

FOR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



204 W. Wayne St.
Maumee, OH 43537

Retail/Office
Building

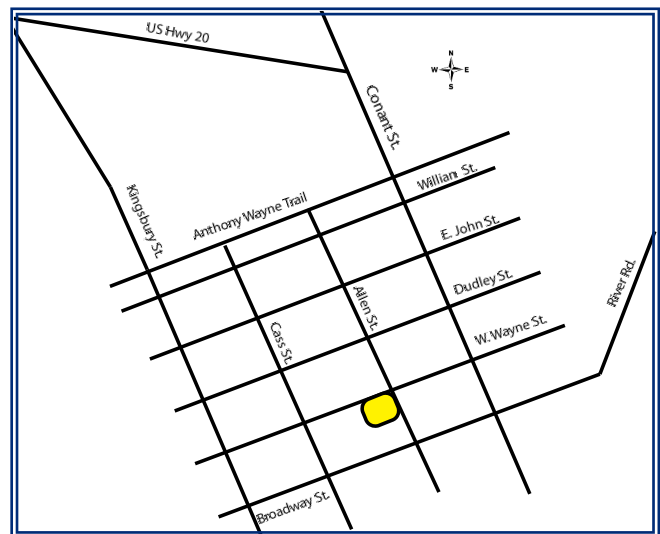


Total Available:
3,425 SF Flex Space

Lease Rate:
Unit 212 - 3,425 Flex pace

Property Highlights:

- *Located in beautiful Downtown Maumee
- *Great visibility for any business
- *One of the only buildings in Uptown Maumee with office/retail space available
- *Plenty of parking for employees and clients or customers
- *Aggressive rates and some units can be combined
- *Finally move your business to Uptown Maumee



“Innovative Solutions At Work”

For More
Information
Contact: **Brian Downey**
bdowney@millerdanberry.com
419-466-6690

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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GENERAL BUILDING SPECIFICATIONS

County	Lucas
Area of City	Downtown Maumee
Nearest Intersection	W. Wayne and Allen
Zoned	Commercial Office
Parcel #	36-07974 & 36-07977
Street	W. Wayne St.
Acreage	.44
Parking Spaces	11-40
Curb cuts	Two
Total Building Size	8,164
Units	12 units - 1 Vacant
Year Complete	1925, 1942
Number of floors	1
Floors	Wood, Tile, Carpet
Construction Type	New
HVAC	Central Air
Roof	Shingle
Ceiling Height	8'-10'
Over Head Doors	One
Restroom	4

CURRENT TENANTS

Tenant	Unit
Blaser Accounting and Tax Services	210-1 & 2
Bend of River	210-3
Brad Plocek - Key Realty	210-4
Premier Pour Bartending Services	210-6
Ear Smart	210-7
Seaway Asset Management	221
Haley Appraisal	223 A
Holmes and Emery Law Offices	223 B
North Shore Personnel	226
Martin Holmes Sr. Law Office	210-8

LEASE DETAILS

Term: At Least one year term (1-5)

Security Deposit: Equal to one month's rent

Options: Negotiable

Improvement Allowance: Negotiable

Tenant responsibility: Different per unit

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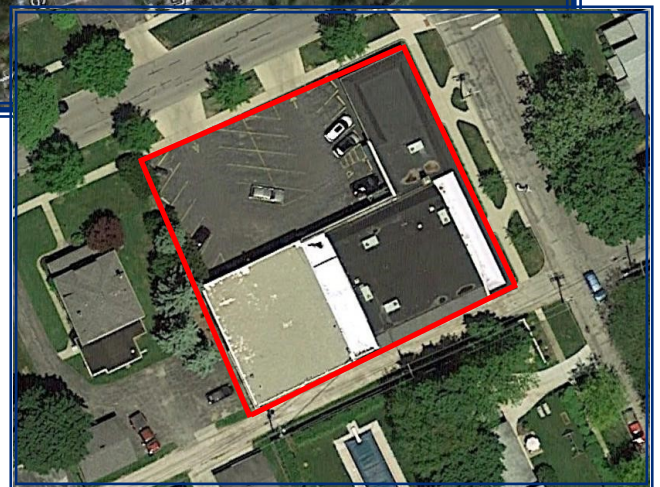
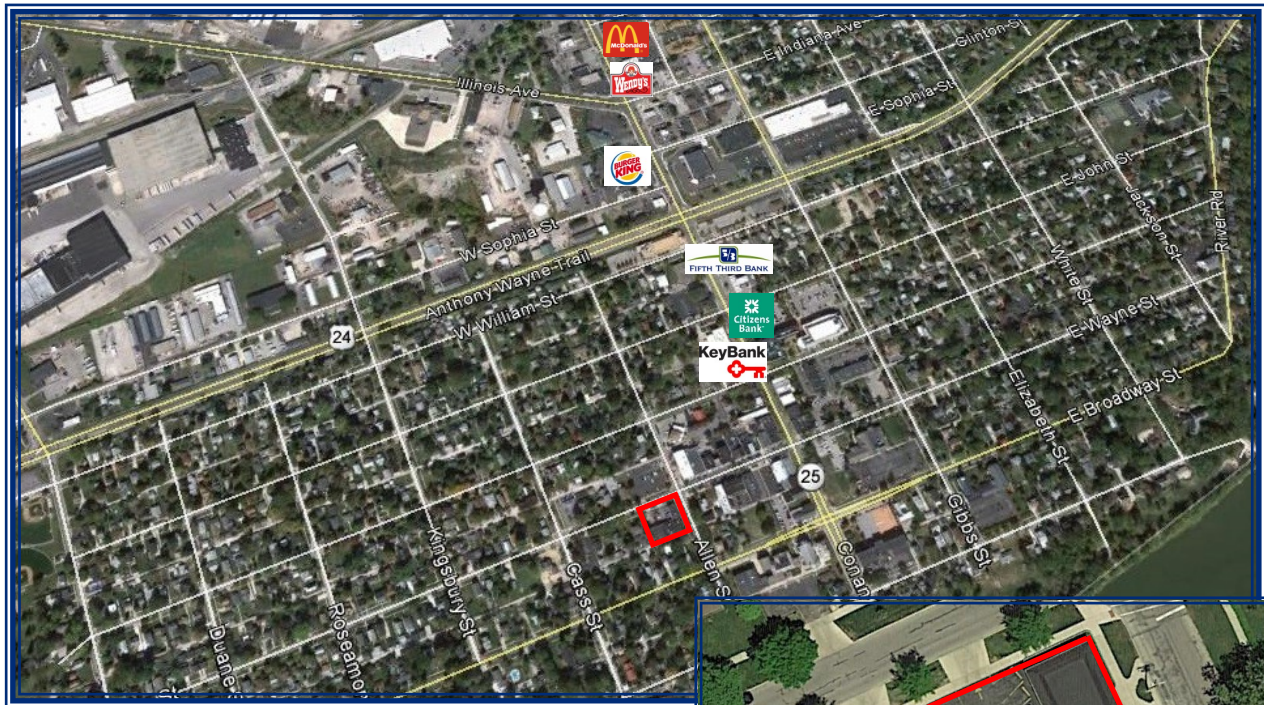
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