

811 Madison Avenue

811 Madison Avenue | Toledo, OH 43604



OFFERING SUMMARY

Available Space:	6,170 SF to 13,637 SF
Building Size:	201,600 SF
Lease Rate:	\$17.50 SF/yr (Full Service)
Lot Size:	0 Acres
Year Built:	1958
Building Class:	B
Renovated:	2018
Market:	Toledo
Submarket:	CBD
Parking Ratio Per 1,000 SF:	1.0

PROPERTY OVERVIEW

- Check out the 3D interactive video online of our recently renovated lobby and two tenant spaces (to view the other tenant spaces, use the floor selector in the bottom left, if having issues viewing the 3D video or want to see in full screen, click "View Video" in the upper right corner of this page)
- Some suites with kitchenettes
- 221,691 SF Gross (176,344 SF net usable- per Lucas County Auditor)
- Join headquarter offices of Hylant Group, Hart, Inc., and NSG Glass in the heart of downtown Toledo
- Closest access to all expressways, both inbound and outbound - very convenient for clients, visitors and employees
- Visitor parking specifically for the Hylant Building in surface lot closest to the main entrance at the corner of Madison Avenue and N. Ontario Street
- Parking: Adjoining fenced, guarded, free and included lot (one space/1,500 SF leased)
- Kwik Park, Ontario Street side garage and other nearby lots
- Security: 24/7 lobby guard with controlled access (renovated 2018)
- Restaurant cafe in lobby (Sarnies) (renovated 2018)
- Fitness: 15th floor track, lower level aerobics
- One block to the Lucas County Courthouse, government district and surrounded by other new and renovated building

For More Information Contact:

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