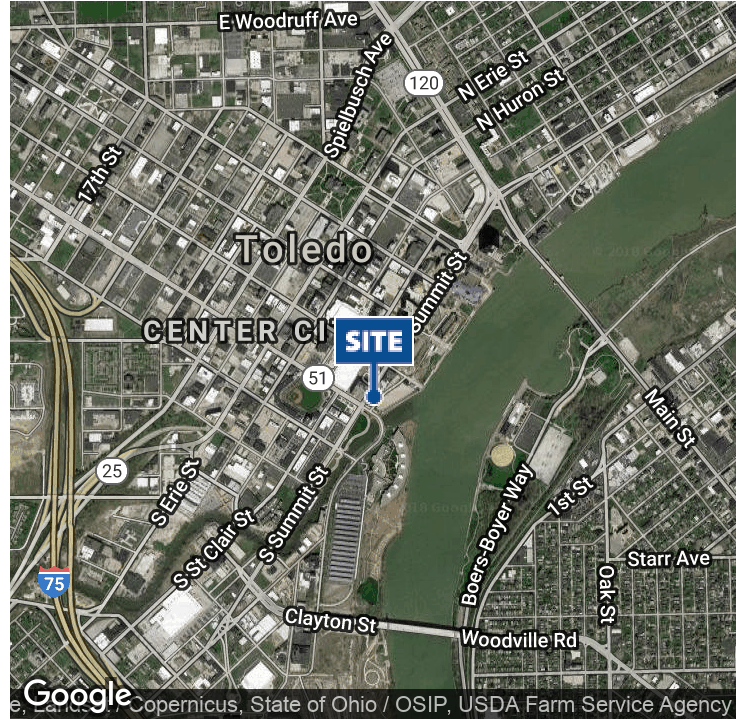




"Innovative Solutions at Work"

OFFICE SPACE FOR LEASE

114 N. SUMMIT ST., TOLEDO, OH 43604



OFFERING SUMMARY

Lease Rate:	\$15.95 SF/yr (Full Service + Suite Janitorial)
Building Size:	5,400 SF (may divide by floor - 1,350 SF ea.)
Year Built:	1890
Zoning:	CD - Downtown Commercial
County:	Lucas

PROPERTY HIGHLIGHTS

- Very nice office building on the Maumee River
- Across from Park Inn Hotel
- Pay parking available in adjacent surface lot and Seagate Center Garage

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,083	42,322	89,211
Total Population	12,176	106,308	225,122
Average HH Income	\$23,204	\$31,961	\$40,544

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.

HUNT SEARS

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LOCATION INFORMATION

County	Lucas
Area Of City	Central Business District
Nearest Intersection	Monroe St.
Zoning	CD - Downtown Commercial
Parcel #	12-16407
Street	2 lane
Parking Spaces	On Street & Surface Lot
Total Building Size	5,400 SF
Year Complete	1890
Number Of Floors	4
Construction Type	Concrete Block / Brick
HVAC	4 - GFA & Central Air
Roof	Flat Rubber
Ceiling Height	10'
Restrooms	4 - 1 each floor
Elevator	No
Real Estate Taxes	\$1,590.21/year



LEASE DETAILS

Lease Term	Minimum 3 years
Security Deposit	Equal to 1 months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Phone, data, suite janitorial and pass-thru on increase in operating expenses over base year
Landlord Responsibilities	RE Taxes, insurance, CAM and utilities

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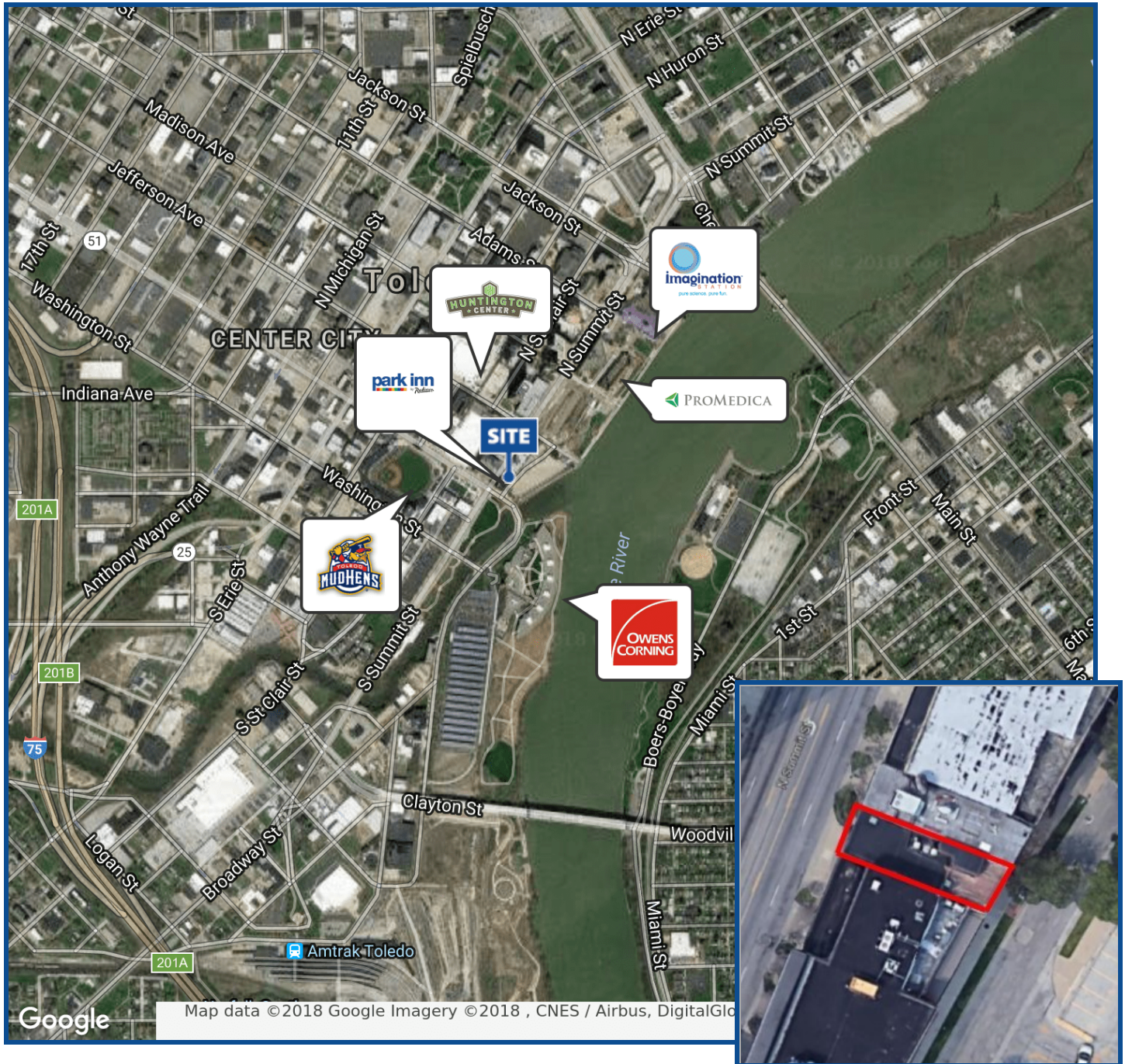
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