres

Parking Spaces: 483 space parking garage

Curb Cuts: 2

Construction Type: Brick/Steel

Elevators: 4 Passenger

Ceiling Height: 8'-12' possible

Telecomm: Buckeye Broadband

HVAC: Radiant Heat; Central A/C

Floors: 10

Type of Floor: Reinforced Concrete

Public Transportation: TARTA

Nearest Intersection: Summit & Jackson



For More Information Contact
JEREMY MILLER

419-450-6854
Jeremy@equitymillre.com

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Four SeaGate Suite Availability

Floor	Suite	Size
1 st	Suite 100	From 6,500 SF – 14,328 SF Former Television Studio
	Suite 102	1,906 SF
2 nd	Suite 201	1,424 SF
	Suite 203	8,411 SF
3 rd	Suite 301	9,249 RSF
4 th	Suite 400	2,459 SF – 25,580 SF
	Suite 402	3,767 SF – 12,591 SF
	Suite 404	3,131 SF
	Suite 406	3,204 SF
	Suite 407	4,678 SF – 12,989 SF
	Suite 409	4,503 SF – 12,989 SF
	Suite 411	3,808 SF – 12,989 SF
7 th	Suite 703	2,724 SF
	Suite 705	4,761 SF - 7,515 SF
10 th	Suite 1003	4,054 SF – 8,044 SF
	Suite 1007	3,990 SF – 8,044 SF
	Suite 1010	1,743 SF – 9,787 SF

Suites can be modified to Tenant's specifications.
Landlord willing to provide a tenant improvement allowance for long term lease.

\$15.00 Per Rentable Square Foot w/ 3% annual increases.
Tenant responsible for their proportionate share of utilities and in-suite janitorial service.

Underground Parking Garage | 483 Parking Spaces

\$80 per month per space



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Four SeaGate | Current Occupants

IRS

RCO Law

Marshall & Melhorn, LLC

Capri Investment Group

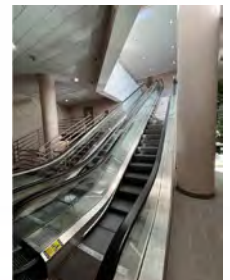
Davis College

Social Security

U.S. Federal Government

Building Amenities

- Attached Underground Parking Garage (\$80/month per space)
- On site security and surveillance systems
- On site property management
- Refreshment Café
- Outdoor Patio Seating
- Public Transit access on site
- Access to citiwalk pedestrian path connecting Renaissance Hotel and Imagination Station and soon to be completed Toledo Metropark's Riverwalk Project.
- Variety of restaurants, hotels and shopping within walking distance



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FOUR SEAGATE

First Floor

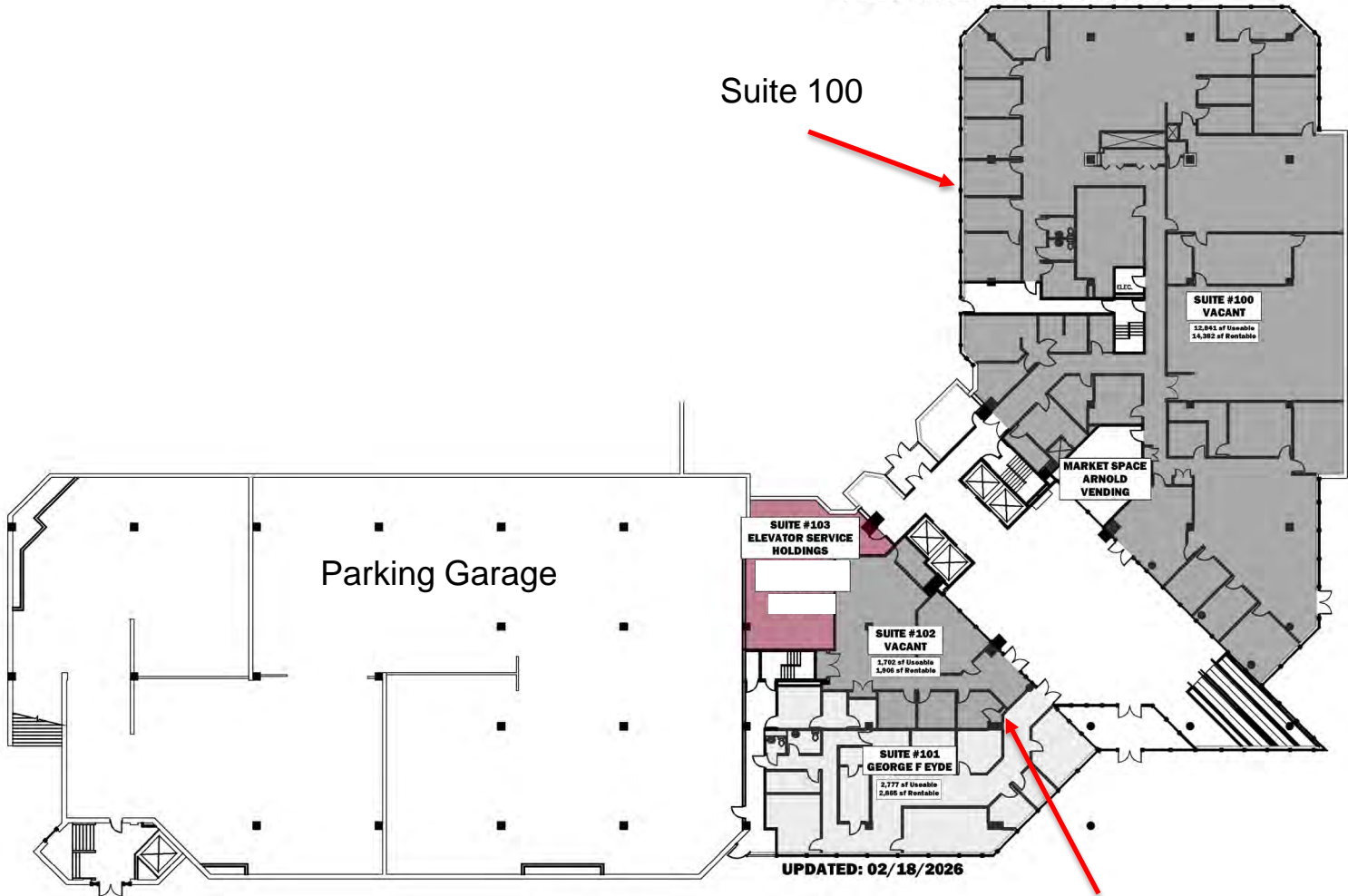


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FOUR SEAGATE - FIRST FLOOR

Suite 100



SUITE #100
VACANT
22,841 of Usable
14,982 of Rentable

SUITE #103
ELEVATOR SERVICE
HOLDINGS

SUITE #102
VACANT
1,702 of Usable
1,906 of Rentable

SUITE #101
GEORGE F EYDE
2,777 of Usable
2,886 of Rentable

MARKET SPACE
ARNOLD
VENDING

UPDATED: 02/18/2026

Suite 102



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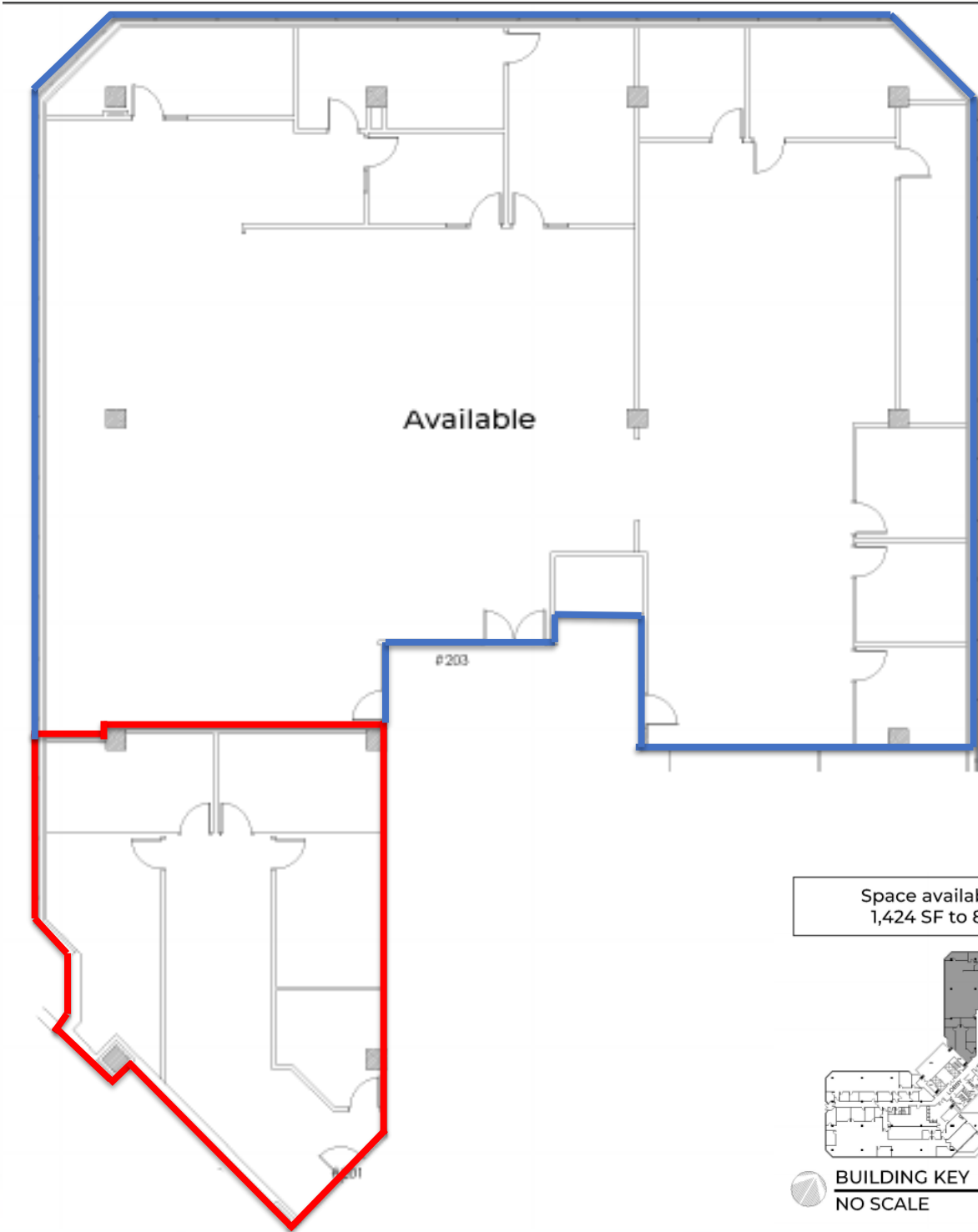
FOUR SEAGATE

Second Floor

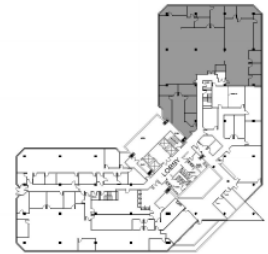
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Space available from
1,424 SF to 8,411 SF



 **BUILDING KEY**
NO SCALE



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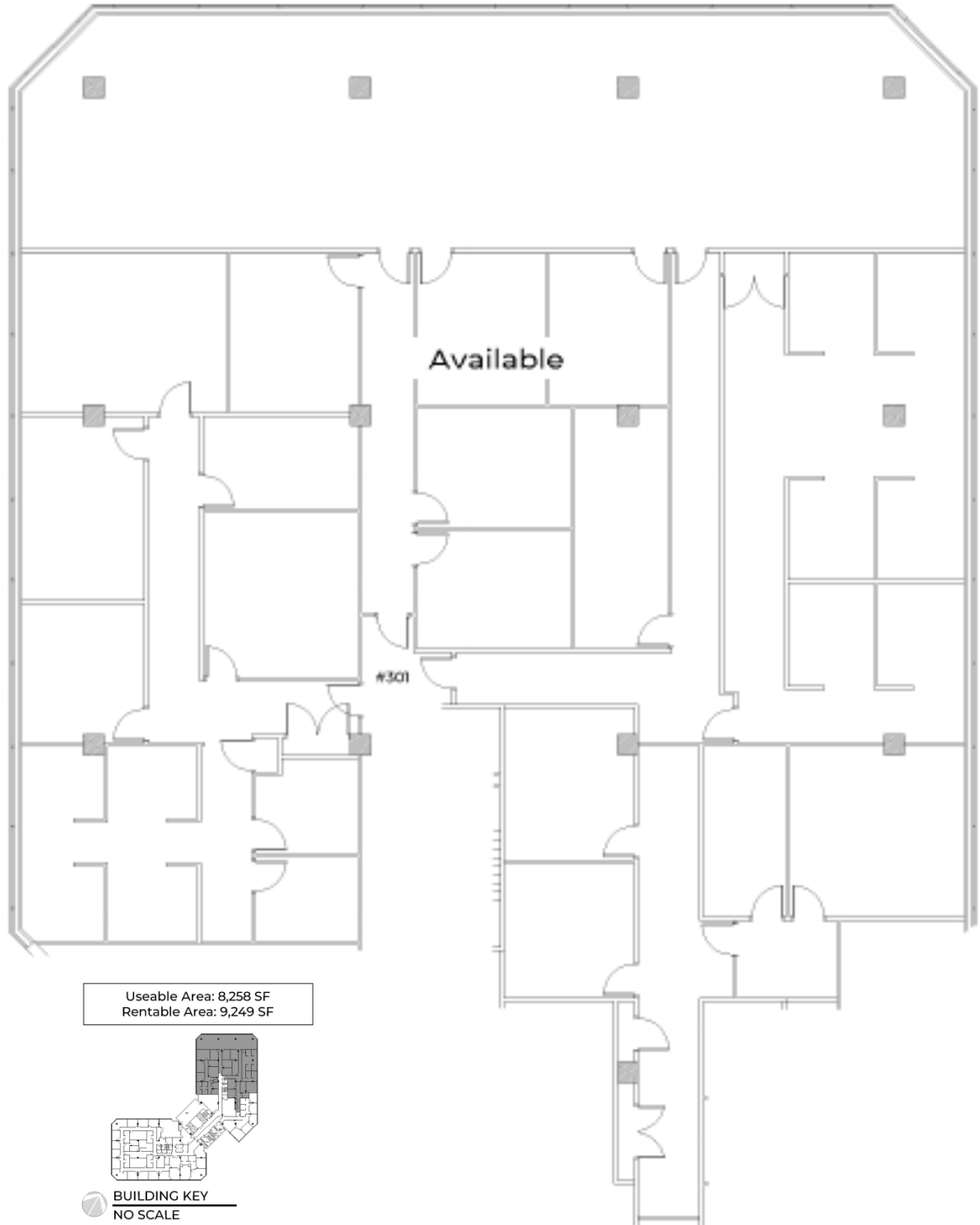
FOUR SEAGATE

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Third Floor



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FOUR SEAGATE

Fourth Floor

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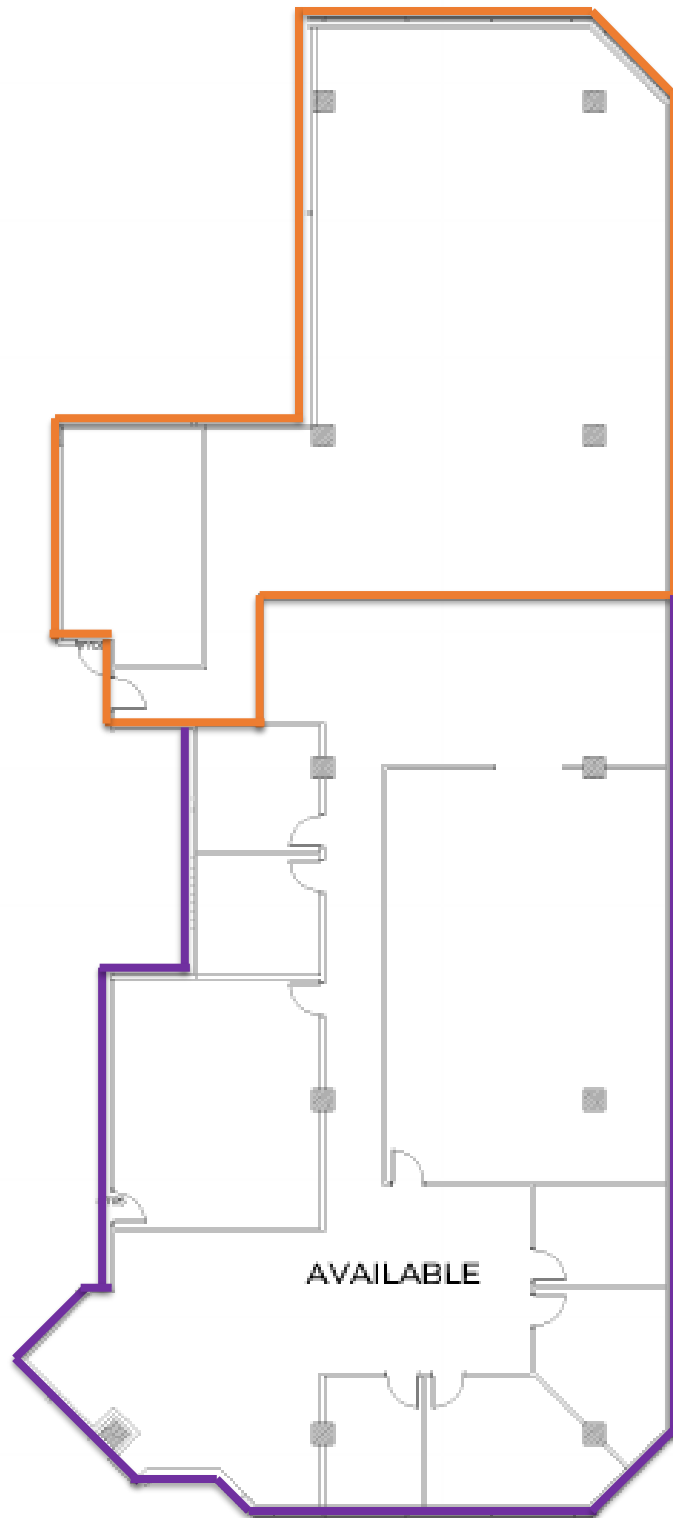
FOUR SEAGATE

Seventh Floor

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EQUITY MILL
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Space available from
2,724 SF to 7,515 SF



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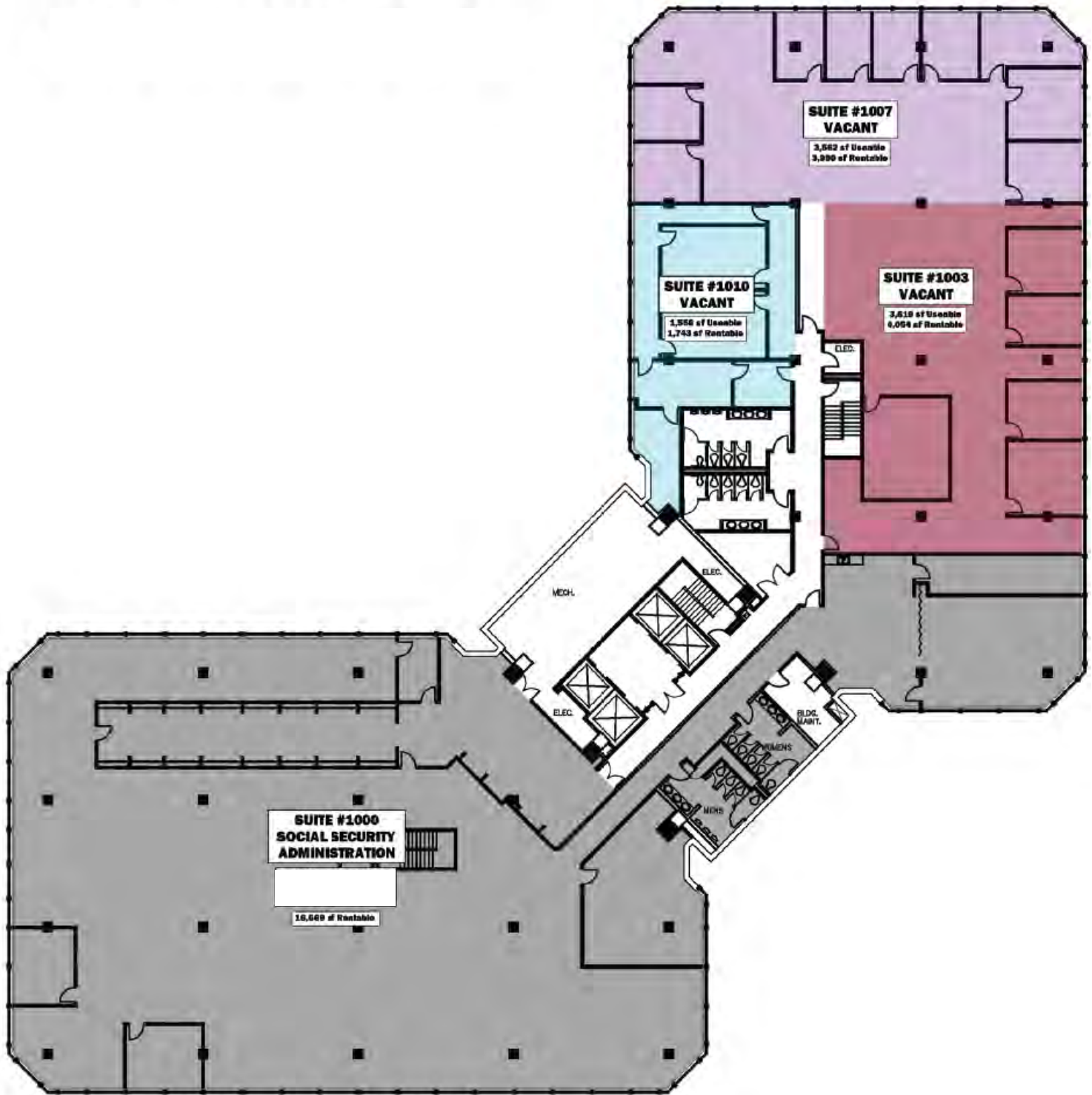
FOUR SEAGATE

Tenth Floor

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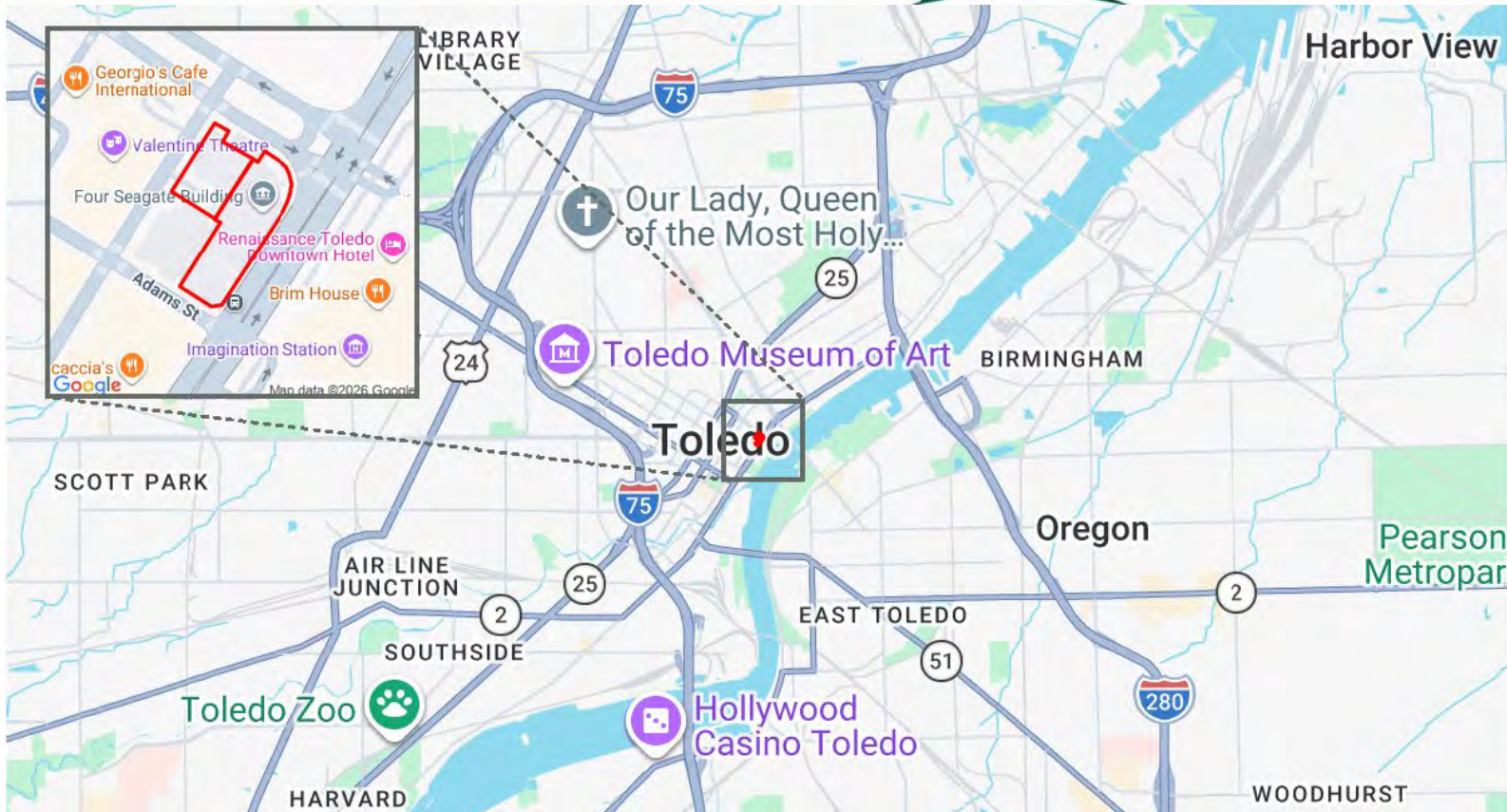
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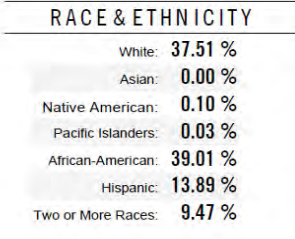
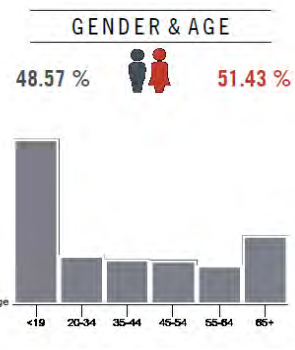
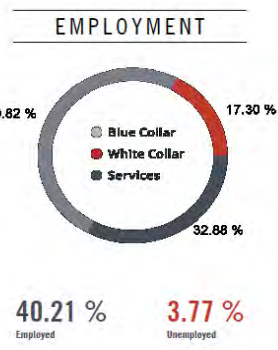
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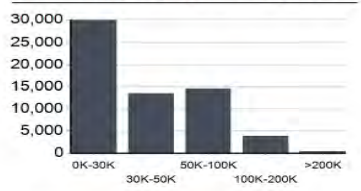
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 433 N Summit St, Toledo, OH 43604

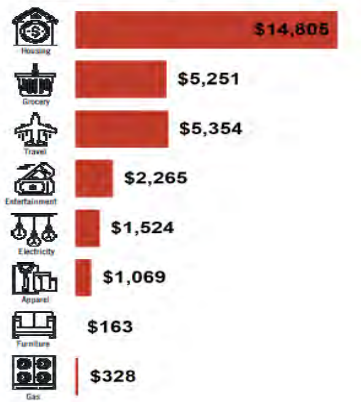
CITY, STATE	Toledo, OH
POPULATION	159,505
AVG. HH SIZE	2.47
MEDIAN HH INCOME	\$36,678
HOME OWNERSHIP	
Renters:	29,389
Owners:	33,131



INCOME BY HOUSEHOLD



HH SPENDING



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Traffic Counts

N Summit St	1
Jackson St	
Year: 1995	19,250

ST CLAIR ST	2
Jackson St	
Year: 2020	2,301
Year: 2019	2,551
Year: 2018	3,038

Jackson St	3
N Summit St	
Year: 2017	2,130
Year: 2002	4,600
Year: 1995	6,900

Jackson Street	4
Jackson St	
Year: 2021	2,117
Year: 2020	1,974
Year: 2019	2,188

Adams Street	5
Discovery Way	
Year: 2021	2,018
Year: 2020	1,882
Year: 2019	2,087

North Summit Street	6
Jackson St	
Year: 2021	16,609
Year: 2020	15,113
Year: 2019	17,252

Adams Street	7
N Saint Clair St	
Year: 2021	2,954
Year: 2020	2,754
Year: 2019	3,053

Jackson Street	8
Discovery Way	
Year: 2021	2,168
Year: 2020	2,021
Year: 2019	2,241

N Summit St	9
Jackson St	
Year: 2017	17,713
Year: 1995	19,550

SUPERIOR ST	10
Adams St	
Year: 2020	1,653
Year: 2019	1,833
Year: 2017	1,785

N Summit St	11
Adams St	
Year: 2003	17,900

ST CLAIR ST	12
Madison Ave	
Year: 2020	2,782
Year: 2019	3,084
Year: 2003	2,600

Jackson St	13
N Superior St	
Year: 1995	9,550

ADAMS ST	14
N Superior St	
Year: 2020	5,708
Year: 2019	6,328
Year: 2017	6,160

North Superior Street	15
Jackson St	
Year: 2021	2,901
Year: 2020	2,705
Year: 2019	2,999

North Superior Street	16
Madison Ave	
Year: 2021	1,347
Year: 2020	1,256
Year: 2019	1,393

N Summit St	17
Cherry St	
Year: 2018	17,713
Year: 1995	22,050

HURON ST	18
Adams St	
Year: 2020	3,355
Year: 2019	3,720
Year: 2017	3,622

MADISON AVE	19
N Saint Clair St	
Year: 2020	4,760
Year: 2019	5,277
Year: 2017	5,137

JACKSON ST	20
Jackson St	
Year: 2020	4,911
Year: 2019	5,445



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