

108 E. DUDLEY STREET
MAUMEE, OH 43537

OFFICE BUILDING FOR LEASE
2,268 Square Feet Available



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MAUMEE OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	Suite 108 - \$15.50/SF + utilities Suite 128D - \$350/month gross
Space Available:	Suite 108 – 2,112 square feet Suite 128D – 156 square feet
Building Size:	6,586 square feet
Number of Stories:	One
Year Constructed:	1941
Condition:	Very clean
Acreage:	.3192 acres
Closest Cross Street:	Conant Street
County:	Lucas
Zoning:	C-3
Parking:	9 dedicated marked spaces, street parking & MUSE
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Dryvit type product
Structural System:	Block
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet & rubber (existing tenant may remove rubber floor)
Ceiling Height:	9'±
Basement:	No – slab
Heating:	Rooftop gas forced air
Air Conditioning:	Rooftop central
Power:	200 amp
Restrooms:	Two
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia & at suite entry

Comments:

- Located in Uptown Maumee, the Maumee Professional Building offers an open layout concept with abundant natural light.
- The existing tenant, Positively Fit, is retiring.
- The layout consists of 1 large office, 2 in-suite restrooms (1 with a shower) and open area.
- Located across from the City of Maumee Municipal Building and adjacent to Dale's Bar & Grill and Brewhouse Coffee.

BUILDING INFORMATION

Current Occupant:	Positively Fit – tenant retiring
Occupancy Date:	July 1, 2026
Other Occupants:	Modern Woodmen, Spoil Me Royal, Down Syndrome Association of Greater Toledo
Sign on Property:	Yes
Key Available:	Arrange through agent

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	Gas, electric – separately metered, prorata share of water, content/liability insurance, suite janitorial. Landlord provides dumpster. Suite 128D is a gross rent.

2026 REAL ESTATE TAXES

TD:	36
Parcels:	06777, 06781
Assessor Number:	43171015, 014
Total Taxes:	\$12,806.35

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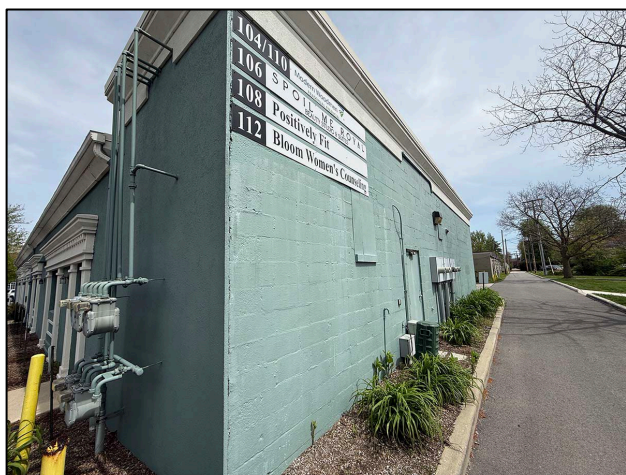
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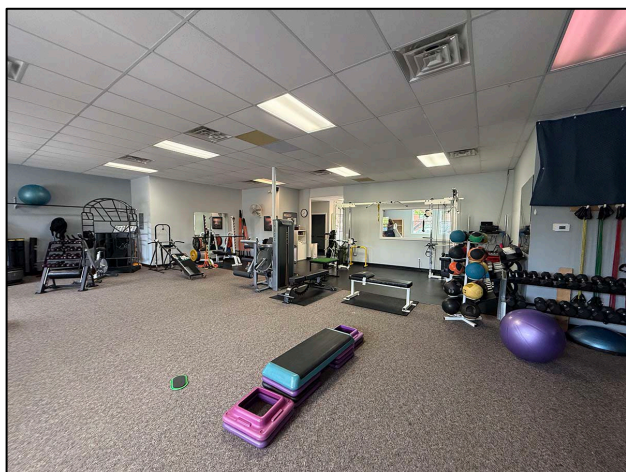
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Large office



Open area



Open area

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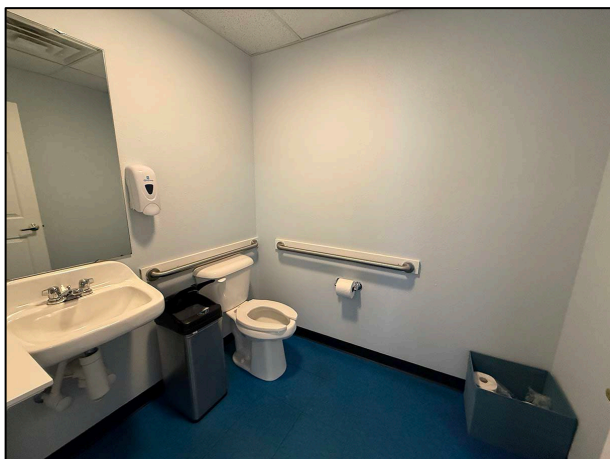
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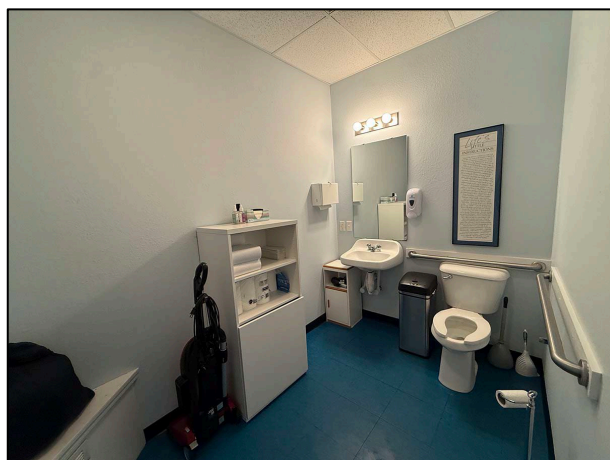
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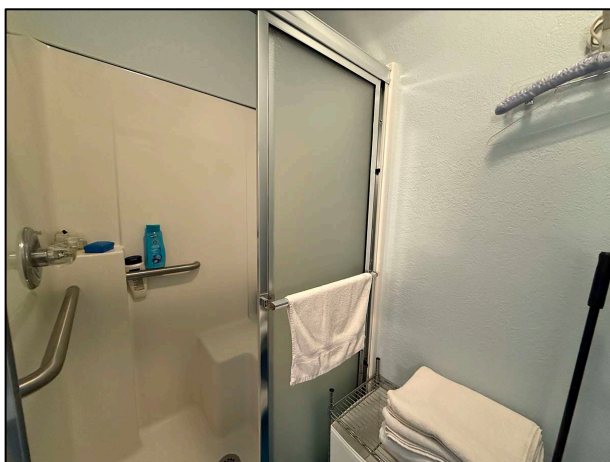
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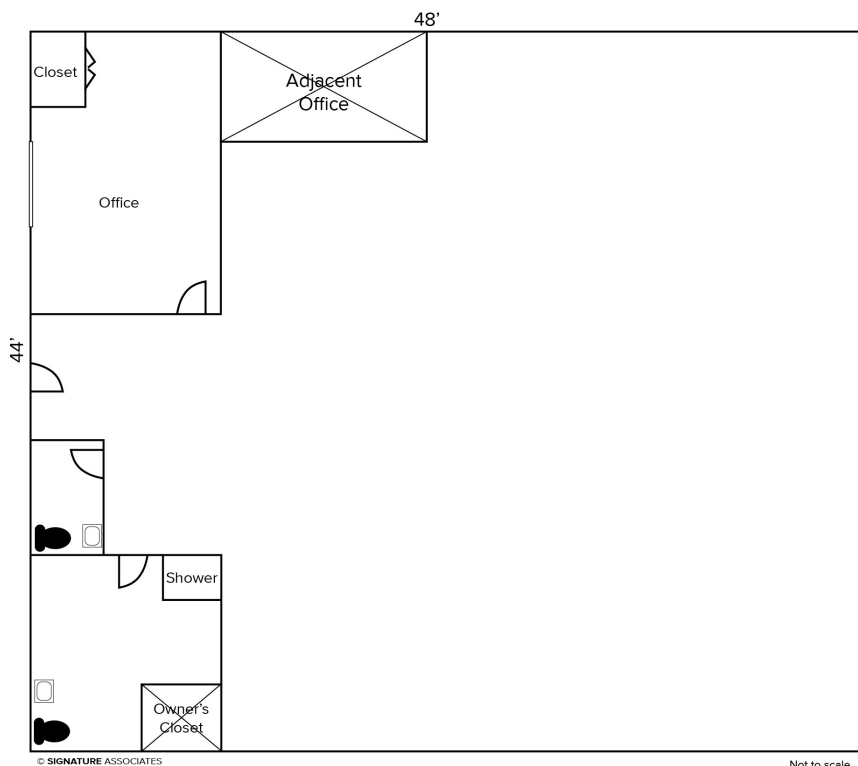
Restroom



Oversized restroom



Shower



Dumpster area

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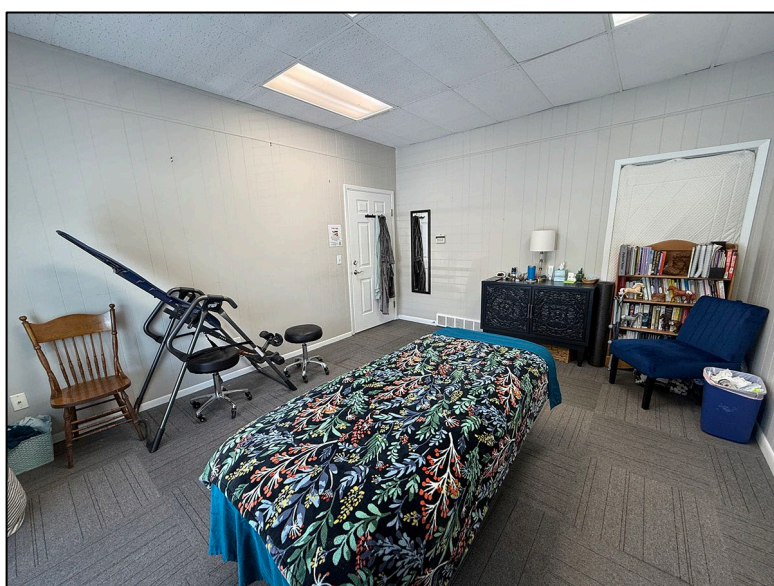
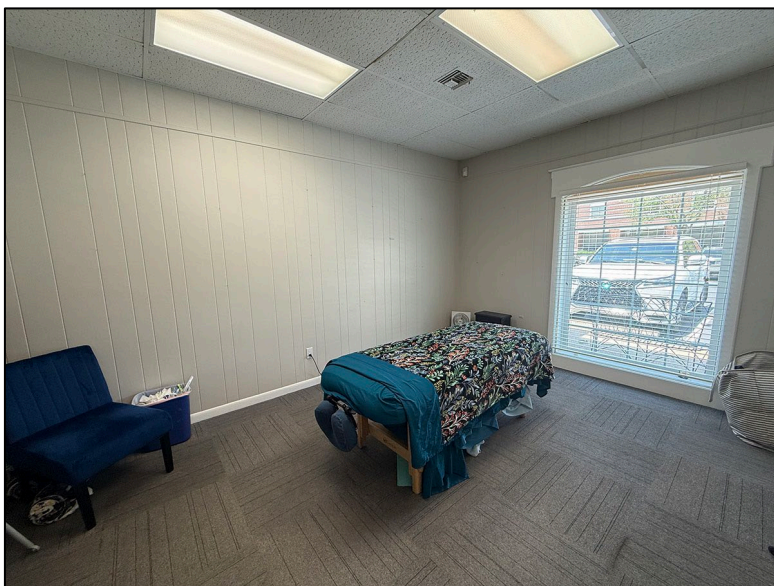
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Suite 128 D



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