



## The Harmon Building

4427 Talmadge Road  
Toledo, Ohio 43623

### Property Highlights

- First floor retail or office space
- Currently configured as office
- 10 private offices, conference room and large open areas
- 4 private restrooms
- Kitchen and several storage areas
- Large storefront windows
- Highly visible office location
- Great access to I-475 and I-75
- On site landlord and property manager

### Offering Summary

Lease Rate:	\$11.50 SF/yr (MG)
Available SF:	2,710 SF
Tenant Responsibilities	Rent, Electric, In Suite Janitorial, ProRata Share of CAM

### For More Information



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#### Stephanie Kuhlman

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Lease Rate	\$11.50 SF/Yr Modified Gross
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### Location Information

Building Name	The Harmon Building
Street Address	4427 Talmadge Road
City, State, Zip	Toledo, OH 43623
County	Lucas
Market	Toledo
Sub-market	West Toledo
Cross-Streets	Talmadge Rd & Monroe St
Road Type	Paved
Nearest Highway	I-475
Nearest Airport	Toledo Express and Detroit Metro

### Building Information

Building Size	36,127 SF
Building Class	B
Occupancy %	75.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	7,452 SF
Year Built	1963
Year Last Renovated	2019
Gross Leasable Area	2,710 SF
Condition	Good
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	Drop
Floor Coverings	Carpet/Tile

### Property Information

Property Type	Office Building
Zoning	10-MX Mixed use
Lot Size	5.86 Acres
APN #	24-02007
Lot Frontage	119 ft
Lot Depth	887 ft
Traffic Count	15751 VPD
Traffic Count Street	Talmadge Rd
Amenities	High street visibility Close to restaurants and retail Close to highway access

### Parking & Transportation

Number of Parking Spaces	154
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### Utilities & Amenities

Elevators	No
Central HVAC	Yes
HVAC	Yes
Restrooms	4 - Private

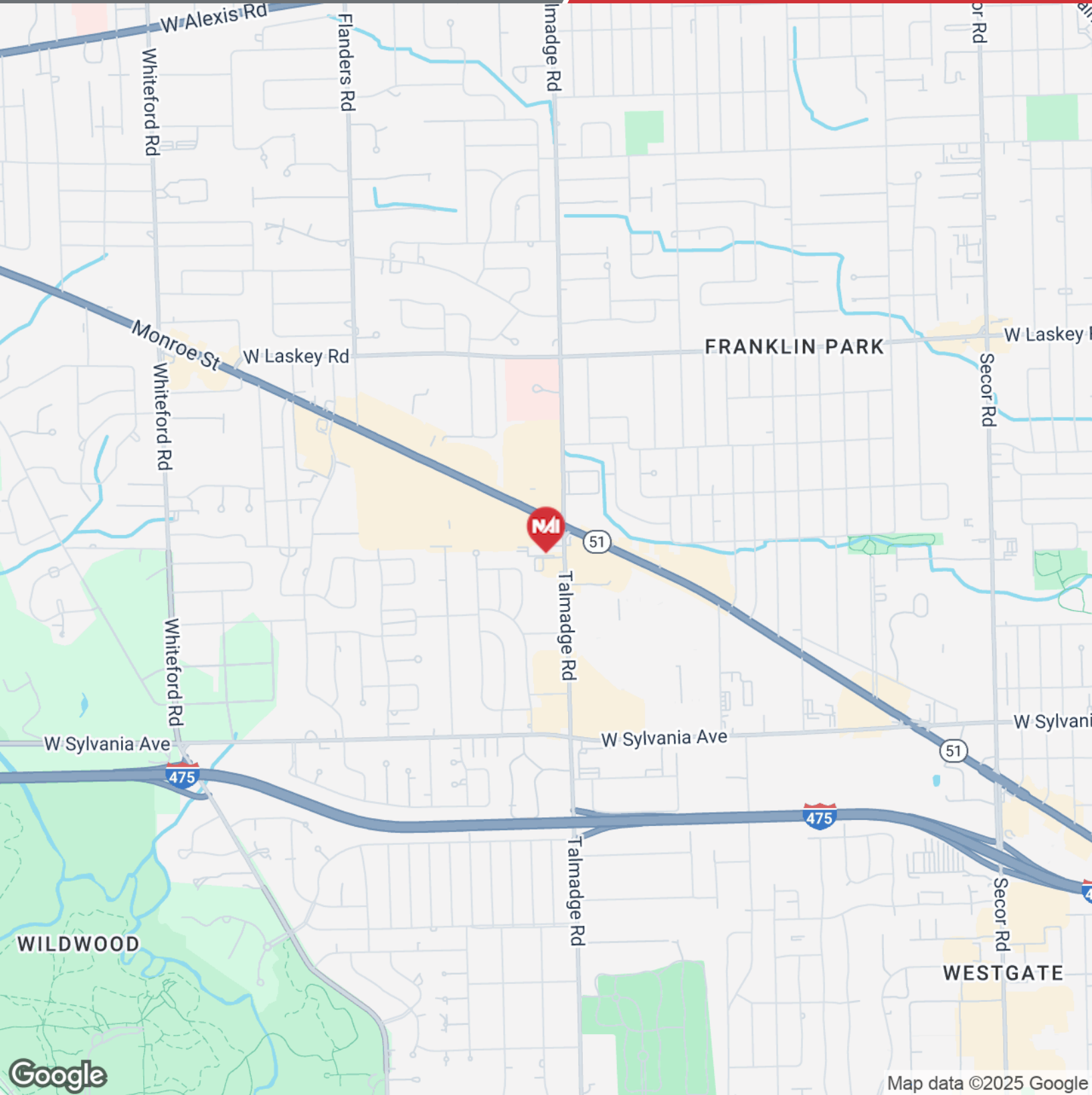




For Lease

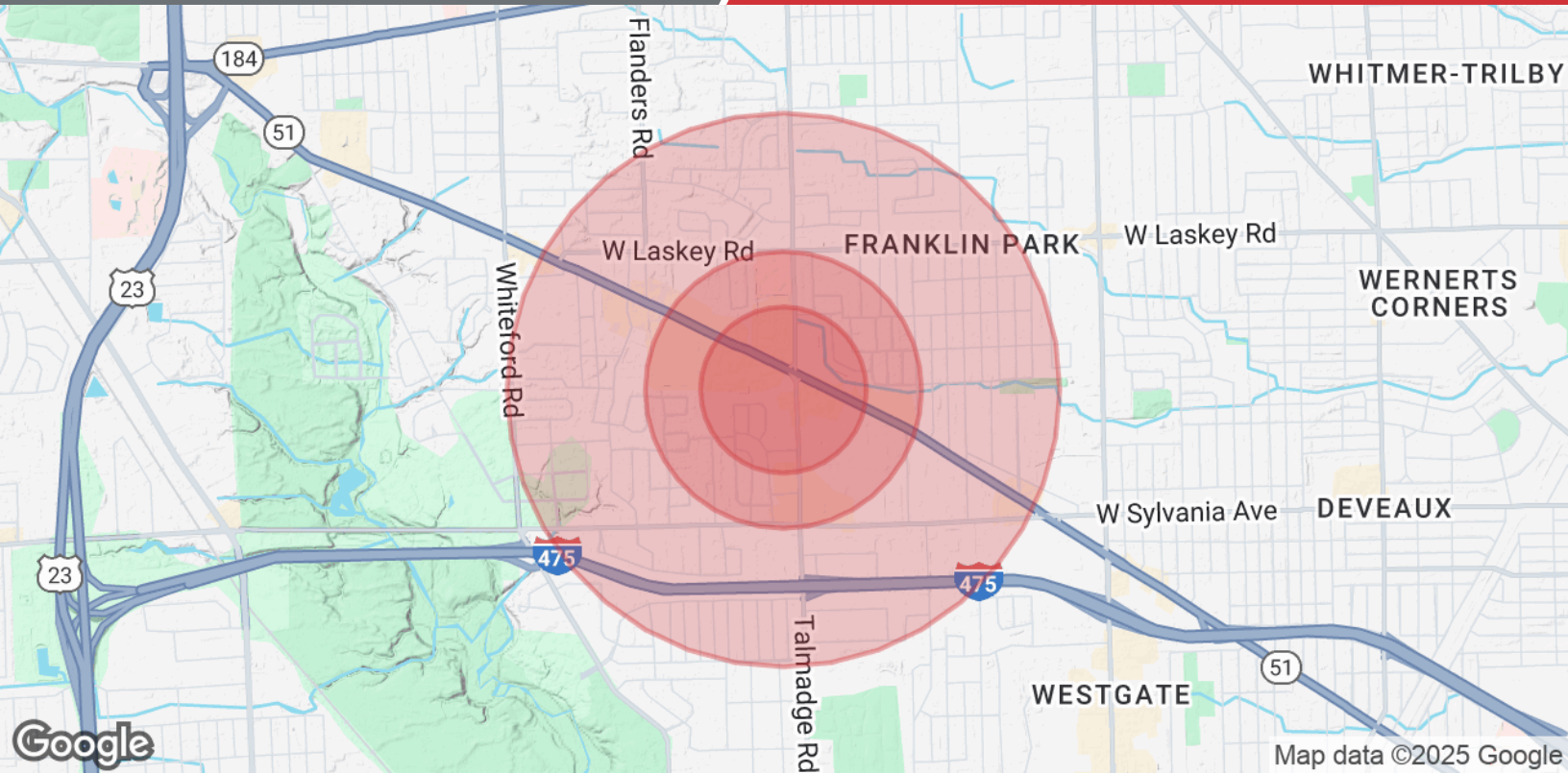
2,710 SF | \$11.50 SF/yr

First Floor Office or Retail



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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	675	1,639	9,299
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	43	44	45
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	305	741	4,241
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$98,025	\$99,563	\$89,649
Average House Value	\$194,542	\$201,735	\$266,685

Demographics data derived from AlphaMap