

Office Building For Lease

RK

9 N. St. Clair Street

9 N. St. Clair Street | Toledo, OH 43604



OFFERING SUMMARY

Available Space:	565 - 2,420 SF
Building Size:	22,650 SF
Lease Rate:	\$18.00 - 22.00 SF/yr (Full Service)
Lot Size:	0.17 Acres
Year Built:	1867
Building Class:	A
Market:	Toledo
Submarket:	CBD

PROPERTY OVERVIEW

- Multiple suites available - see floor plan
- Tenant finishes must comply with the historic rehabilitation guidelines - tenant-improvement allowance available
- Other tenants include: Holy Toledo, Swamp Shop and PWC
- Rooftop entertainment space and direct access to Fifth Third Field - 69 home games scheduled for 2019
- Ample parking options available nearby - see parking map

LOCATION OVERVIEW

Located in the heart of Hensville - many restaurants, bars and nightlife in immediate proximity. Hensville Park located just one block north - multiple events held weekly during baseball season

For More Information Contact:

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

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LEASE DETAILS

Available SF	565 - 2,420 SF
Lease Rate	\$18.00 - 22.00 SF/yr
Lease Type	Full Service

BUILDING INFORMATION

Building Size	22,650 SF
Number Of Floors	3
Year Built	1867
Tenancy	Multiple
Construction Status	Existing
Structural System	Brick
HVAC	Yes
Climate Controlled	Yes
Exterior Signage	Facade

PROPERTY DETAILS

Primary Property Type	Office
Acreage	0.166 Acres
Annual Real Estate Taxes	\$8,619.00
Annual Real Estate Taxes Per SF	\$0.38/SF
Parcel / APN Numbers	12-404400

LOCATION INFORMATION

Building Name	9 N. St. Clair Street
City, State & Zip	Toledo, OH 43604
County	Lucas
Submarket	CBD
Cross Streets	Washington Street

UTILITIES

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

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SUITE	SIZE (SF)	LEASE RATE
Suite 201	565 SF	\$18.00 - \$22.00 SF/yr
Suites 204	2,420 SF	\$18.00 - \$22.00 SF/yr

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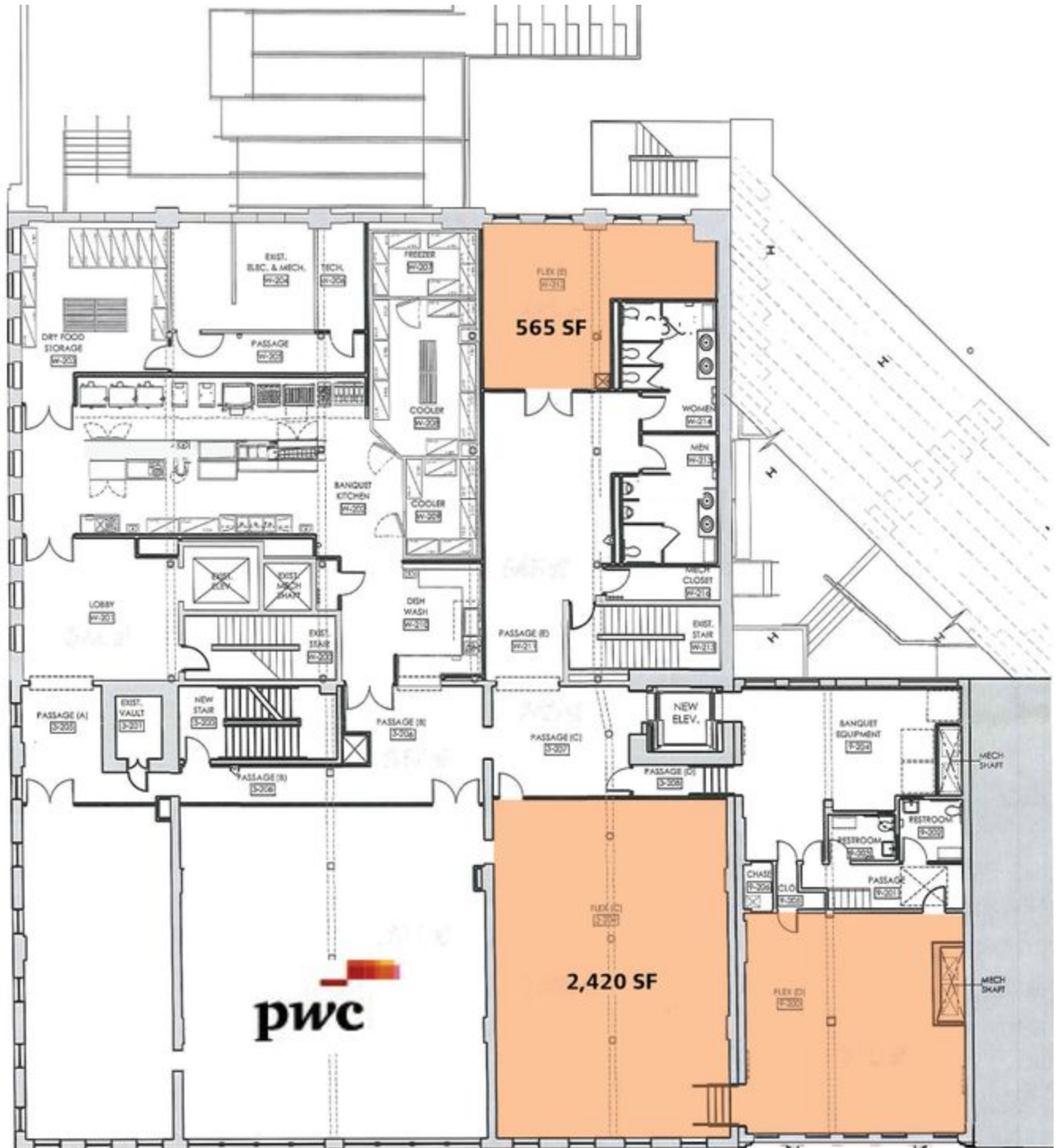
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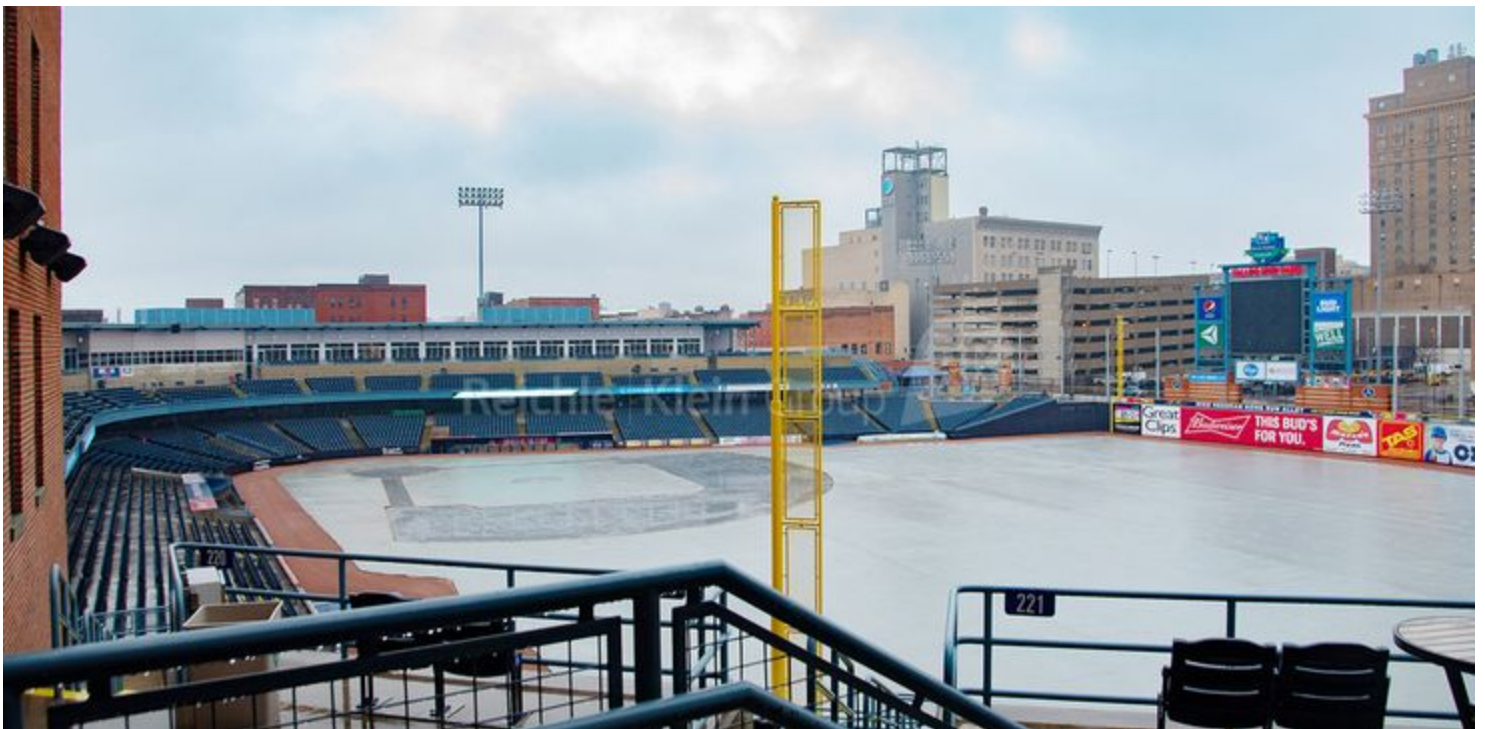
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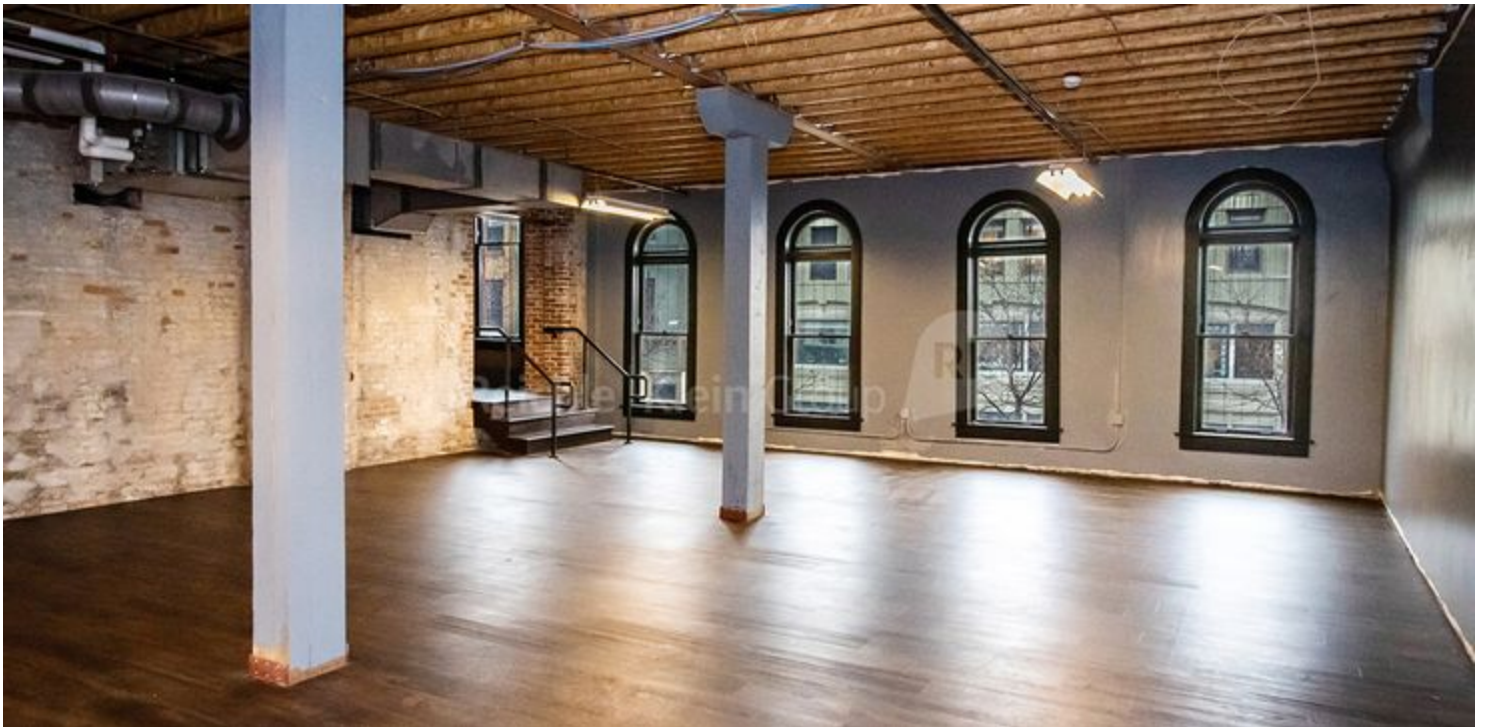
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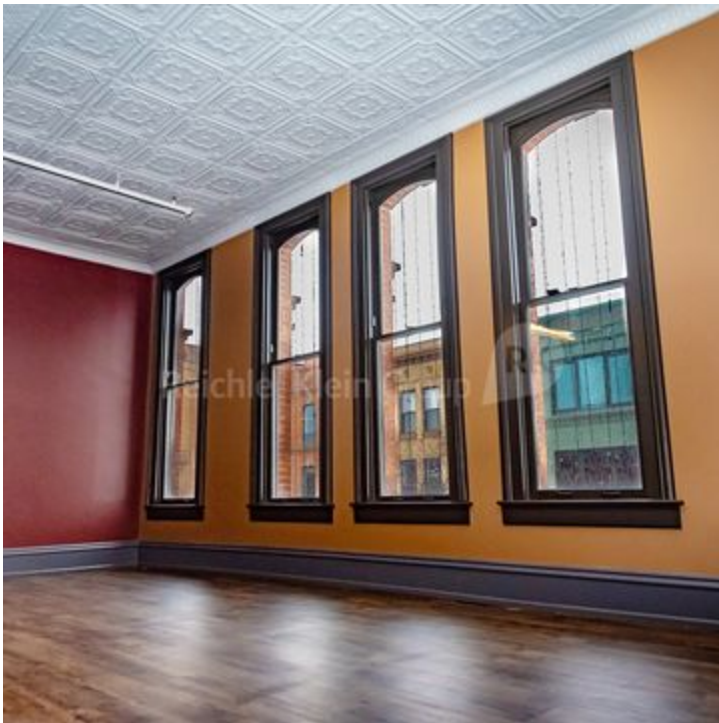
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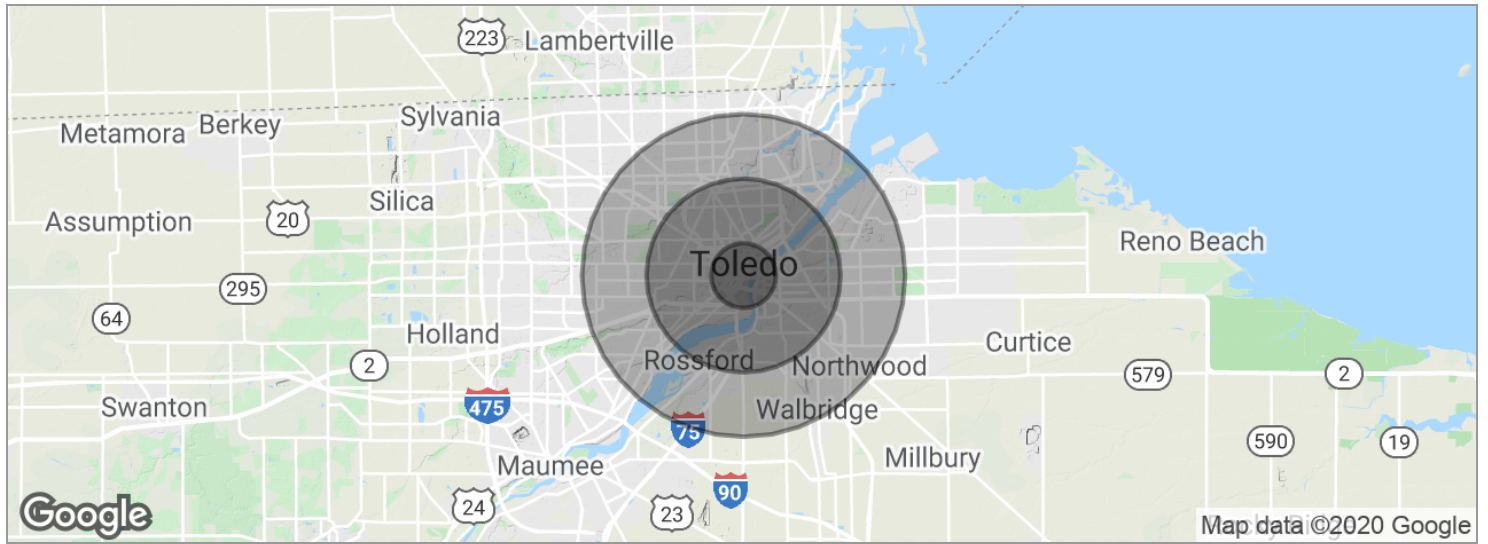
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,893	110,165	237,693
Median age	29.7	32.4	33.3
Median age (Male)	30.4	29.9	31.6
Median age (Female)	30.9	34.4	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,510	43,673	93,859
# of persons per HH	2.2	2.5	2.5
Average HH income	\$21,276	\$31,106	\$40,900
Average house value	\$127,270	\$88,078	\$105,391

** Demographic data derived from 2010 US Census*

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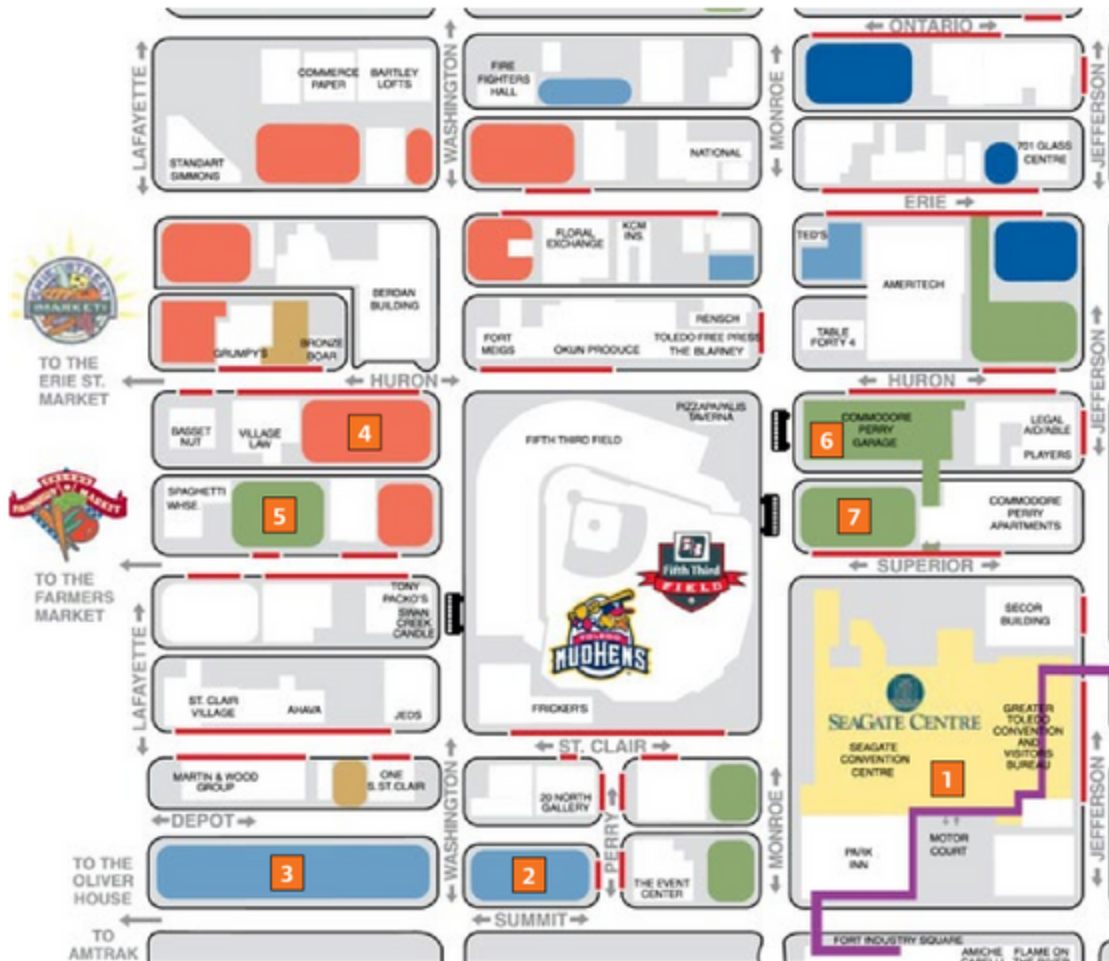
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"Hensville" Area Parking Map



1. * Convention Centre Garage – 350 spaces available out of 400, \$65/Mo non reserved - contact jthielman@meettoledo.org or 419-255-5025
2. *County Lot, Summit St. N. of Perry – 42 spaces, \$35/Mo non reserved – contact same as above
3. *County Lot, Summit St. S. of Perry – 180 spaces, \$35/Mo non reserved- contact same as above
4. Washington St. at Huron St – available space \$35/mo. , contact Kwik Park, 419-241-3124
5. S. Superior next to Spaghetti Warehouse – 20-30 spaces available, \$25/Mo, contact Kwik Park
6. Commodore Garage, 500 spaces available, \$50/Mo, contact Kwik Park
7. Commodore Surface Lot, daily parkers and Commodore Apartment Residents

*County Summit Street Surface lots have periodic lack of availability because of special events. Monthly parking cards for these lots access both lots.



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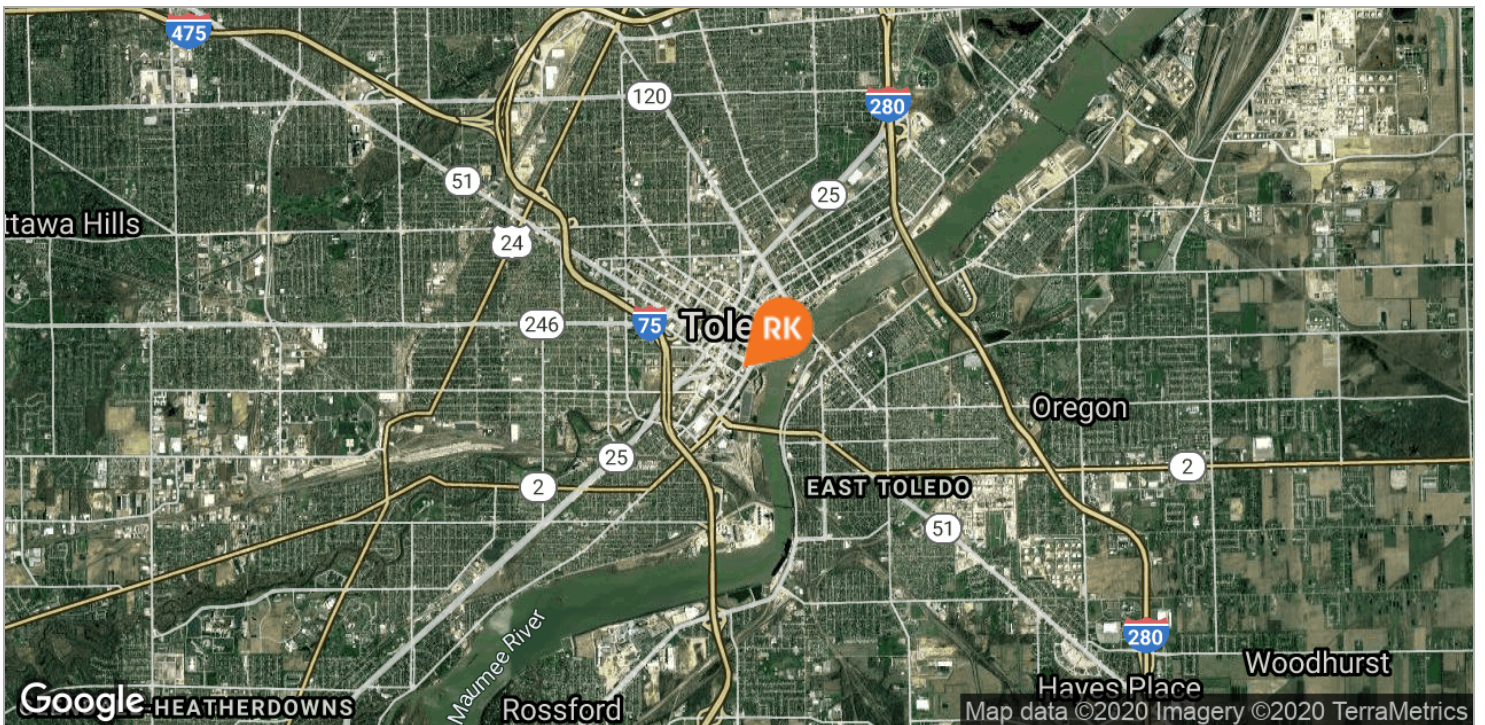
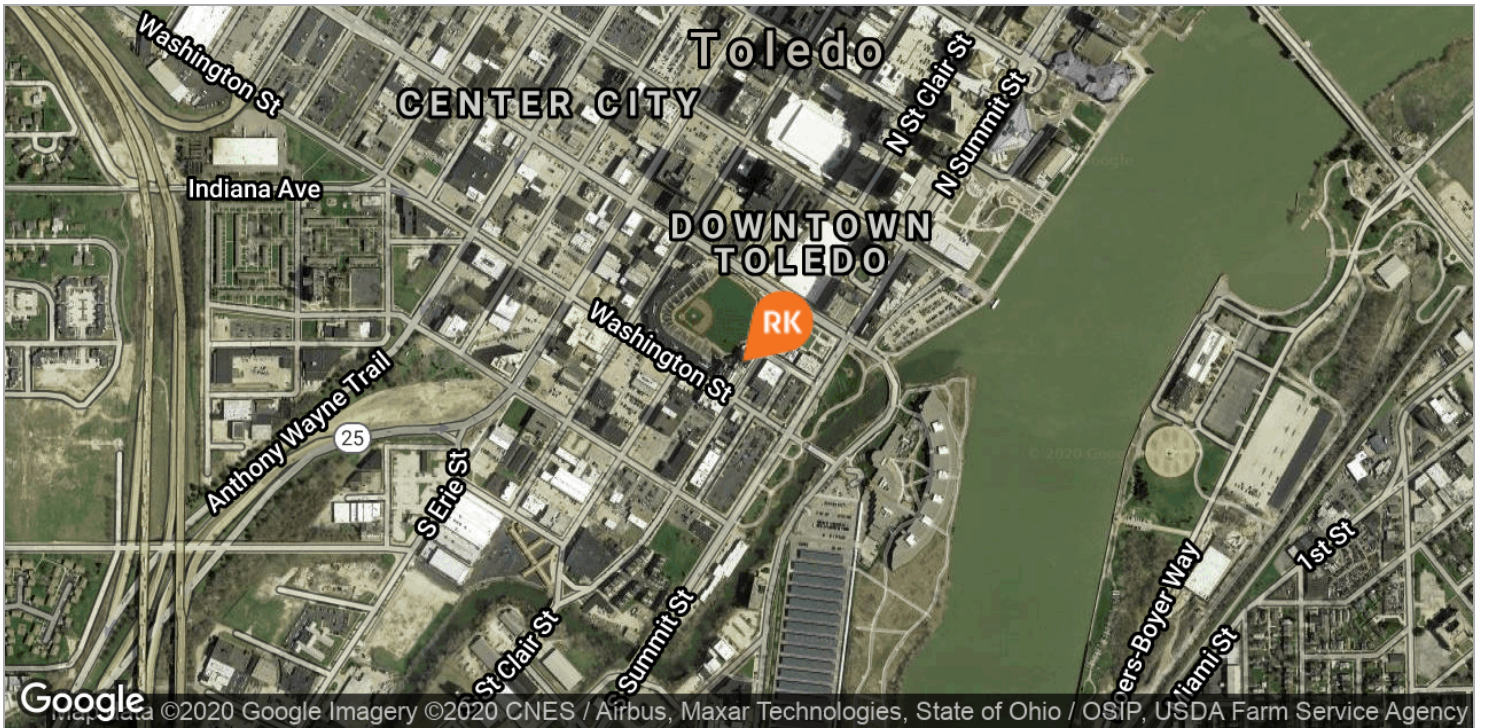
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