

# 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
216-224	2,500 SF-10,968 SF	\$9.25 PSF NNN
231 D	177 SF	\$325/month
231 E	165 SF	\$250/month
231 F	275 SF	\$395/month
232 F	109 SF	\$250 - \$450/month
232 L	76 SF	\$160/month

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

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# 5151 MONROE STREET



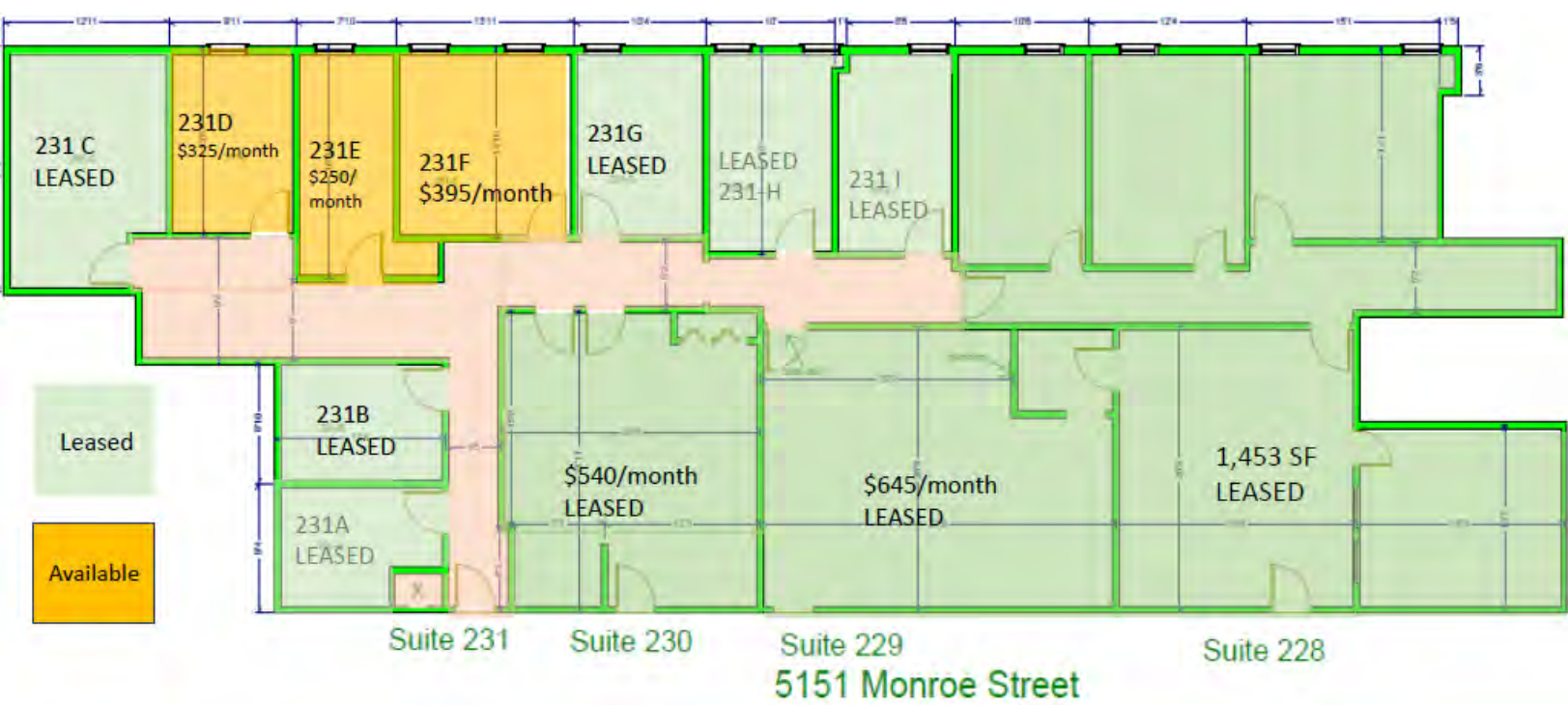
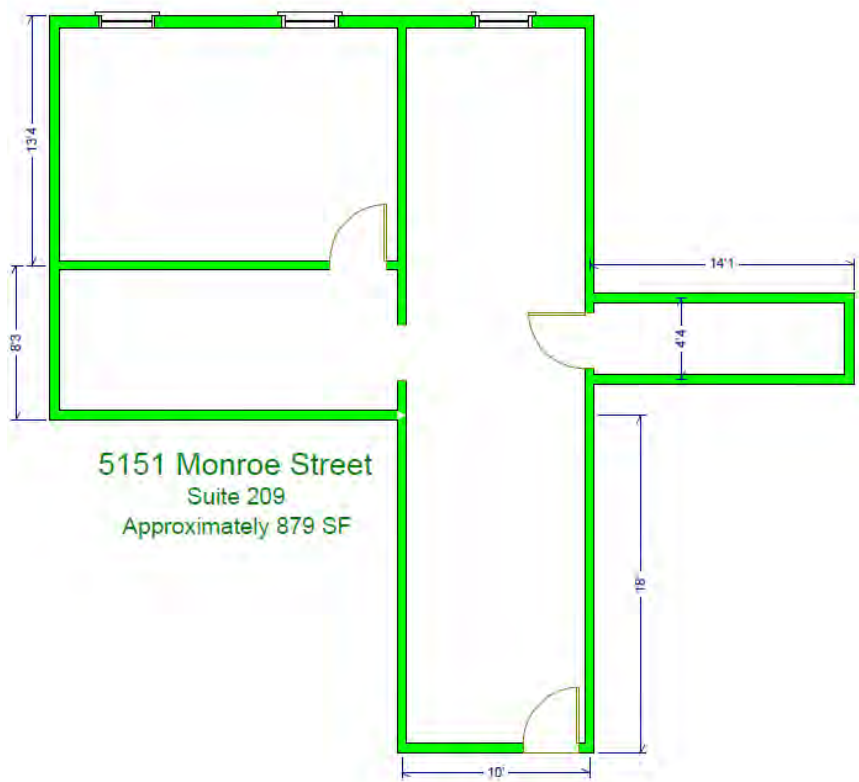
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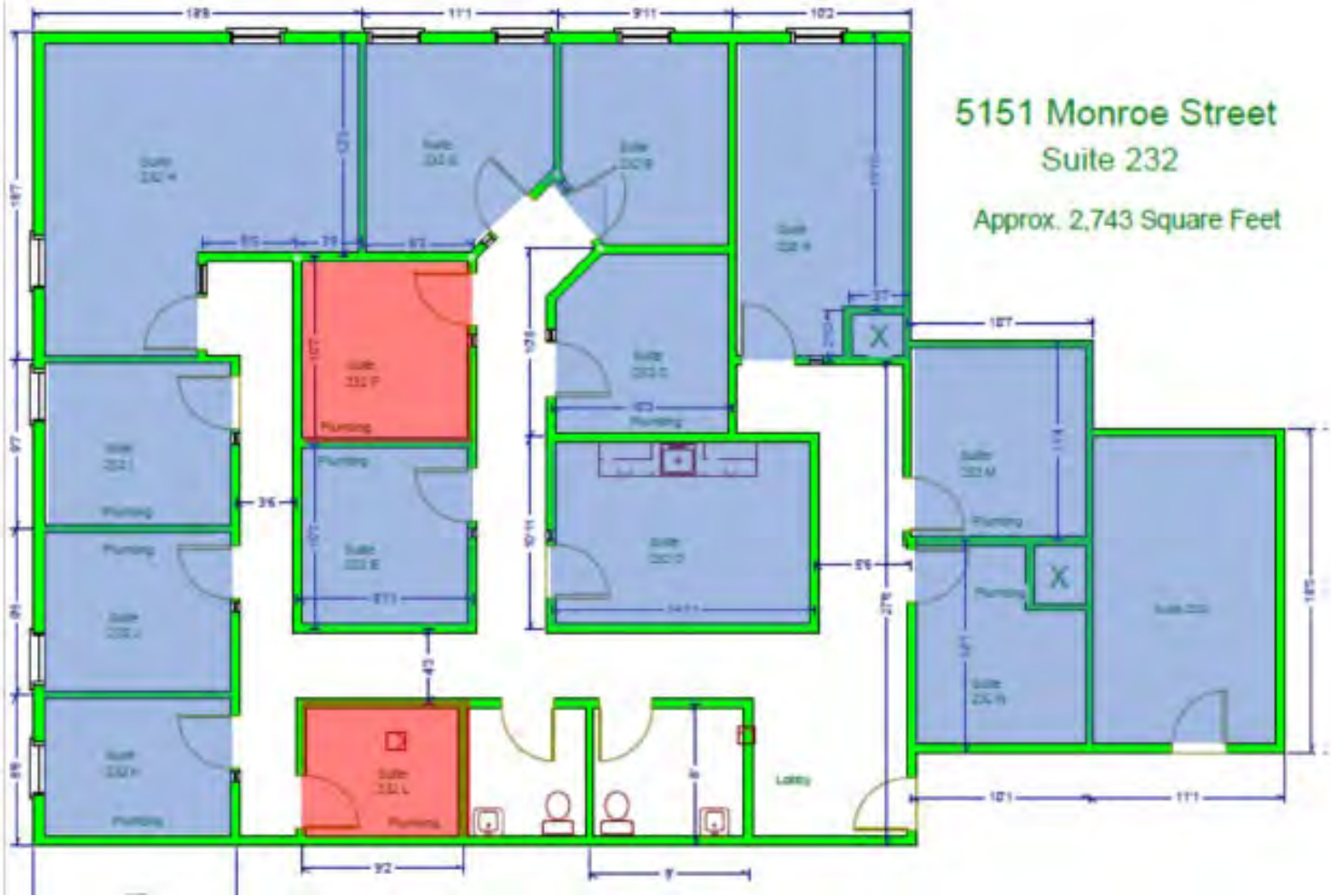
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# 5151 MONROE STREET SUITE 232 | INDIVIDUAL OFFICES



Suite	Monthly	Suite	Monthly
232 A	Leased	232 H	Leased
232 B	Leased	232 I	Leased
232 C	Leased	232 J	Leased
232 D	Leased	232 K	Leased
232 E	Leased	232 L*	\$160-\$335/month
232 F*	\$250-\$450/month	232 M	Leased
232 G	Leased	232 N	Leased
Suite 234	Leased	*Sink & LVT flooring can be added to these rooms for additional \$175-\$200/month. Prices include operating expenses & utilities.	

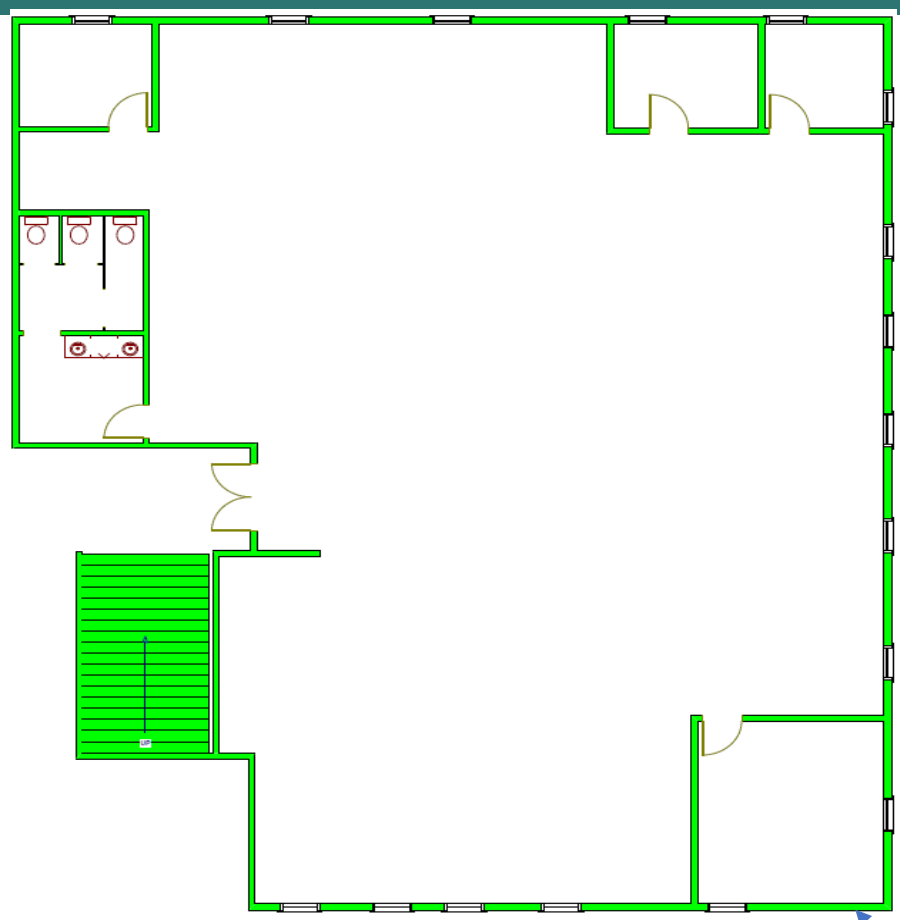
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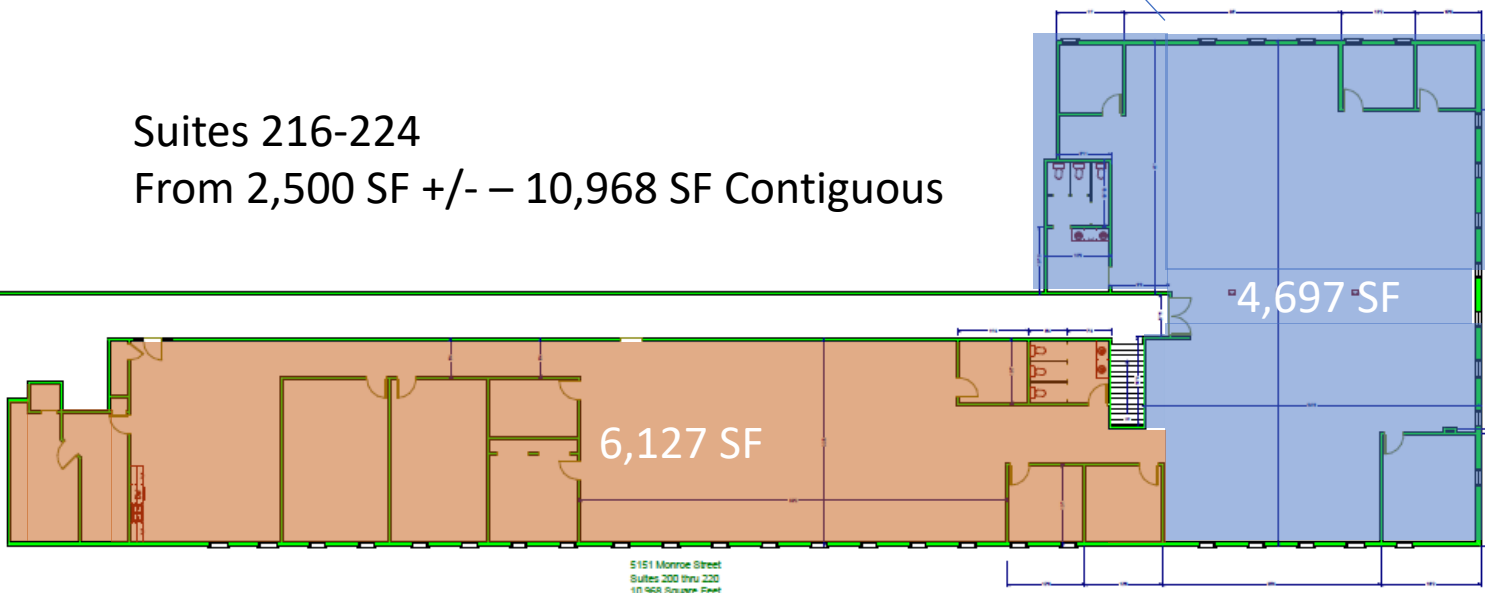
**5151 MONROE STREET  
SUITES 216- 224**



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

Suites 216-224  
From 2,500 SF +/- – 10,968 SF Contiguous

Elevator



5151 Monroe Street  
Suites 200 thru 220  
10,968 Square Feet

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# 5151 MONROE STREET



## Location Facts & Demographics

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

### CITY, STATE

**Toledo, OH**

### POPULATION

**52,318**

### AVG. HH SIZE

**2.30**

### MEDIAN HH INCOME

**\$49,712**

### HOME OWNERSHIP

Renters: **8,735**

Owners: **15,188**

### EMPLOYMENT



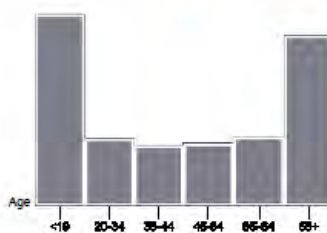
Employed: **50.15%**    Unemployed: **1.93%**

### EDUCATION

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

### GENDER & AGE

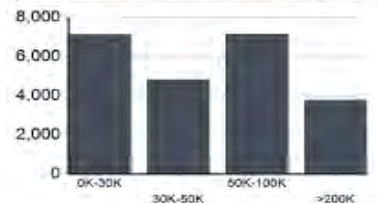
48.18% 51.82%



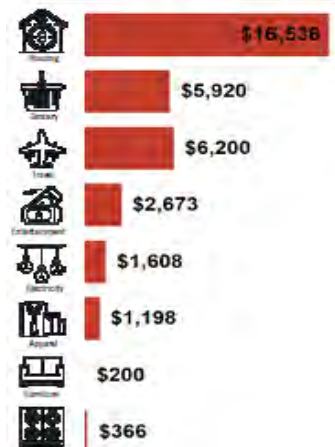
### RACE & ETHNICITY

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%**

### INCOME BY HOUSEHOLD



### HH SPENDING



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

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