

FOR LEASE

OFFICE



www.equitymillrealestate.com

EQUITY MILL
REAL ESTATE



**1684 Woodlands Drive
Maumee, OH 43537**

- Great Value in Arrowhead Park
- Professionally managed & maintained
- Access to walking trails, outdoor areas
- On-site fitness center
- Easy access to US-23/I-475 & Ohio Turnpike (80/90)
- Close proximity to restaurants, banking centers, hotels & shopping

Suite	Size	Base Rent Rate
100	15,681 SF +/-	\$15.00 PSF*
125	2,115 SF	\$15.00 PSF*
A	12,916 SF – 20,164 SF	\$15.00 PSF*
B	7,248 SF – 20,164 SF	\$15.00 PSF*

Year Completed: 1993 **Last Renovated-** 2023

Building Size: 68,093 Square Feet

Zoning: C-M

Parcel: 35-00471,35-00501,35-00491 & 36-41011

Acreage: 6.86 acres

Parking Spaces: 423 +/-

Curb Cuts: 1

Construction Type: Brick, Steel

Elevators: 1

Ceiling Height: Varies; 8'6 – 20'

Telecomm: Buckeye Broadband

Signage: Monument

Floors: 2

Type of Floor: Concrete

Public Transportation: TARTA Call a ride

Nearest Intersection: Indian Wood Circle

*Tenant responsible for their own utilities, in-suite janitorial and their pro-rata share of costs exceeding base year expenses. Current est. \$3.21 PSF



For More Information Contact
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419-450-6854
jmiller@equitymillrealestate.com

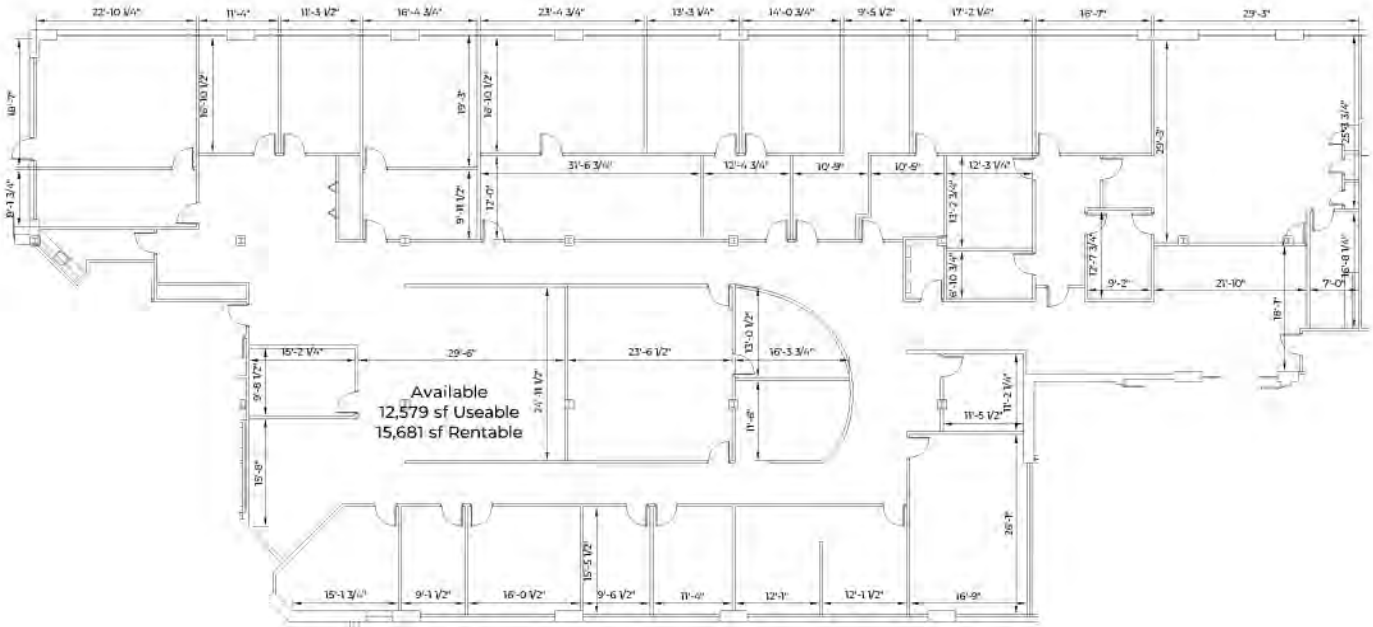
OFFICE FOR LEASE

1684 Woodlands Drive Suite 100
Maumee, OH 43537

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USEABLE AREA: 12,579 SF
RENTABLE AREA: 15,681 SF



BUILDING KEY
NO SCALE



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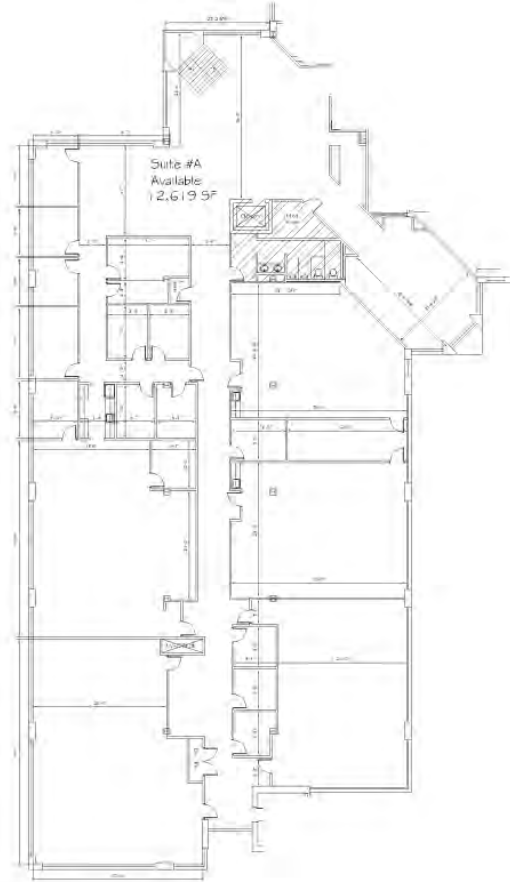
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1684 Woodlands Drive Suite A
Maumee, OH 43537

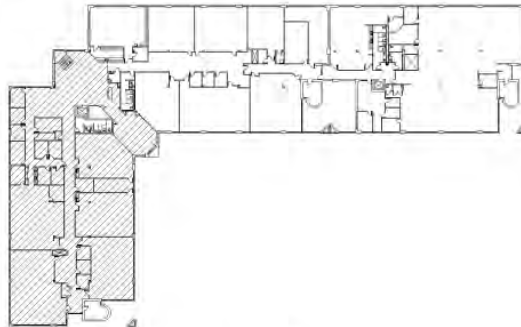
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USEABLE AREA: 12,916 SF
RENTABLE AREA: 12,916 SF



BUILDING KEY
NO SCALE



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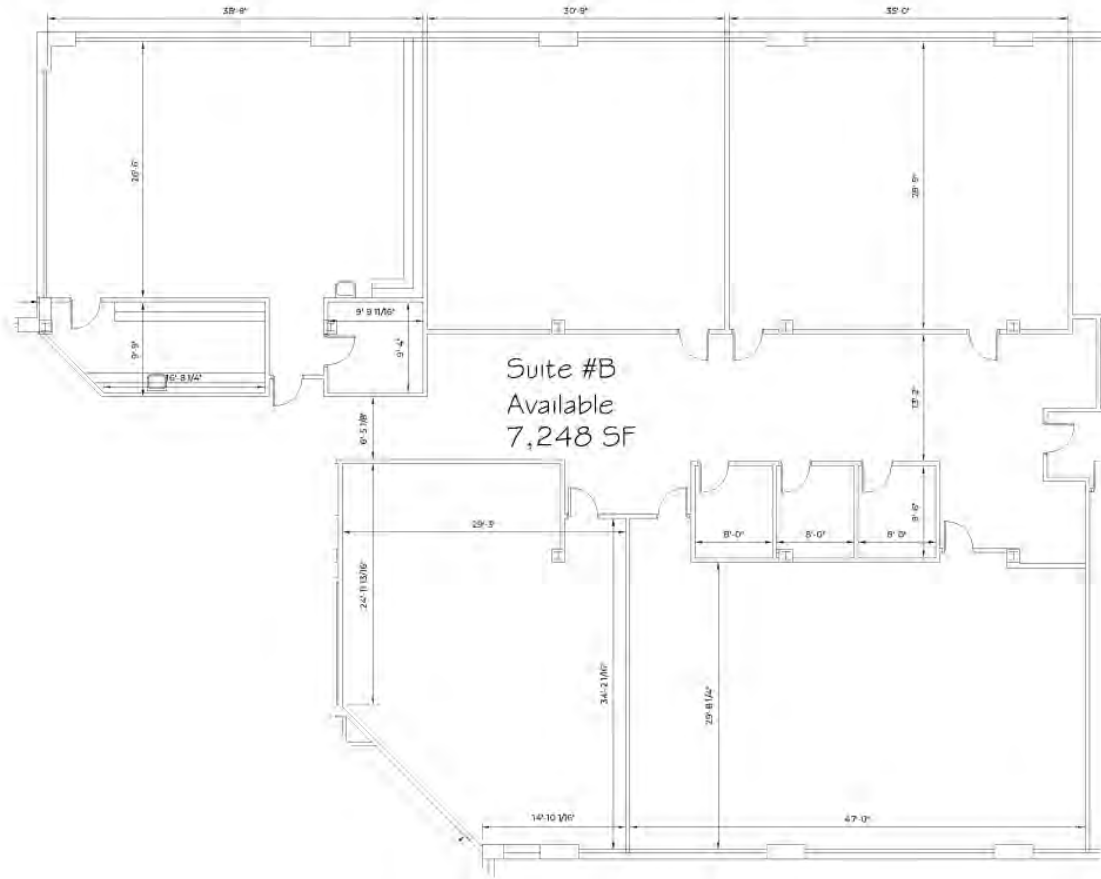
OFFICE FOR LEASE

1684 Woodlands Drive Suite B
Maumee, OH 43537

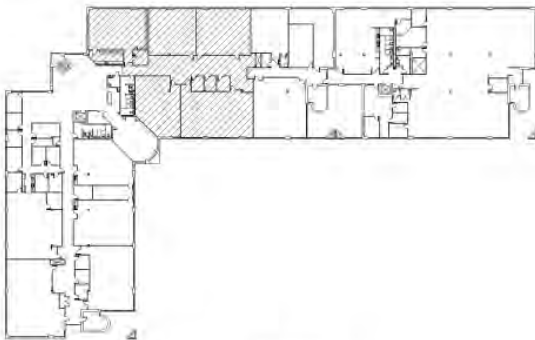
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EQUITY MILL
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USEABLE AREA: 7,248 SF
RENTABLE AREA: 7,248 SF



 **BUILDING KEY**
NO SCALE



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1684 Woodlands Dr, Maumee, OH 43537

CITY, STATE

Maumee, OH

POPULATION

26,858

AVG. HHSIZE

2.31

MEDIAN HH INCOME

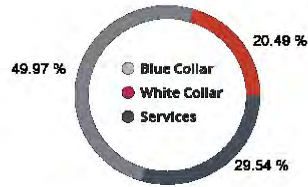
\$58,852

HOME OWNERSHIP

Renters: **5,424**

Owners: **6,557**

EMPLOYMENT



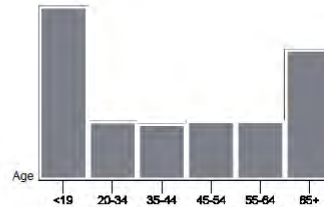
Employed: **50.00%**
Unemployed: **1.46%**

EDUCATION

High School Grad: **23.76%**
Some College: **24.33%**
Associates: **9.28%**
Bachelors: **37.60%**

GENDER & AGE

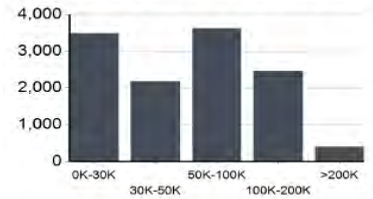
48.07% 51.93%



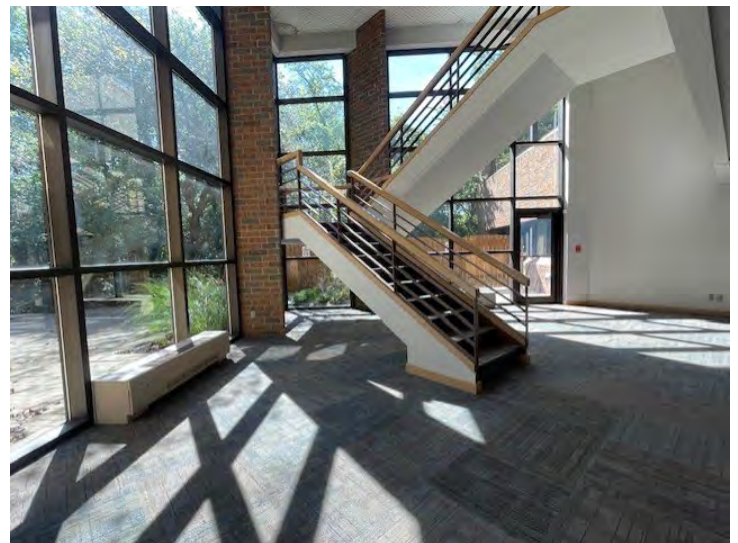
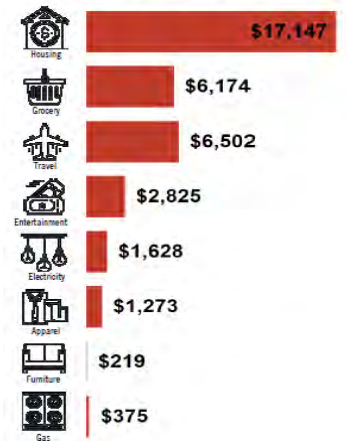
RACE & ETHNICITY

White: **79.01%**
Asian: **1.94%**
Native American: **0.00%**
Pacific Islanders: **0.02%**
African-American: **9.52%**
Hispanic: **4.84%**
Two or More Races: **4.67%**

INCOME BY HOUSEHOLD



HH SPENDING



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