

# Inns Of Court

405 N. Huron Street | Toledo, OH 43604



## OFFERING SUMMARY

Available Space:	1,000 - 16,000 SF
Building Size:	20,000 SF
Lease Rate:	\$10.00 - 15.00 SF/yr (NNN; MG)
Lot Size:	0.48 Acres
Year Built:	1932
Building Class:	C
Renovated:	1980
Market:	Toledo
Submarket:	CBD

## PROPERTY OVERVIEW

- Up to 20,000 SF available (4,000 SF per floor) plus full basement - tenant improvements negotiable
- Opportunity zone investment opportunity
- Ample surface parking available nearby both on street and in surface lot directly across N. Huron Street
- Join more than 15,000 office workers, 2,500+/- residents (and growing) and more than one million visitors per year to Imagination Station, Huntington Center, Fifth Third Field, Valentine Theater, SeaGate Convention Centre and 30+ existing restaurants
- Ideal residential/mixed-use conversion - apartments/condominiums on upper floors with first-floor restaurant, etc.
- One block from courthouse with many restaurants nearby
- See floor plans for existing layouts

For More Information Contact:

**Ryan Miller**  
419.794.3961  
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[www.rkgcommercial.com](http://www.rkgcommercial.com)

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## LEASE DETAILS

Available SF	1,000 - 16,000 SF
Lease Rate	\$10.00 - 15.00 SF/yr
Lease Type	NNN; MG

## BUILDING INFORMATION

Building Size	20,000 SF
Number Of Floors	5
Year Built	1932
Renovated	1980
Tenancy	Multiple
Construction Status	Existing
LEED Certification	No

## PROPERTY DETAILS

Primary Property Type	Office
Zoning	Downtown Commercial
Acreage	0.48 Acres
Parcel / APN Numbers	08-02571, 02567, 02569, 02573, 02757, 02577

## LOCATION INFORMATION

Building Name	Inns Of Court
City, State & Zip	Toledo, OH 43604
County	Lucas
Submarket	CBD
Cross Streets	Adams

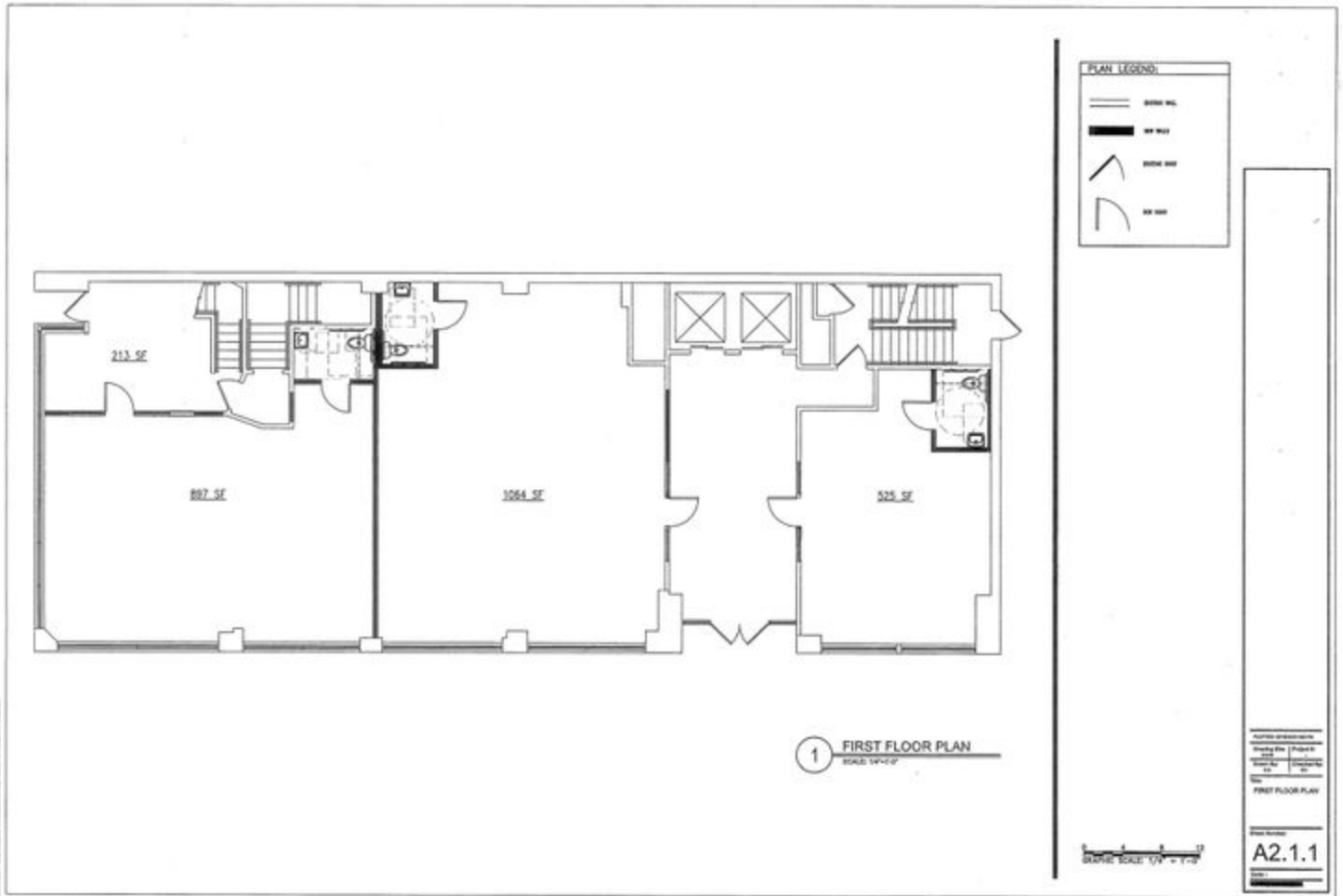
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1st Floor - Option A & B

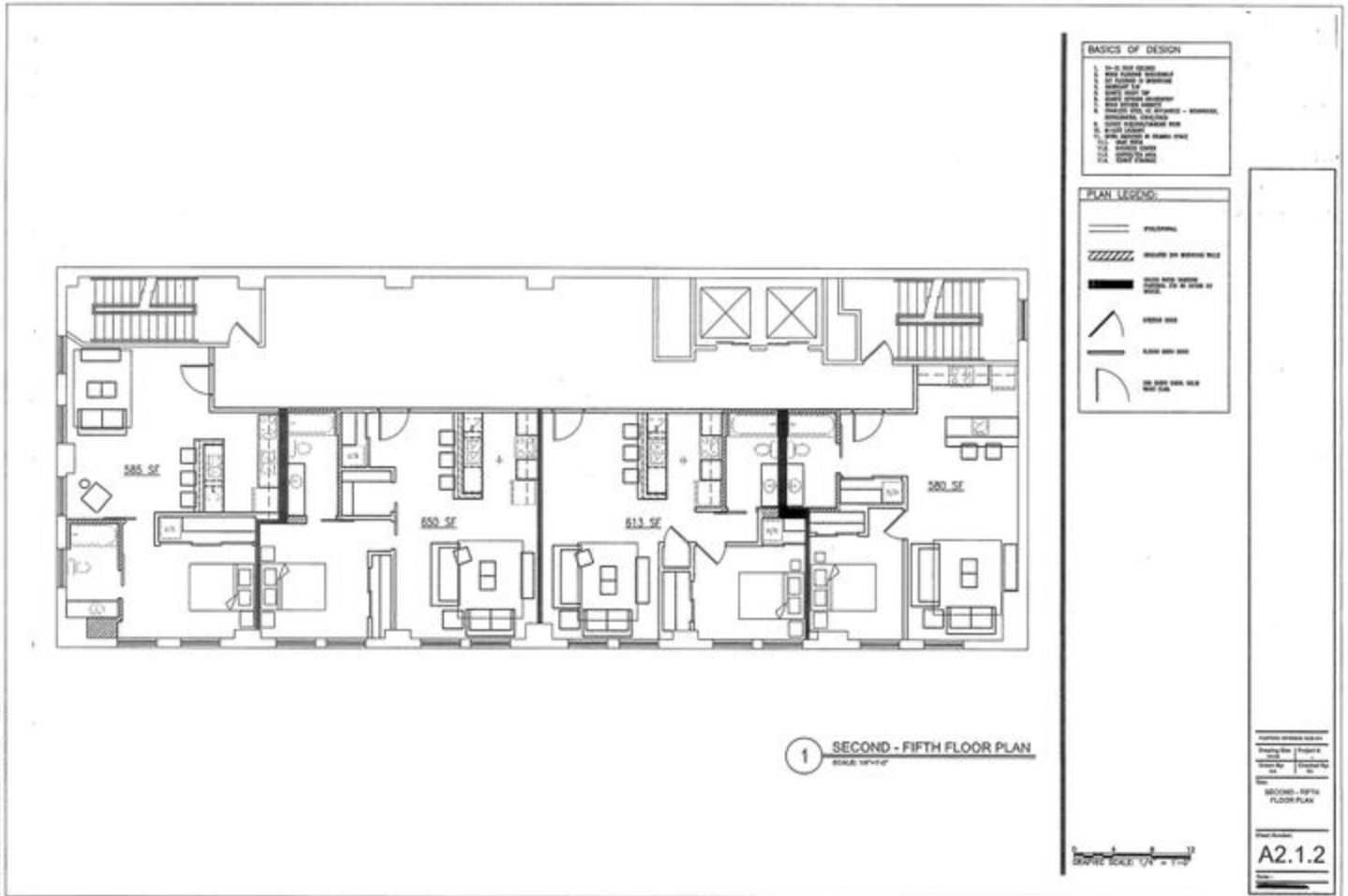
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2nd - 5th Floor - Option A

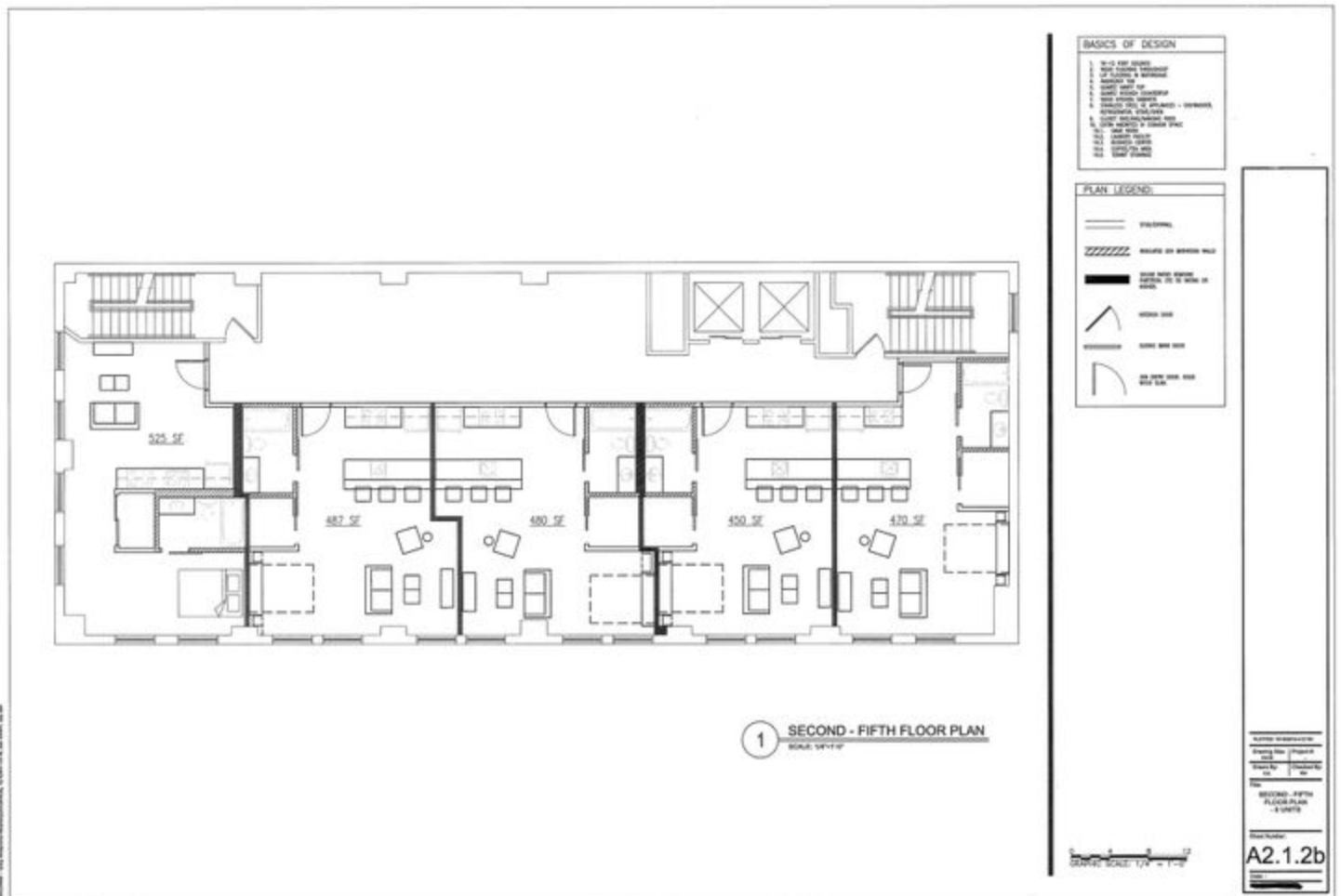
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2nd - 5th Floor - Option B

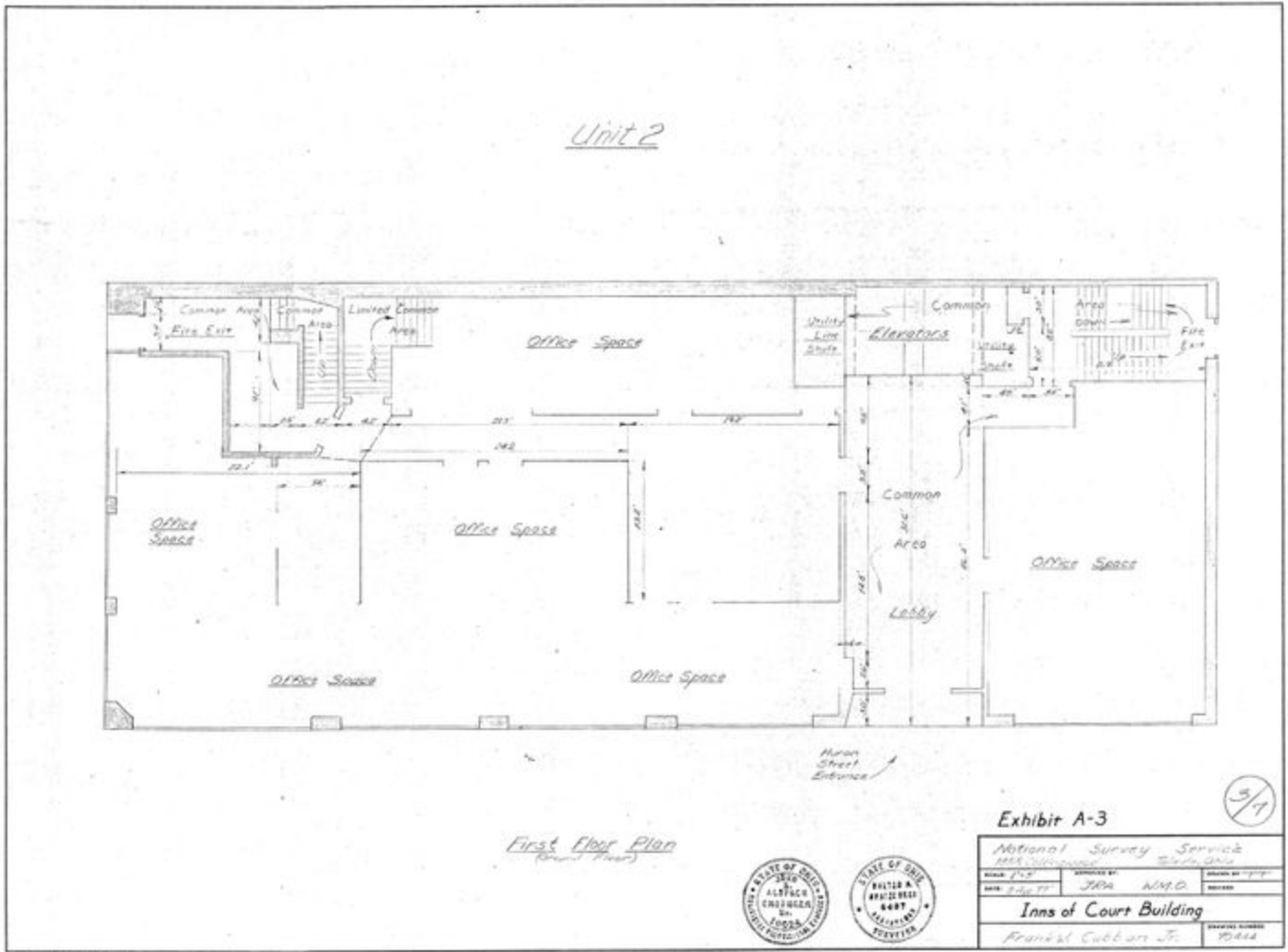
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1st Floor

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2nd Floor As Built

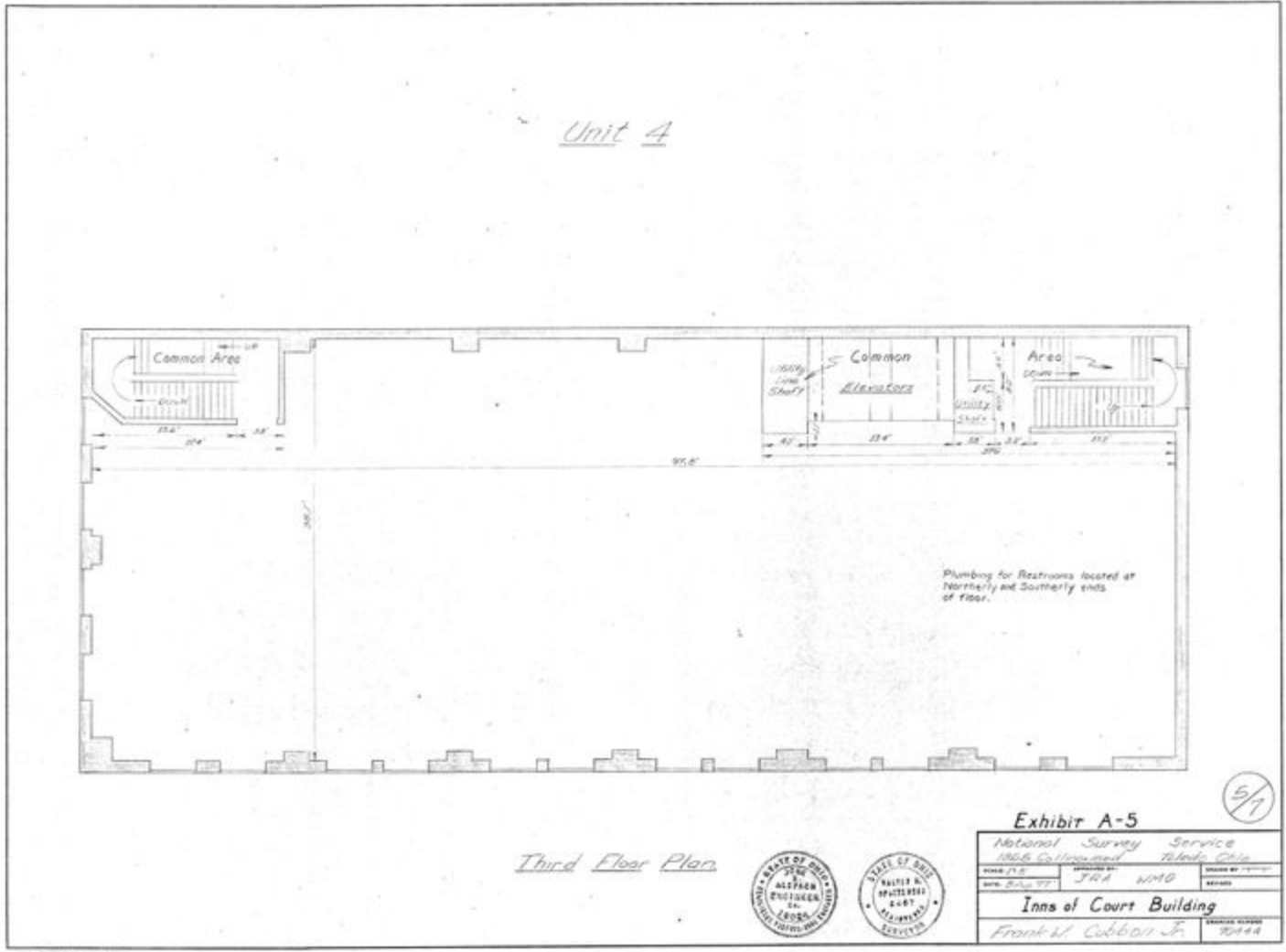
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3rd Floor If Gutted

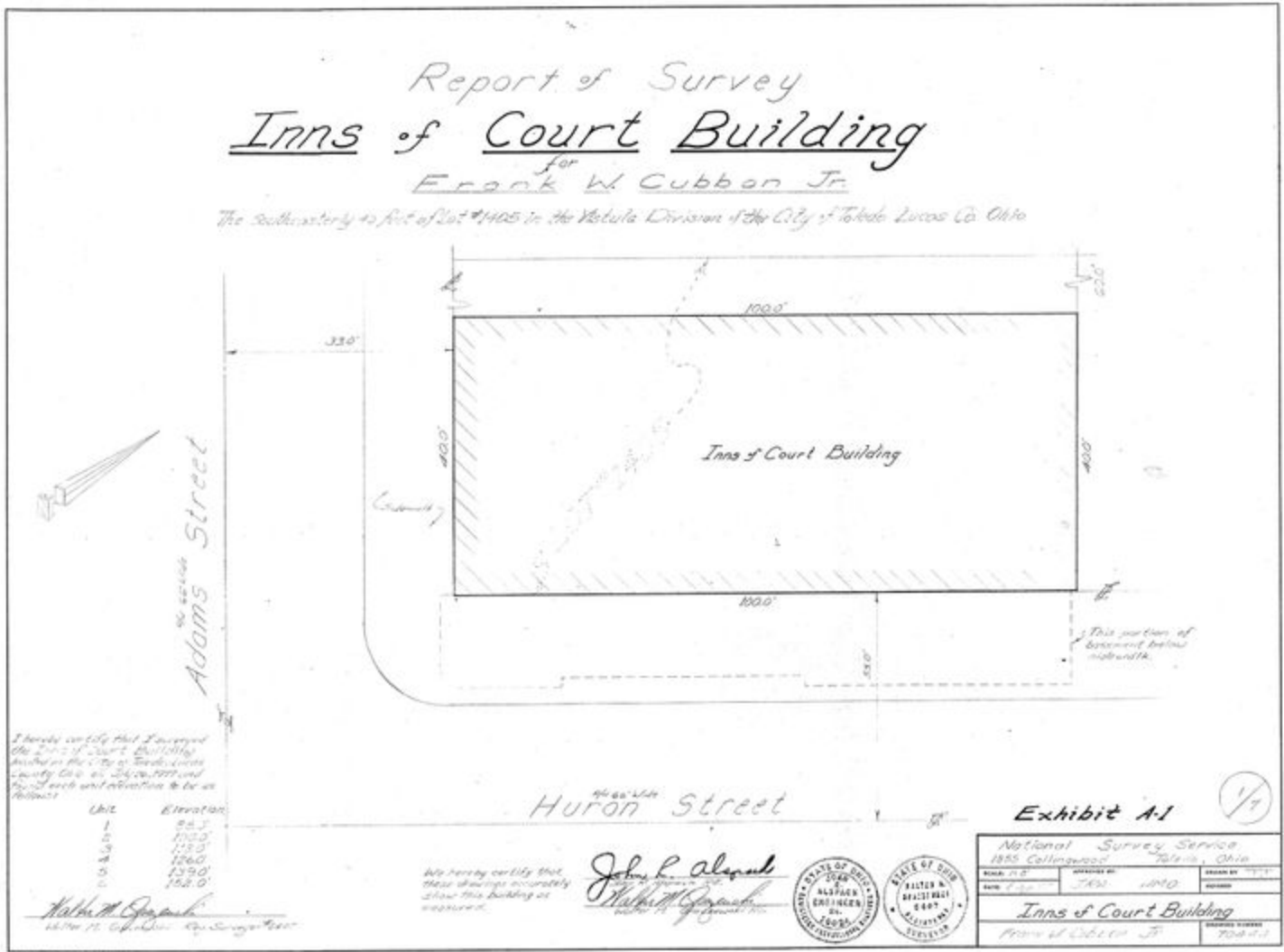
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## Survey

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Office Building For Lease

RK

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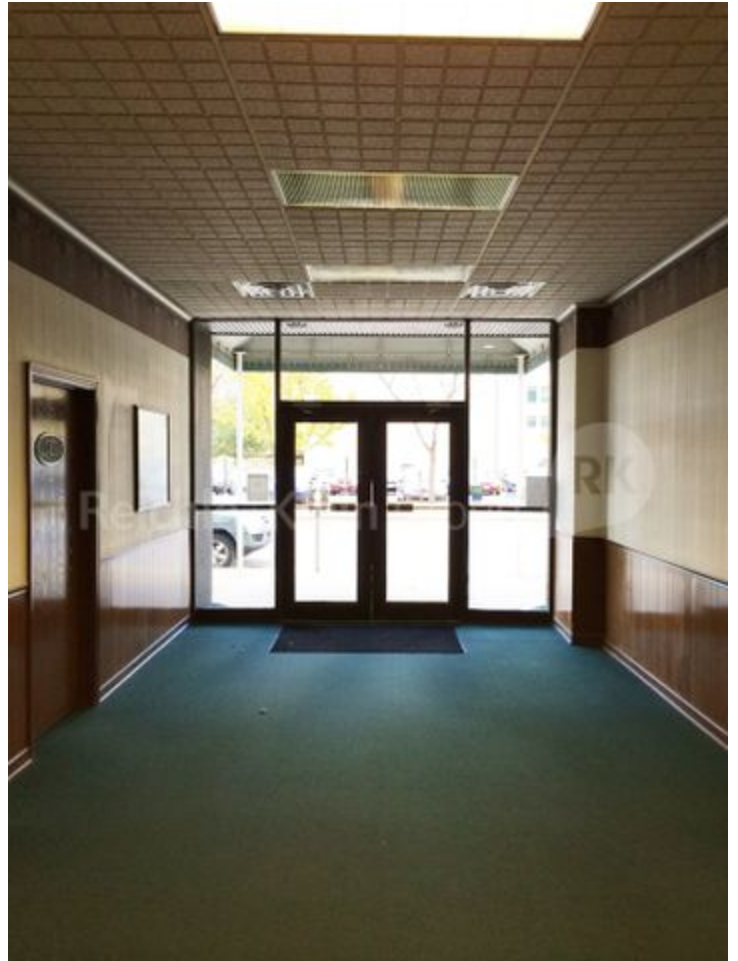
Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors

Office Building For Lease

RK

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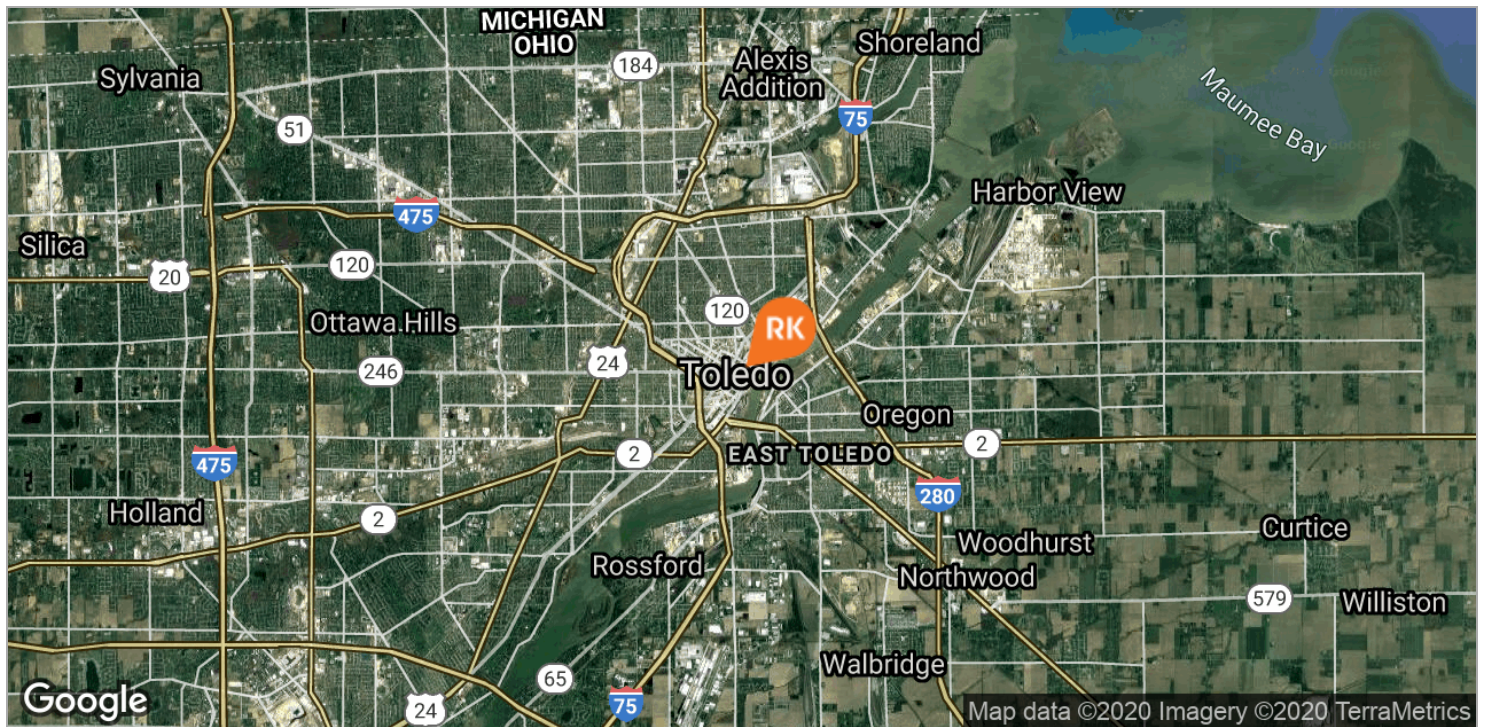
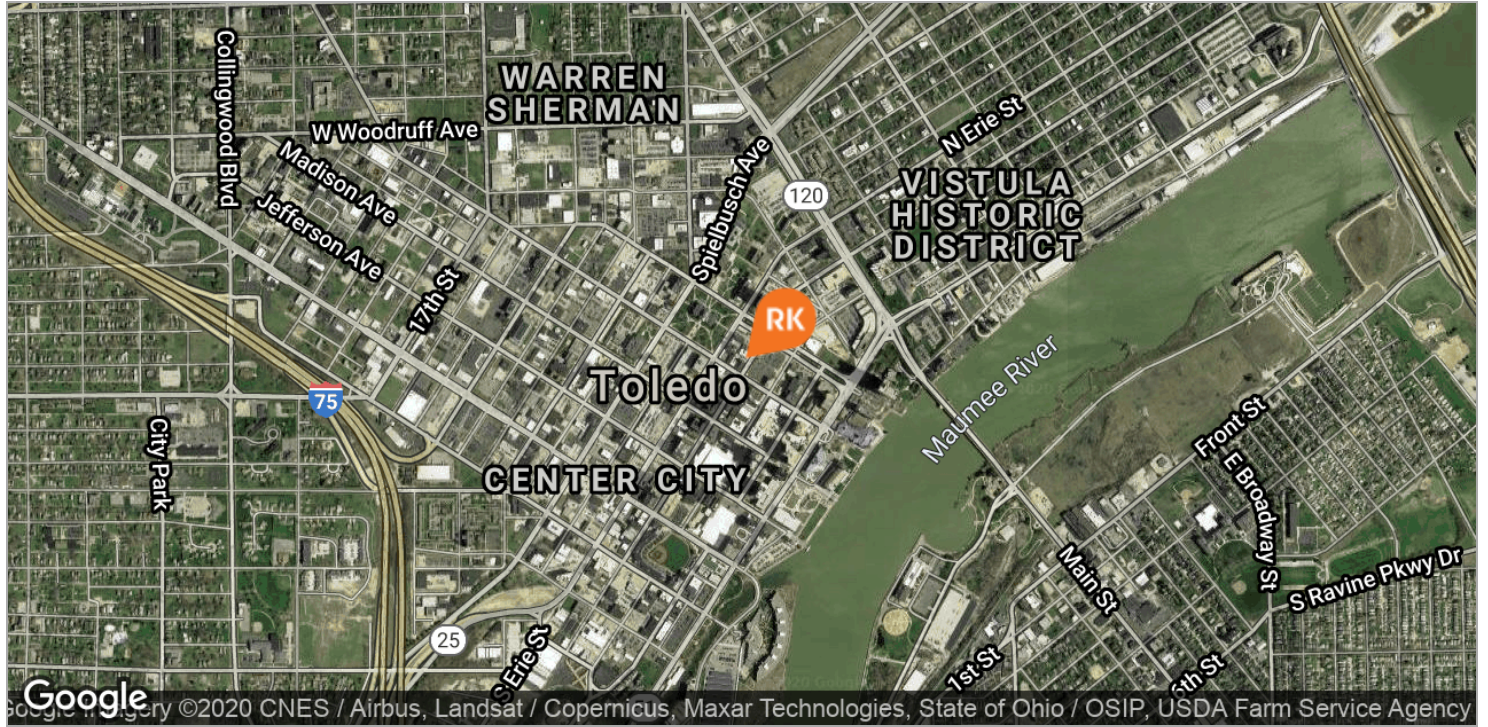
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