

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



## OFFERING SUMMARY

Available Space:	2,131 SF
Building Size:	39,904 SF
Lease Rate:	\$11.50 SF/yr (NNN)
Lot Size:	3.08 Acres
Year Built:	2006
Building Class:	B
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Total Parking:	185
Parking Ratio Per 1,000 SF:	4.6

## PROPERTY OVERVIEW

- First-floor medical space available
- Complex professionally owned and locally managed
- Suite is located directly off main entrance
- Four (4) exam rooms, three (3) private offices, one (1) business office
- Large intake/reception area with 12-seat waiting area
- Break area with kitchenette
- Separate IT
- In-suite restroom

## LOCATION OVERVIEW

Located on Executive Parkway - accessible via Secor Road or W. Central Avenue. Minutes from Expressway. Immediate access to grocery, fast-casual and sit-down restaurants.

For More Information Contact:

**Jason Westendorf**  
419.794.3957  
jwestendorf@rkgcommercial.com  
[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**  
419.794.3974  
mabernathy@rkgcommercial.com

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606

## LEASE DETAILS

Available SF	2,131 SF
Lease Rate	\$11.50 SF/yr
Lease Type	NNN

## BUILDING INFORMATION

Building Size	39,904 SF
Number Of Floors	2
Year Built	2006
Tenancy	Multiple
Condition	Excellent
Construction Status	Existing
Roof System	Shingle/Pitched
Structural System	Frame/Brick
Flooring Composition	Various
HVAC	Yes
Climate Controlled	Yes
Heat System Description	Gas-Forced Air
Restrooms	One (1) In-Suite, Four (4) Common Area
Exterior Signage	Monument
Lobby Signage	Yes

## PROPERTY DETAILS

Primary Property Type	Office
Zoning	Commercial Office
Acreage	3.08 Acres
Annual Real Estate Taxes	\$140,006.16
Annual Real Estate Taxes Per SF	\$3.51/SF
Parcel / APN Numbers	23-73967
# Parking Spaces	185
Parking Ratio Per 1,000 SF	4.6

## LOCATION INFORMATION

Building Name	3425 Executive Parkway
City, State & Zip	Toledo, OH 43606
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	Secor Road and W. Central Avenue

## UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

For More Information Contact:

### Jason Westendorf

419.794.3957

jwestendorf@rkgcommercial.com

[www.rkgcommercial.com](http://www.rkgcommercial.com)

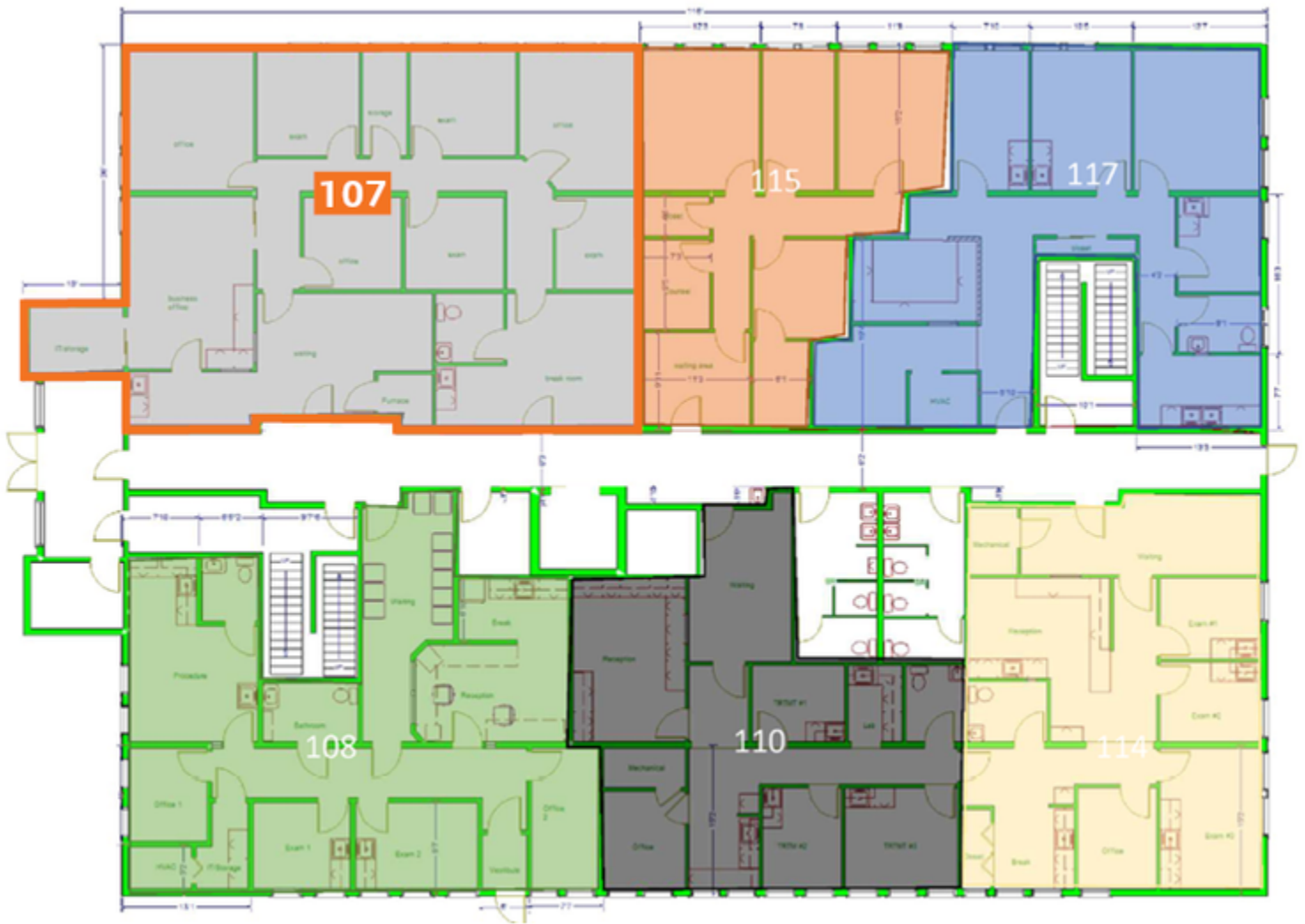
### Michael Abernathy

419.794.3974

mabernathy@rkgcommercial.com

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



Floor Plan - First Floor

For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

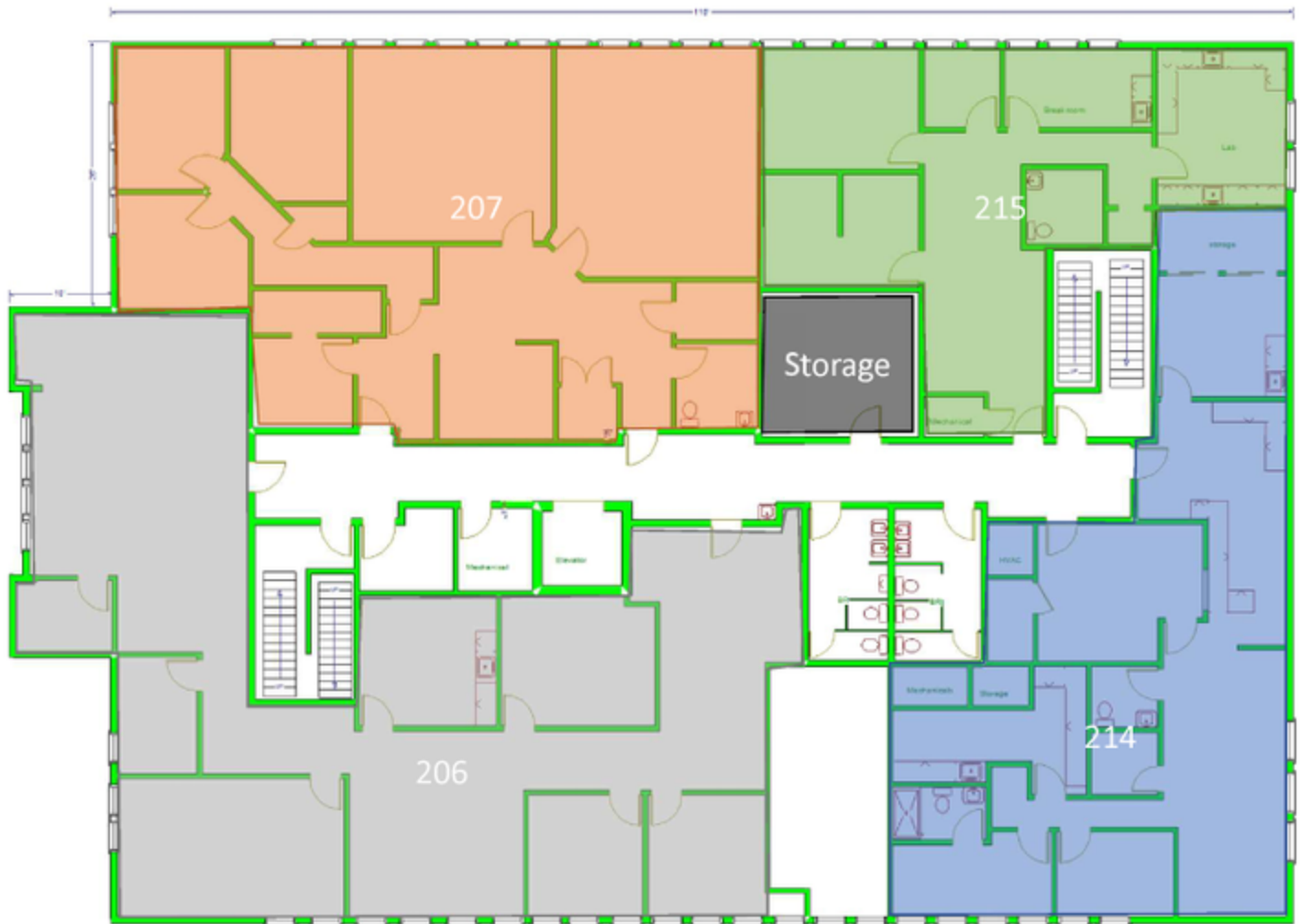
**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



Floor Plan - Second Floor

For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

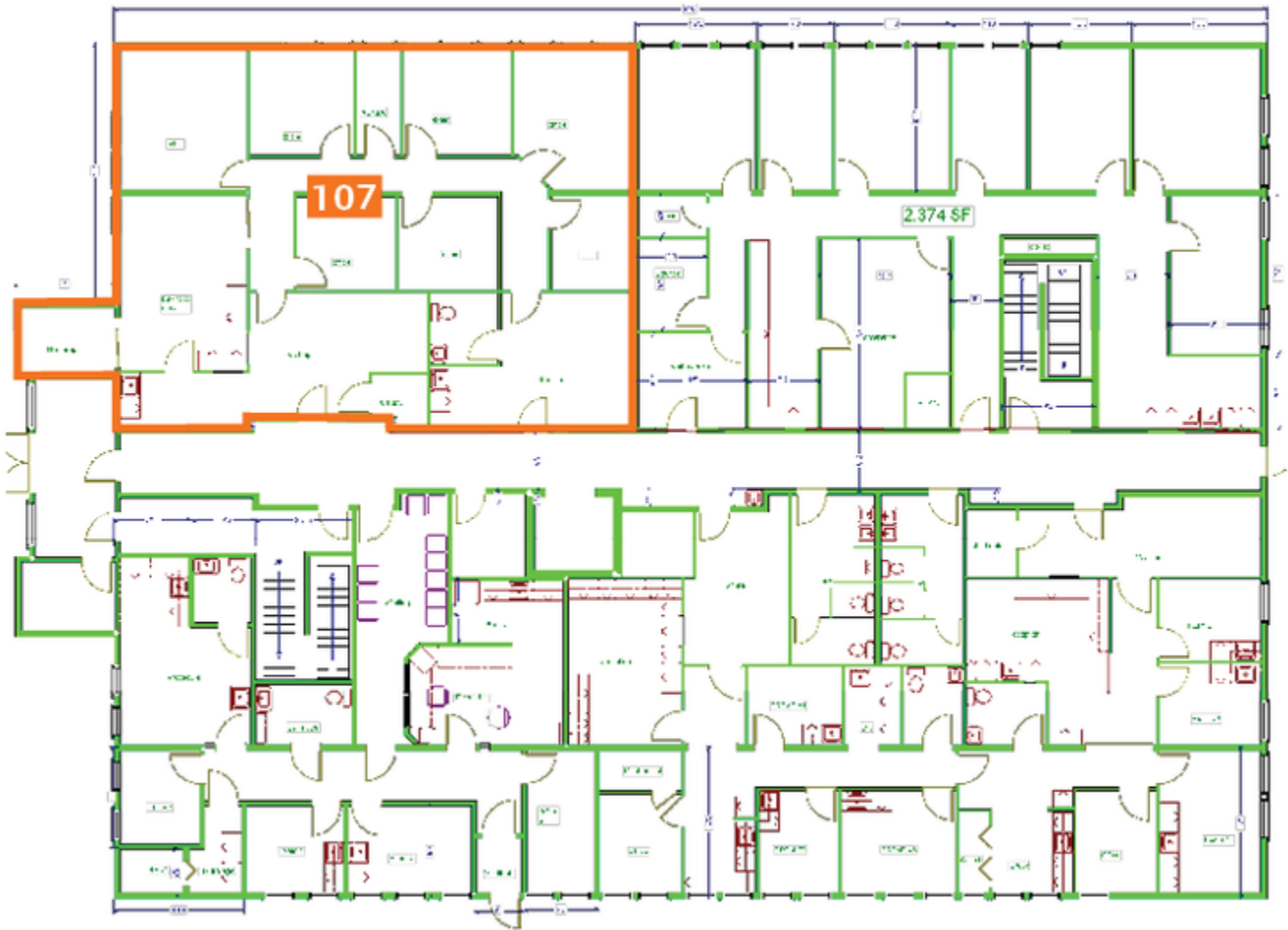
**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



Floor Plan - South Building First Floor

For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

Office Building For Lease

# 3425 Executive Parkway

RK

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

Office Building For Lease

# 3425 Executive Parkway

RK

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors



Office Building For Lease

# 3425 Executive Parkway

RK

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors

Office Building For Lease

# 3425 Executive Parkway

RK

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

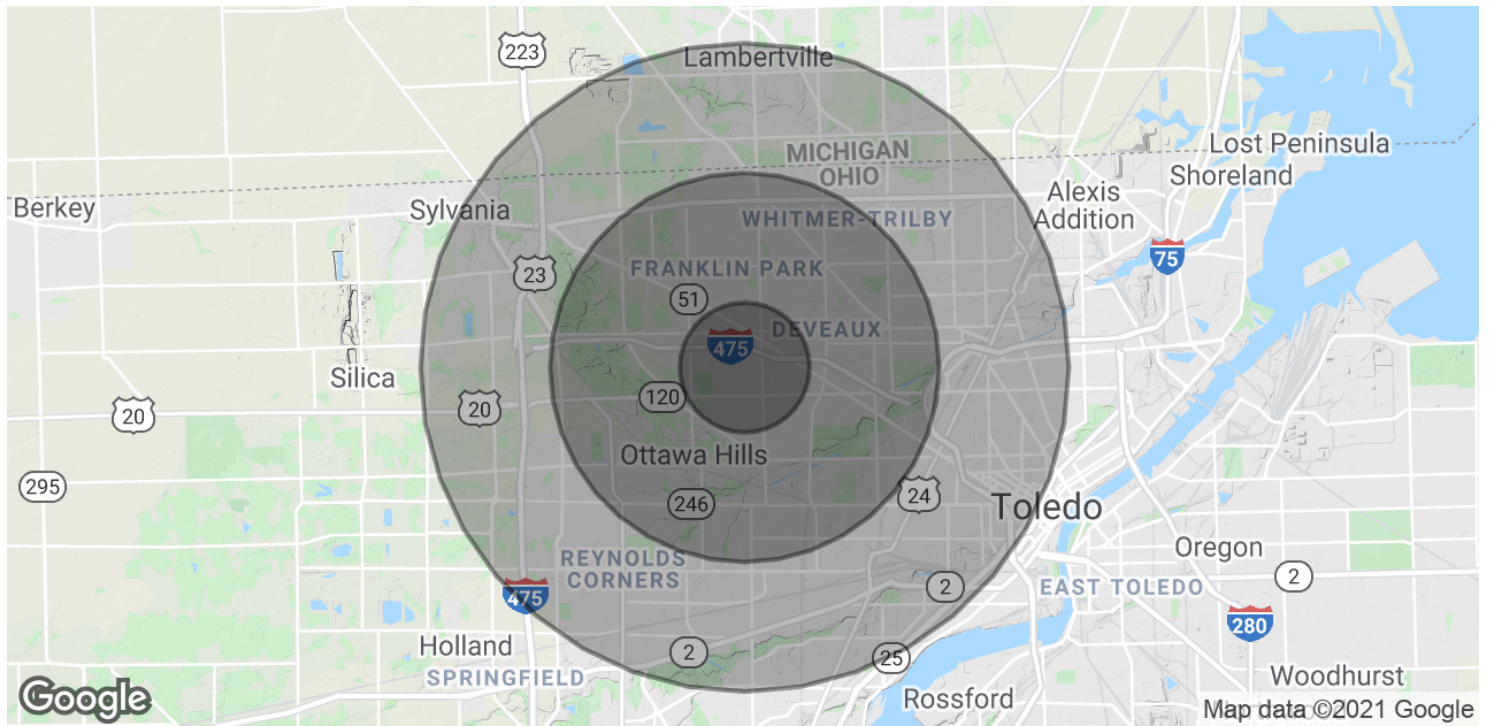
[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors

# 3425 Executive Parkway



3425 Executive Parkway | Toledo, OH 43606



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,335	102,723	250,778
Average age	45.7	37.7	36.3
Average age (Male)	42.5	35.8	34.2
Average age (Female)	48.5	39.7	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,824	42,830	102,995
# of persons per HH	2.1	2.4	2.4
Average HH income	\$54,980	\$61,137	\$55,602
Average house value	\$135,852	\$145,768	\$129,311

\* Demographic data derived from 2010 US Census

For More Information Contact:

**Jason Westendorf**

419.794.3957

jwestendorf@rkgcommercial.com

www.rkgcommercial.com

**Michael Abernathy**

419.794.3974

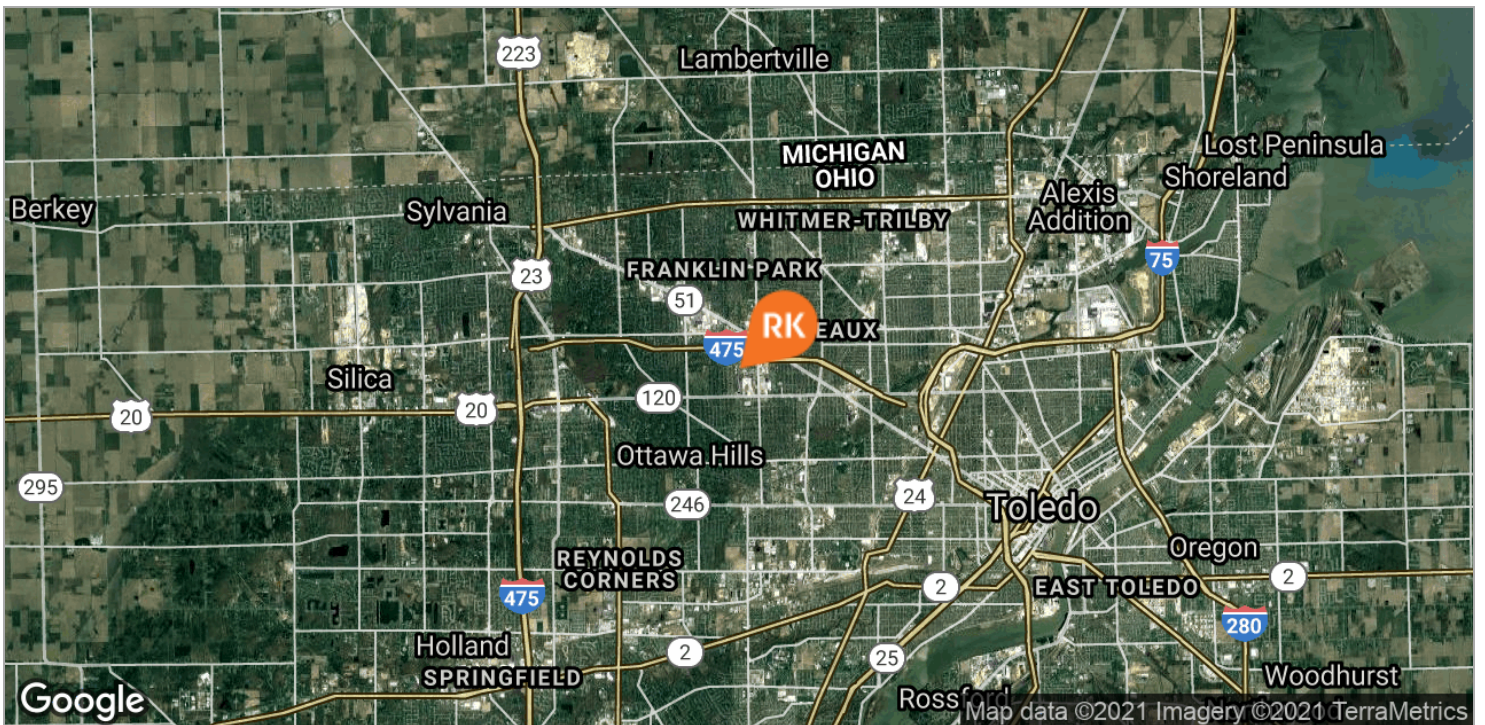
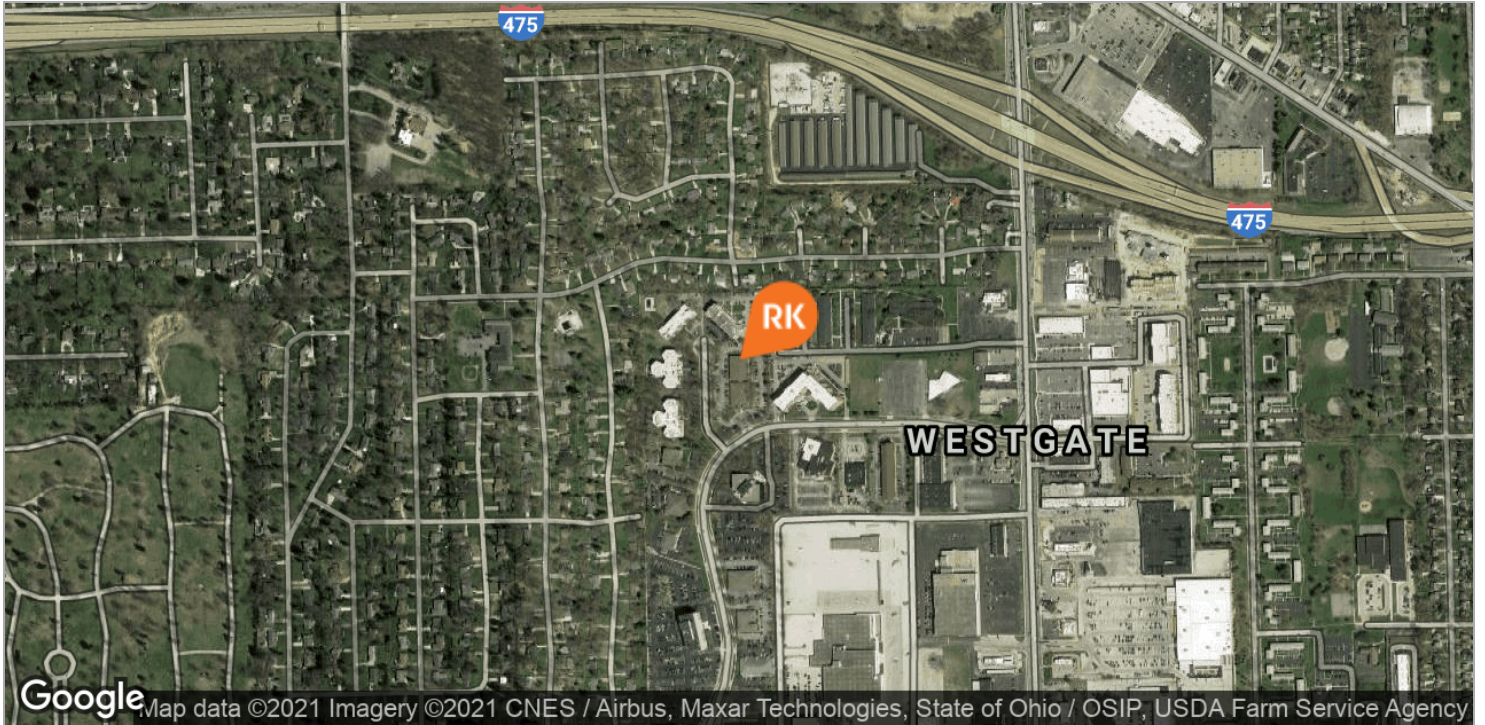
mabernathy@rkgcommercial.com



Reichle | Klein Group  
Commercial Property Brokers, Managers & Investment Advisors

# 3425 Executive Parkway

3425 Executive Parkway | Toledo, OH 43606



For More Information Contact:

**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

[www.rkgcommercial.com](http://www.rkgcommercial.com)

**Michael Abernathy**

419.794.3974

[mabernathy@rkgcommercial.com](mailto:mabernathy@rkgcommercial.com)

**Reichle | Klein Group**

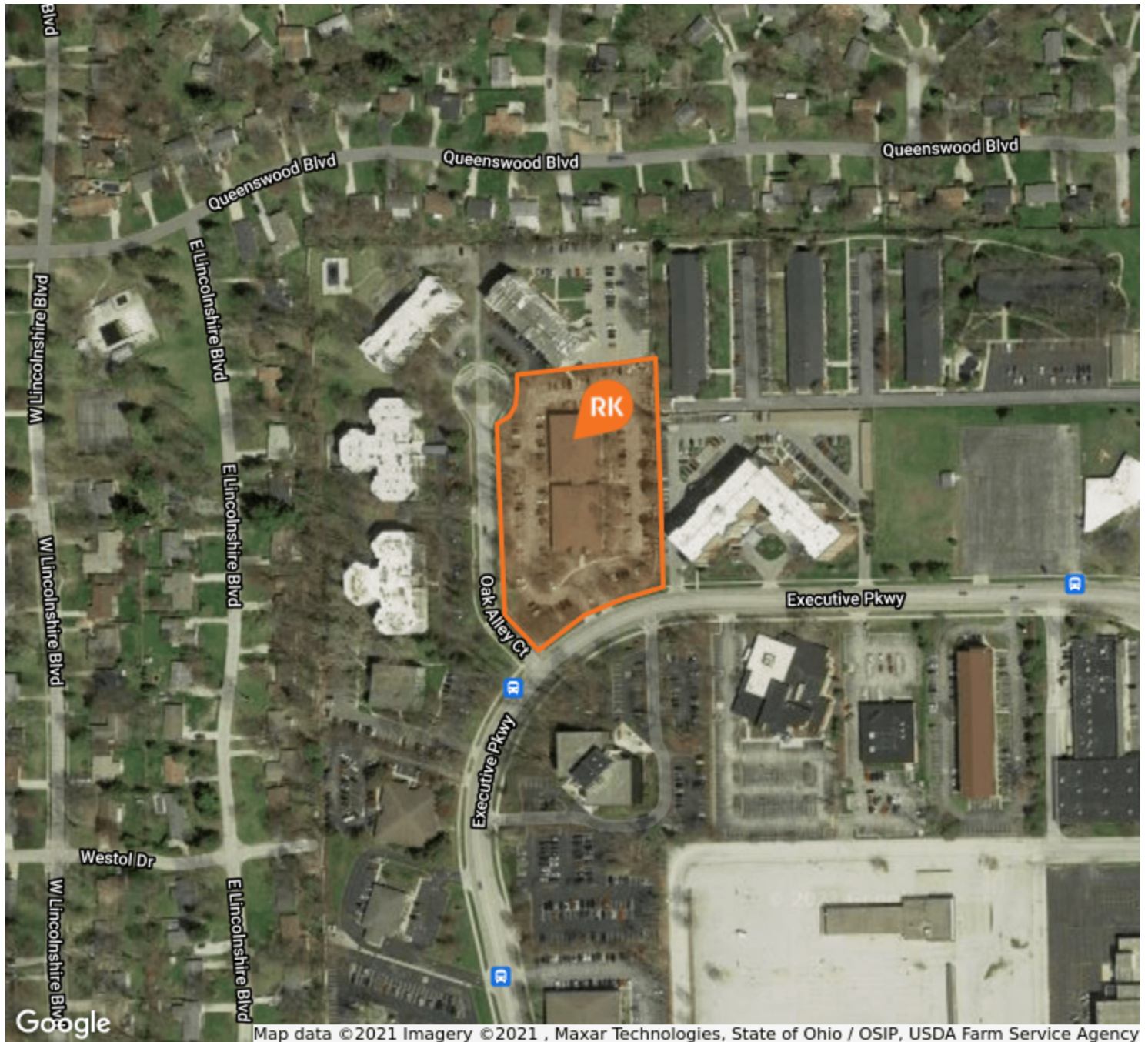
Commercial Property Brokers, Managers & Investment Advisors



# 3425 Executive Parkway



3425 Executive Parkway | Toledo, OH 43606



Reichle Klein Group - Commercial Property Brokers, Managers & Investment Advisors:



**Jason Westendorf**  
419.794.3957 T  
419.794.6058 F  
jwestendorf@rkcommercial.com



**Michael Abernathy**  
419.794.3974 T  
419.794.6093 F  
mabernathy@rkcommercial.com

Toledo, OH 43604

[www.rkgcommercial.com](http://www.rkgcommercial.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.