



THE NICHOLAS BUILDING 608 MADISON AVE. TOLEDO, OH 43604



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PROPERTY HIGHLIGHTS

- Historic 17-story landmark
- 300,000 SF adaptive reuse
- 212 residential housing units
- Ground-floor commercial space high-visibility
- Rooftop deck, pool, fitness center
- Shared gathering spaces
- Largest residential component in Four Corners District
- Part of a \$114M historic redevelopment initiative
- Target delivery time in 2029

OFFERING SUMMARY

Property Type	Mixed Use/Multifamily/Retail
4 th Floor Available SF	up to 20,700
3 rd Floor Available SF	up to 20,700
2 nd Floor Available SF	up to 20,700
1 st Floor Available SF	up to 17,790 Contiguous
Basement Available SF	up to 18,737
Lease Rate	NEGOTIABLE

EXECUTIVE SUMMARY

The Nicholas Building is Phase 2 of the Four Corners District redevelopment by RKP Group. Built in 1906, the 300,000 SF historic landmark is being transformed into approximately 212 housing units; one of the most significant additions of housing to downtown Toledo in decades, with active ground-floor commercial space. Target completion 2029. Total development cost: \$114M.



Lease Rate

NEGOTIABLE

Location Information

Building Name	The Nicholas Building
Street Address	608 Madison Ave
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo
Cross-Streets	Madison Ave and N Huron St
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Toledo Metro Airport / Detroit Wayne Airport

Building Information

Building Size	300,000 SF
Building Class	B
Occupancy	Vacant, in redevelopment
Tenancy	Multiple
Number of Floors	17
Year Built	1906
Year Last Renovated	Current renovation in progress
Construction Status	Redevelopment
Number of Buildings	1

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	CD
Lot Size	0.454 Acres
APN #	1216791
Corner Property	Yes
Traffic Count	2,419 VPD
Traffic Count Street	Madison Ave
Amenities	Rooftop Deck Pool Fitness Center Shared Gathering Spaces

Parking & Transportation

Street Parking	Yes, metered
Parking Type	Surface

CONCEPTUAL FLOOR PLAN - 4TH FLOOR



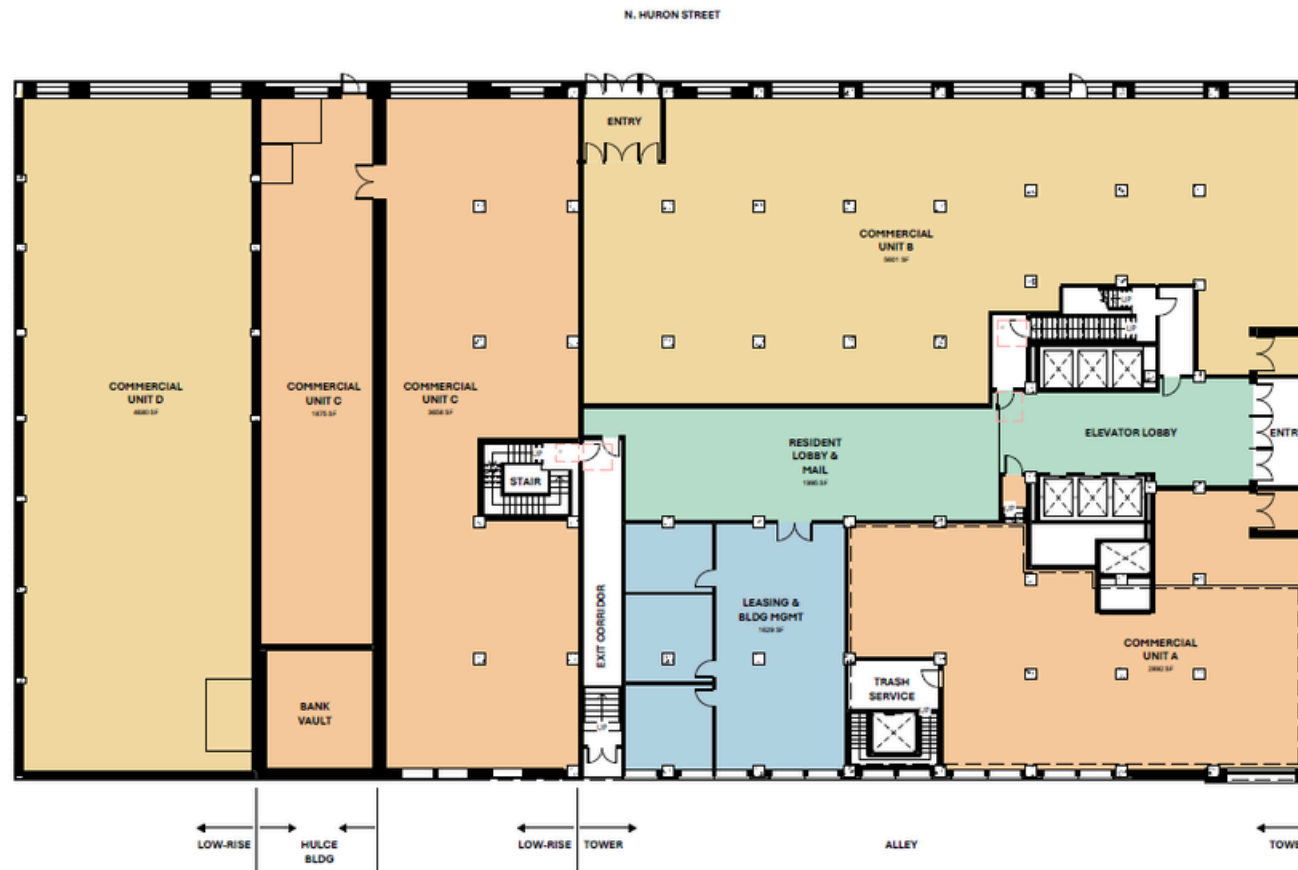
CONCEPTUAL FLOOR PLAN - 3RD FLOOR



CONCEPTUAL FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 1ST FLOOR



ROOM LEGEND

- COMMERCIAL UNIT A
- COMMERCIAL UNIT B
- COMMERCIAL UNIT C
- COMMERCIAL UNIT D
- LEASING & BLDG MGMT
- RESIDENT LOBBY & MAIL

PUBLIC AREA SF		
ROOM TYPE	COUNT	AREA
AMENITY	1	1,945 SF
BUILDING OPERATIONS	1	1,619 SF
COMMERCIAL UNIT	1	1,875 SF
COMMERCIAL UNIT A	1	3,600 SF
COMMERCIAL UNIT B	1	3,600 SF
COMMERCIAL UNIT C	1	5,020 SF
COMMERCIAL UNIT D	1	4,800 SF
Grand total:	7	22,529 SF

FLOOR PLAN - BASEMENT



ROOM LEGEND

- BIKE STORAGE
- BIKE/PET WASH
- COMMERCIAL UNIT A
- COMMERCIAL UNIT B
- COMMERCIAL UNIT C
- COMMERCIAL UNIT D
- COMMERCIAL UNIT E
- LAP POOL
- LOCKER ROOMS
- PET SERVICES
- SAUNA
- TENANT STORAGE

PUBLIC AREA SF		
ROOM TYPE	COUNT	AREA
AMENITY	7	5,139 SF
COMMERCIAL UNIT A	1	857 SF
COMMERCIAL UNIT B	1	25,28 SF
COMMERCIAL UNIT C	1	23,98 SF
COMMERCIAL UNIT D	2	21,23 SF
COMMERCIAL UNIT E	1	48,68 SF
TOWER VESTIB.	13	18,757 SF



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 DRIVE TIME

2026 Population — 5 / 10 / 15 min	20,020 / 137,335 / 306,179
2031 Population — 5 / 10 / 15 min	19,920 / 136,344 / 303,652
2026 Households — 5 / 10 / 15 min	9,510 / 59,385 / 135,085
2031 Households — 5 / 10 / 15 min	9,599 / 59,764 / 135,870
2026 Median Age — 5 / 10 / 15 min	36.0 / 37.1 / 38.5
2031 Median Age — 5 / 10 / 15 min	37.3 / 38.5 / 39.9
2026 Median HH Income — 5 / 10 / 15 min	\$26,694 / \$48,191 / \$60,667
2031 Median HH Income — 5 / 10 / 15 min	\$31,306 / \$55,736 / \$69,071