

# 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* |
| 215<br>(Available July 2026) | 560 SF             | \$690/month     |
| 216-224                      | 2,500 SF-10,968 SF | \$9.25 PSF NNN* |
| 231C                         | 306 RSF            | \$350/month     |
| 231 D                        | 177 SF             | \$325/month     |
| 231 E                        | 165 SF             | (Pending)       |

\*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

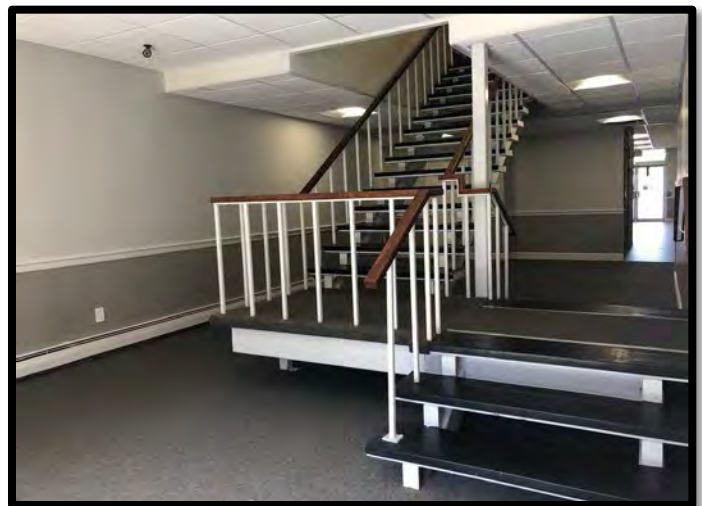
Email: [jmiller@equitymillrealestate.com](mailto:jmiller@equitymillrealestate.com)

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# FOR LEASE

# 5151 MONROE STREET

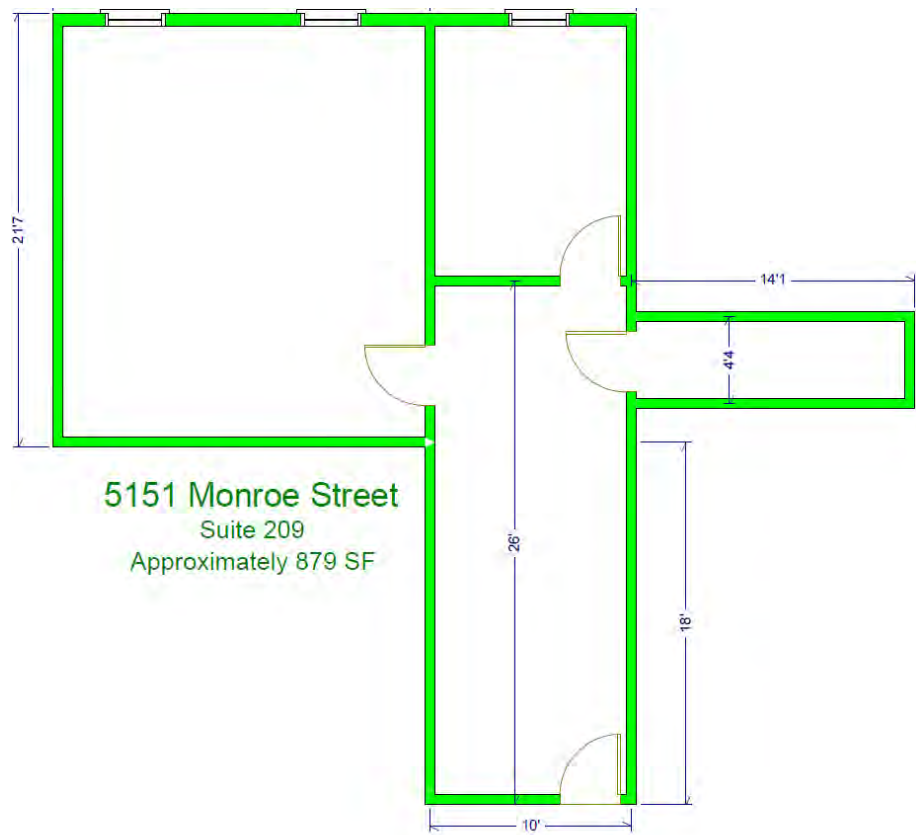


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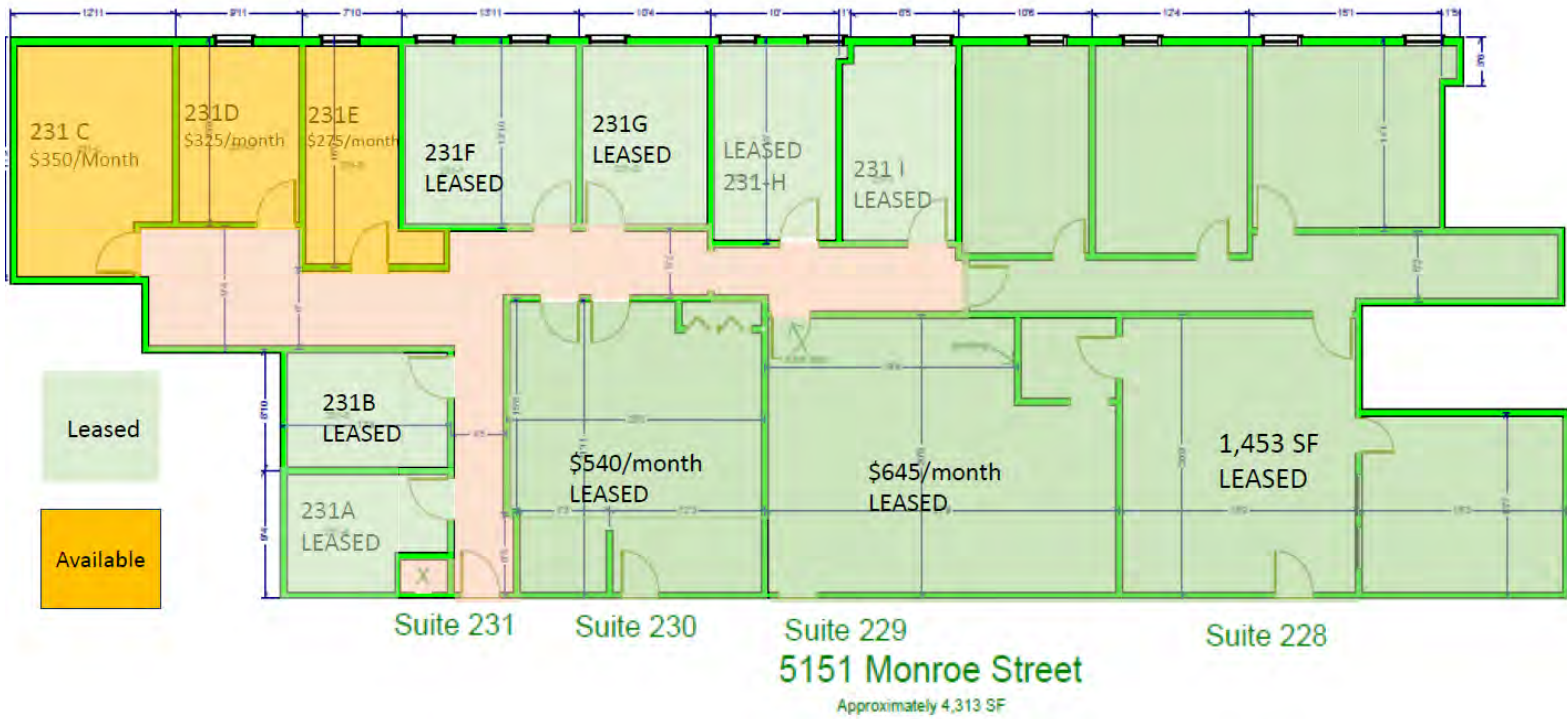


# FOR LEASE

# 5151 MONROE STREET



5151 Monroe Street  
Suite 209  
Approximately 879 SF



Suite 231    Suite 230    Suite 229    Suite 228  
5151 Monroe Street  
Approximately 4,313 SF

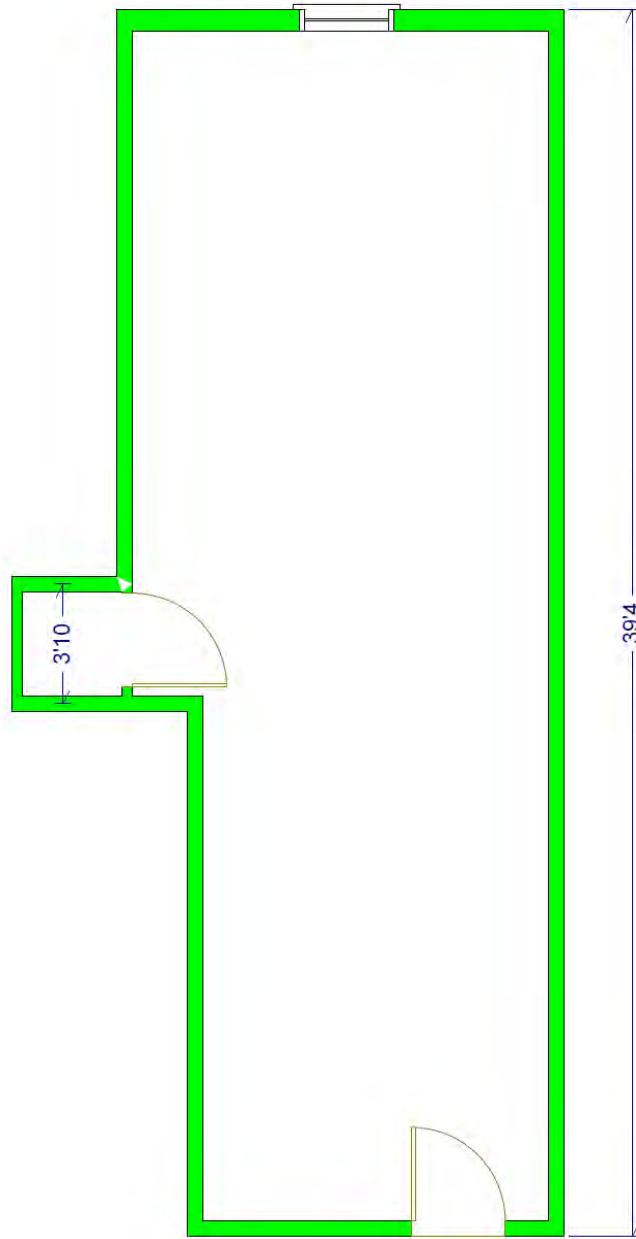
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**FOR LEASE**

**5151 MONROE STREET**



## 5151 Monroe Street Suite 215

Approximately 560 SF

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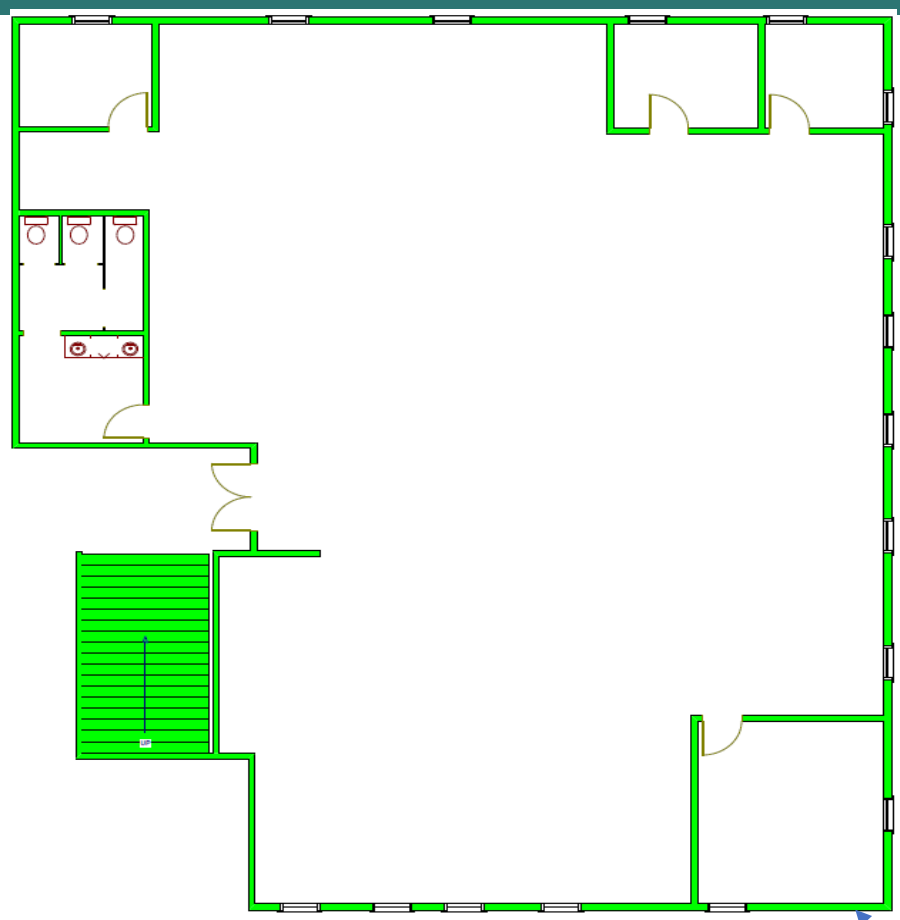
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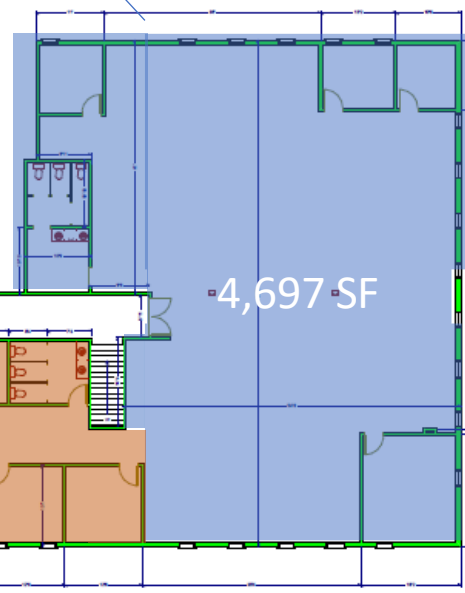
**FOR LEASE**

**5151 MONROE STREET  
SUITES 216- 224**

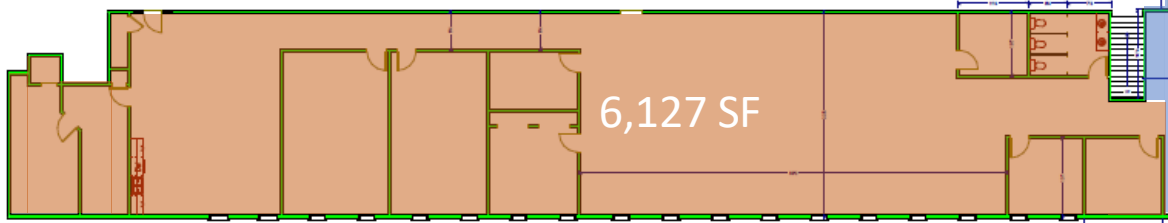


**5151 Monroe Street**  
Approximately 4,697 SF

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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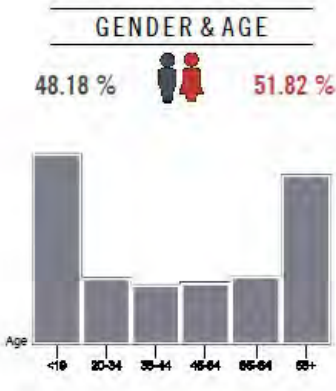
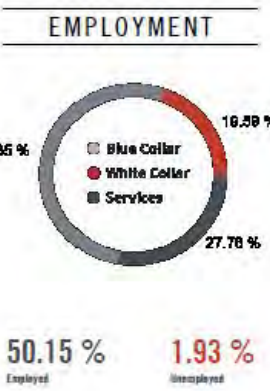
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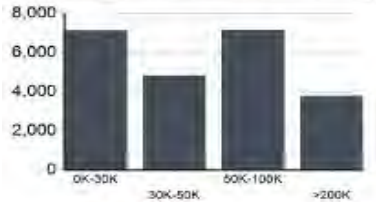
## Location Facts & Demographics

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

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



### INCOME BY HOUSEHOLD



### HH SPENDING



### RACE & ETHNICITY

|                    |         |
|--------------------|---------|
| White:             | 91.62 % |
| Asian:             | 0.55 %  |
| Native American:   | 0.00 %  |
| Pacific Islanders: | 0.00 %  |
| African-American:  | 2.72 %  |
| Hispanic:          | 2.49 %  |
| Two or More Races: | 2.62 %  |

### EDUCATION

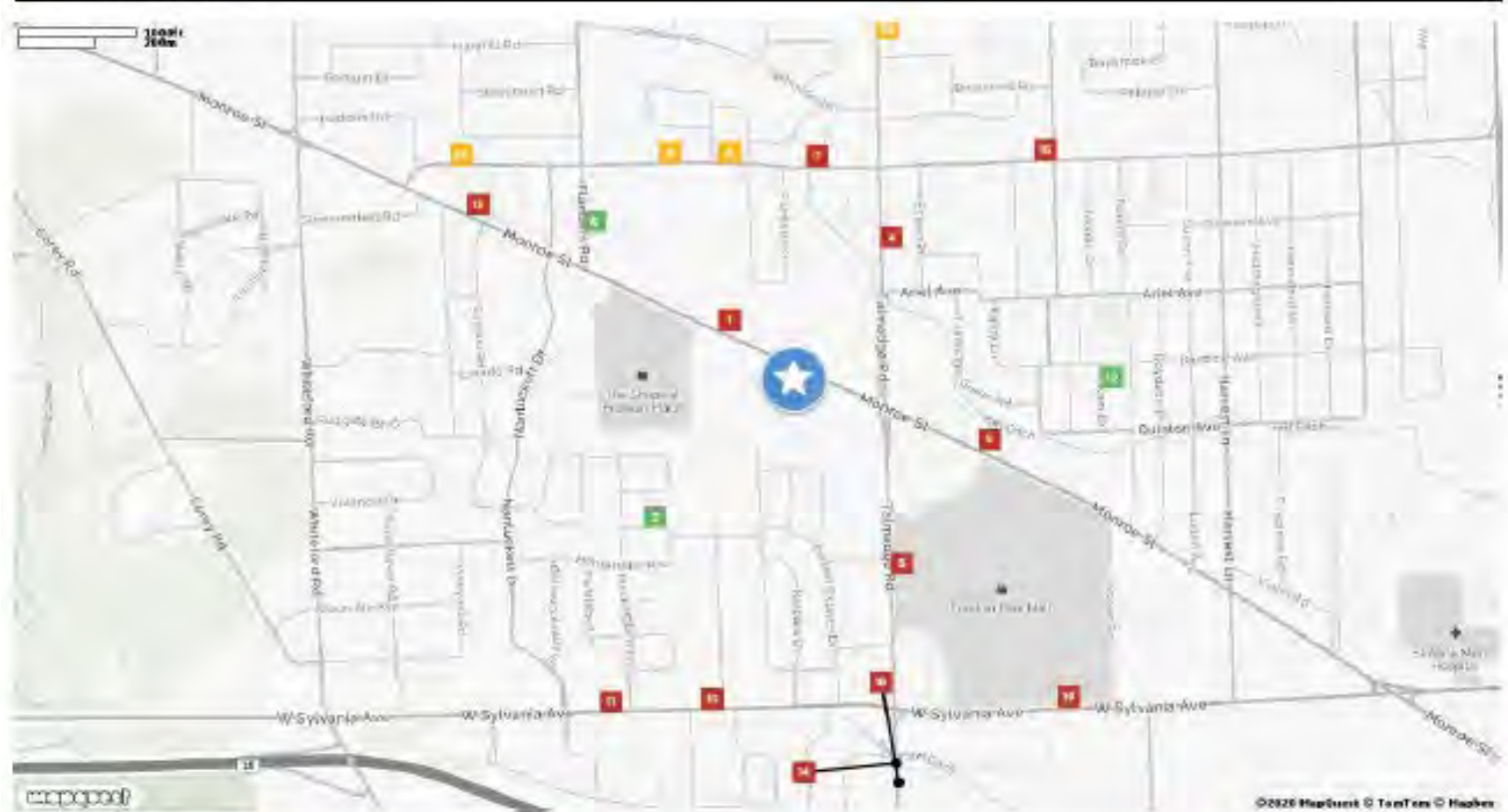
|                   |         |
|-------------------|---------|
| High School Grad: | 28.89 % |
| Some College:     | 23.19 % |
| Associates:       | 7.20 %  |
| Bachelors:        | 30.98 % |

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## Traffic Counts



|  |   |  |  |  |
|--|---|--|--|--|
| <b>Monroe St</b> <span style="background-color: red; color: white; padding: 2px;">1</span>             | <b>Wakefield Drive</b> <span style="background-color: green; color: white; padding: 2px;">2</span>    | <b>Talmadge Road</b> <span style="background-color: red; color: white; padding: 2px;">3</span>       | <b>Talmadge Road</b> <span style="background-color: red; color: white; padding: 2px;">4</span>         | <b>Monroe Street</b> <span style="background-color: red; color: white; padding: 2px;">5</span>     |
| Flanders Rd<br>Year: 1995 27,650<br>Year: 1994 27,620  | Mockingbird Ln<br>Year: 2019 130<br>Year: 2018 136<br>Year: 2017 160                                  | Homerdale Ave<br>Year: 2019 12,054<br>Year: 2017 11,935<br>Year: 2004 35,000                         | Regency Ct<br>Year: 2019 16,694<br>Year: 2017 17,451<br>Year: 2003 20,300                              | Talmadge Rd<br>Year: 2019 20,938<br>Year: 1995 19,250  |
| <b>Flanders Road</b> <span style="background-color: green; color: white; padding: 2px;">6</span>       | <b>W Laskey Rd</b> <span style="background-color: red; color: white; padding: 2px;">7</span>          | <b>West Laskey Road</b> <span style="background-color: orange; color: white; padding: 2px;">8</span> | <b>W Laskey Rd</b> <span style="background-color: orange; color: white; padding: 2px;">9</span>        | <b>Sylvania Ave</b> <span style="background-color: red; color: white; padding: 2px;">10</span>     |
| Monroe St<br>Year: 2019 1,829<br>Year: 2018 1,802<br>Year: 2017 1,781                                  | Fairfield Dr<br>Year: 2003 10,500   | Paddington Dr<br>Year: 2019 7,737  | Paddington Dr<br>Year: 2017 7,614<br>Year: 2003 8,600<br>Year: 1995 11,500                             | Clareridge Dr<br>Year: 2003 27,200<br>Year: 1995 30,350  |
| <b>West Sylvania Avenue</b> <span style="background-color: red; color: white; padding: 2px;">11</span> | <b>McKain Drive</b> <span style="background-color: green; color: white; padding: 2px;">12</span>      | <b>Monroe St</b> <span style="background-color: red; color: white; padding: 2px;">13</span>          | <b>Talmadge Road</b> <span style="background-color: red; color: white; padding: 2px;">14</span>        | <b>West Laskey Road</b> <span style="background-color: red; color: white; padding: 2px;">15</span> |
| Nantucket Dr<br>Year: 2019 18,588<br>Year: 2017 18,404   | Barstow Ave<br>Year: 2019 42<br>Year: 2018 46   | Sadalia Rd<br>Year: 1995 27,650  | Graceway Dr<br>Year: 2019 22,625<br>Year: 2018 22,401  | Clover Ln<br>Year: 2019 14,828<br>Year: 2017 14,681<br>Year: 1995 17,000                           |
| <b>Talmadge Rd</b> <span style="background-color: red; color: white; padding: 2px;">16</span>          | <b>West Laskey Road</b> <span style="background-color: orange; color: white; padding: 2px;">17</span> | <b>Talmadge Rd</b> <span style="background-color: orange; color: white; padding: 2px;">18</span>     | <b>West Sylvania Avenue</b> <span style="background-color: red; color: white; padding: 2px;">19</span> | <b>I-475</b> <span style="background-color: red; color: white; padding: 2px;">20</span>            |
| Graceway Dr<br>Year: 2017 22,401<br>Year: 1995 42,250  | Colgate Rd<br>Year: 2019 6,560<br>Year: 2017 7,023<br>Year: 2015 6,800                                | Talmadge Woods<br>Year: 2010 9,938   | Royer Rd<br>Year: 2019 19,609<br>Year: 2017 19,414<br>Year: 2004 26,800                                | Talmadge Rd<br>Year: 2017 51,306<br>Year: 2004 39,700<br>Year: 1995 42,750                         |

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