

# 619 Monroe Street

619 Monroe Street | Toledo, OH 43604



## OFFERING SUMMARY

Available Space:	7,200 - 14,400 SF
Building Size:	21,600 SF
Lease Rate:	\$18.00 SF/yr (Gross + Janitorial)
Lot Size:	0.25 Acres
Year Built:	1872
Building Class:	C
Renovated:	2014
Market:	Toledo
Submarket:	CBD
Traffic Count:	12,885
Total Parking:	6

## PROPERTY OVERVIEW

- Highly visible, brick, historic office building in Toledo's Warehouse District
- On-site parking and nearby surface lots available
- Hannon's Block Restaurant on first floor
- Close to Blarney, Table 44, Fifth Third Field, Huntington Center and M-Osteria
- Beautiful arches with 12' ceilings
- New roof and windows - exposed brick throughout
- New elevator in 2020
- Build-to-suit/tenant-improvement allowance negotiable

## LOCATION OVERVIEW

Located in Toledo's Warehouse District at N. Erie Street near N. Huron Street

For More Information Contact:

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## LEASE DETAILS

Available SF	7,200 - 14,400 SF
Lease Rate	\$18.00 SF/yr
Lease Type	Gross + Janitorial

## BUILDING INFORMATION

Building Size	21,600 SF
Year Built	1872
Renovated	2014
Tenancy	Multiple
Construction Status	Existing
Basement	Yes
Restrooms	Multiple
Delivery Area	Rear
Exterior Signage	Yes

## PROPERTY DETAILS

Primary Property Type	Office
Zoning	10-CD Downtown Commercial
Acreage	0.25 Acres
Annual Real Estate Taxes	\$10,592.64
Annual Real Estate Taxes Per SF	\$0.96/SF
Parcel / APN Numbers	12-00010
# Parking Spaces	6

## LOCATION INFORMATION

Building Name	619 Monroe Street
City, State & Zip	Toledo, OH 43604
County	Lucas
Submarket	CBD
Cross Streets	N. Erie Street

## UTILITIES

Internet Provider	Various
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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Office Building For Lease

RK

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	7,200 SF	Gross + Janitorial	\$18.00 SF/yr
3rd Floor	7,200 SF	Gross + Janitorial	\$18.00 SF/yr
2nd and 3rd Floors	14,400 SF	Gross + Janitorial	\$18.00 SF/yr

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

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## 2nd Floor

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## 3rd Floor

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Office Building For Lease

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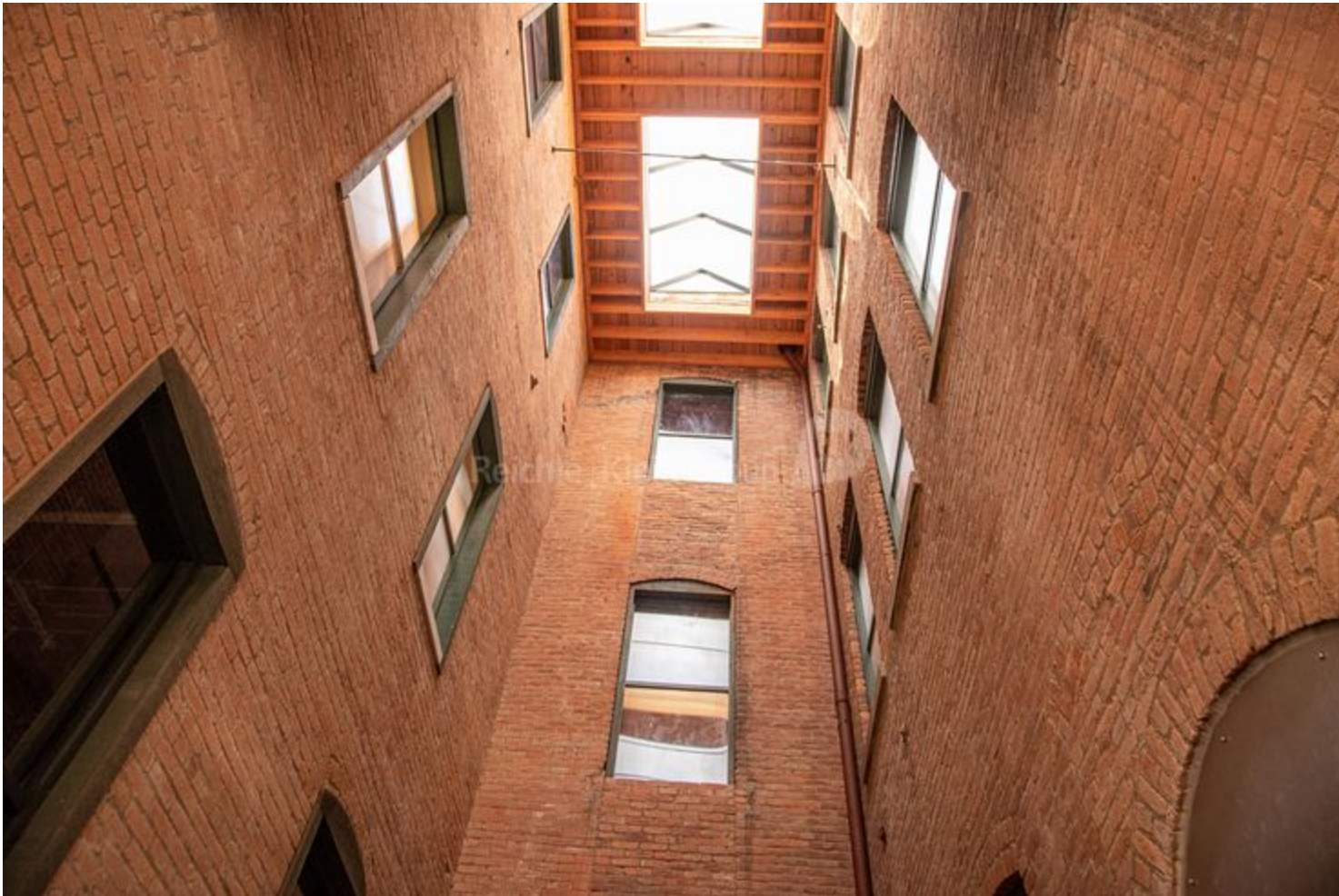
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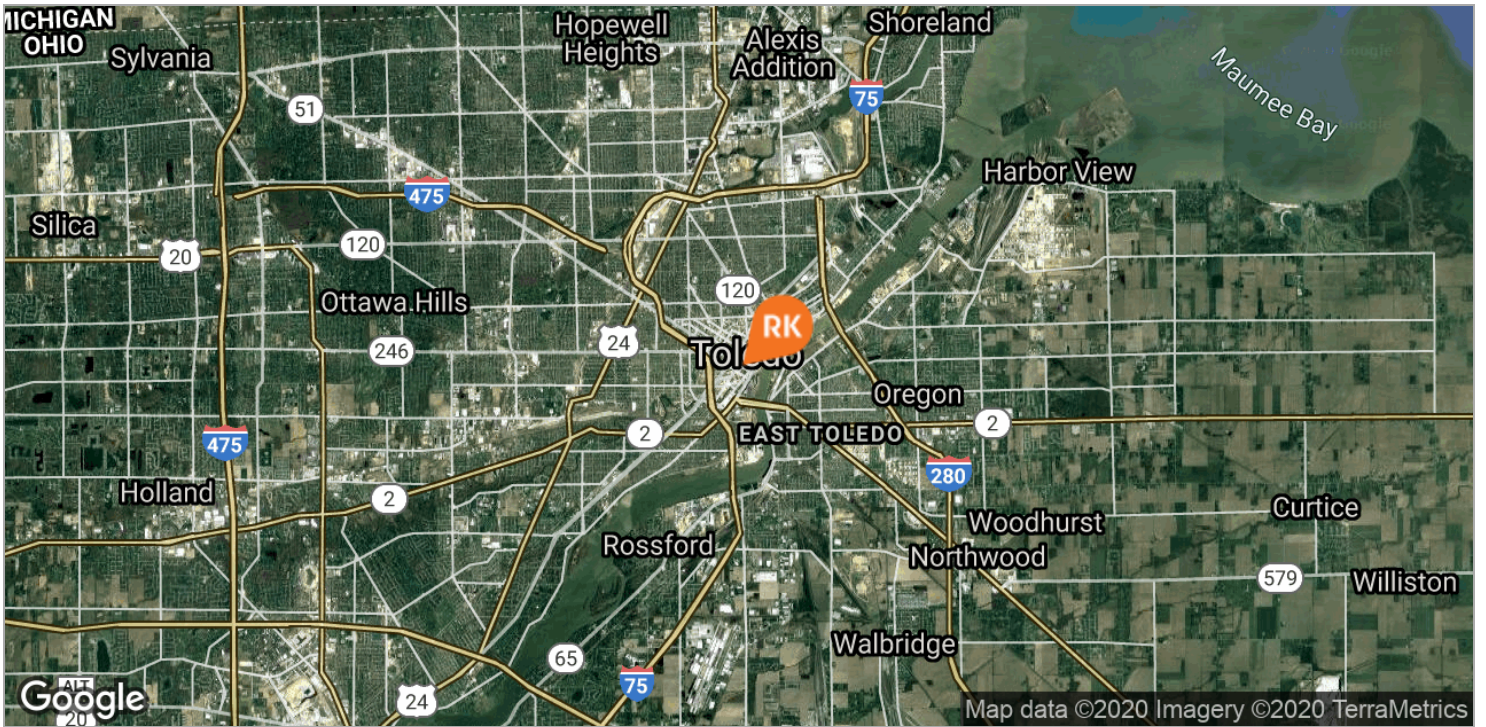
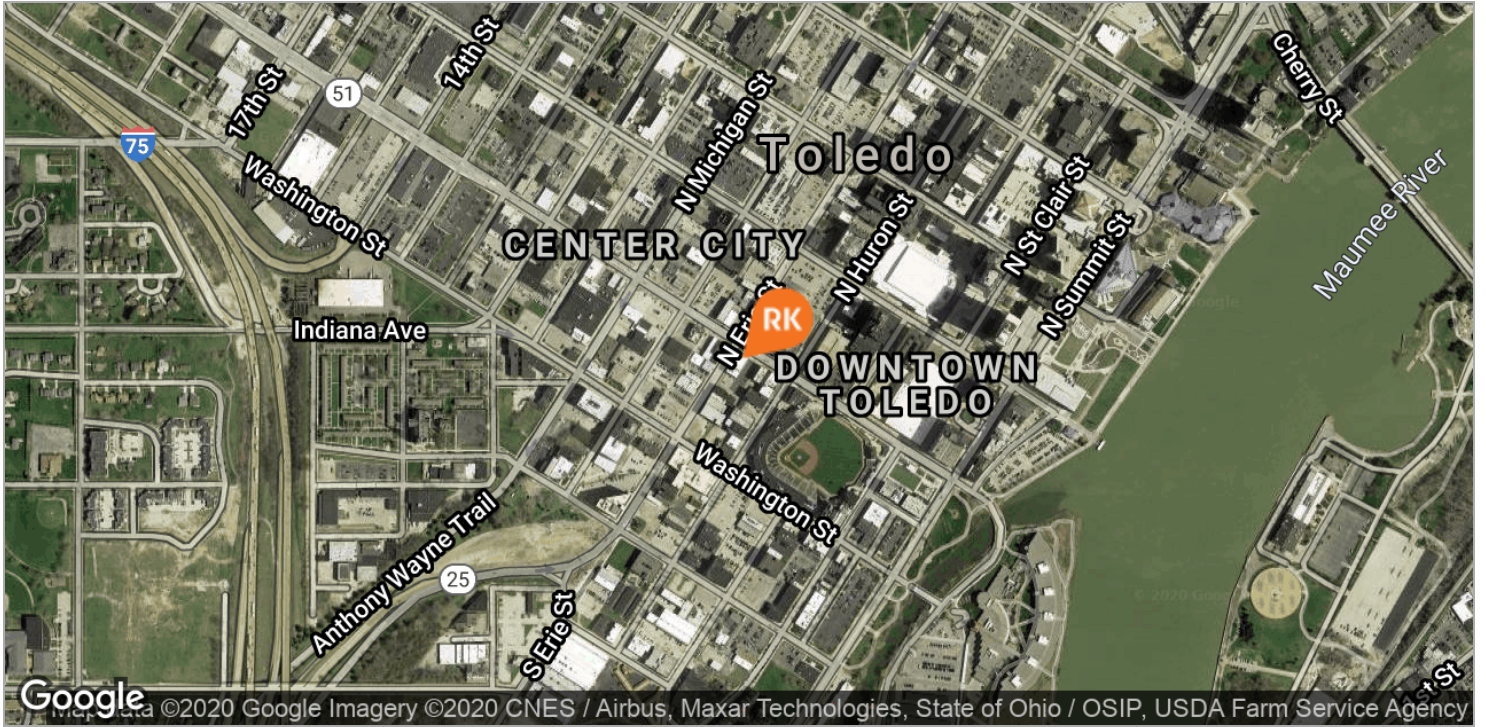
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