



617 - 621 Adams Street

617 - 621 Adams Street | Toledo, OH 43604



OFFERING SUMMARY

Available Space:	2,500 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Lot Size:	0 Acres
Year Built:	1910
Building Size:	16,200 SF
Renovated:	2008
Zoning:	C-2
Market:	Toledo
Submarket:	CBD

PROPERTY OVERVIEW

- Across corner from court houses and government district (county, city, state, federal)
- Second- and third-floor tenants include: Federal Public Defender Law Office, Ulrich Pinciotti Design, Berling Law, McPherson Architect and new adjoining first-floor tenant, Boost Mobile
- Year built/renovated: 1910/2008/2019
- Historical ambiance with modern convenience

LOCATION OVERVIEW

Located in Downtown Toledo

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1st Floor Space	\$13.50 SF/yr	2,500 SF

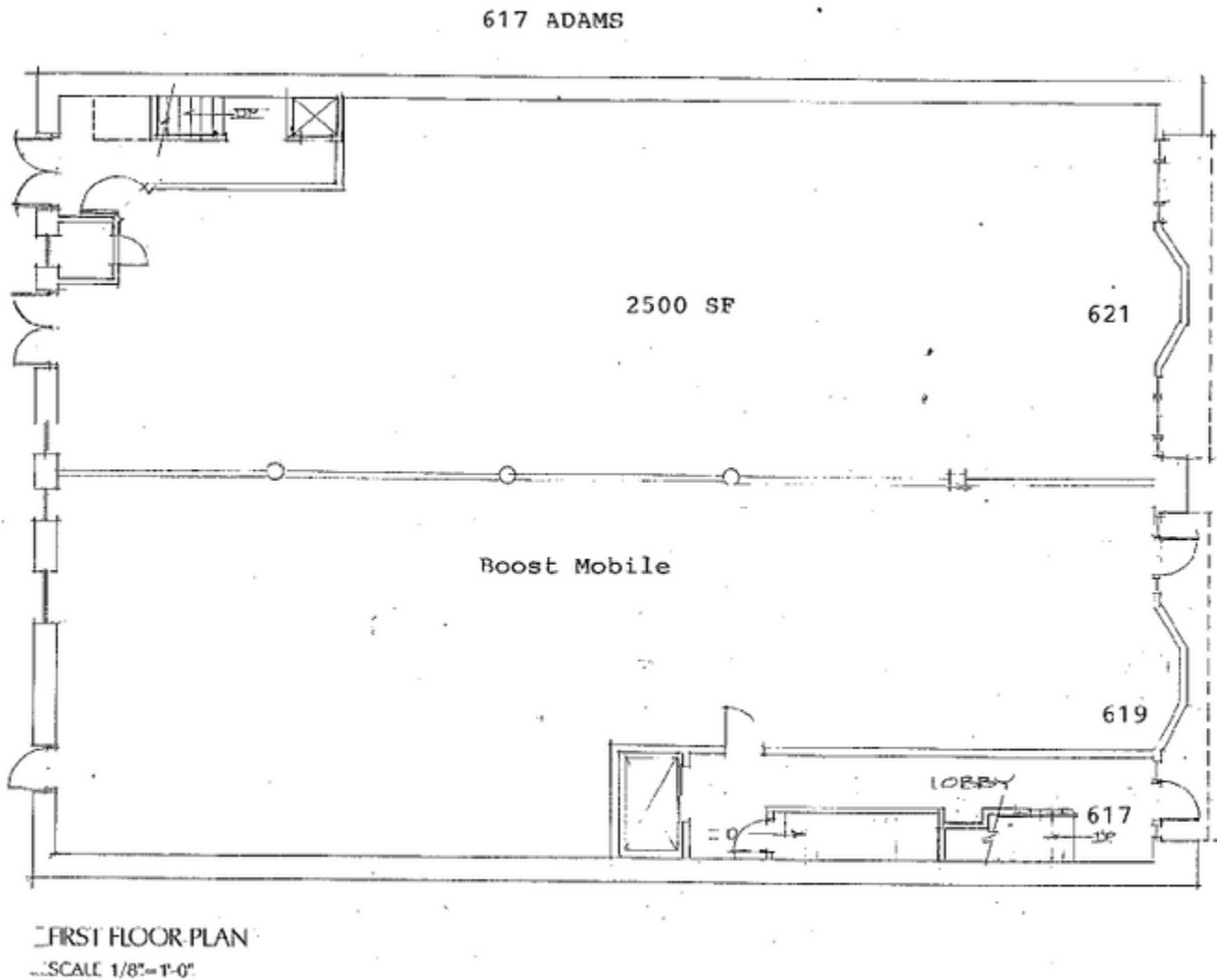
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Retail Property For Lease

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RK

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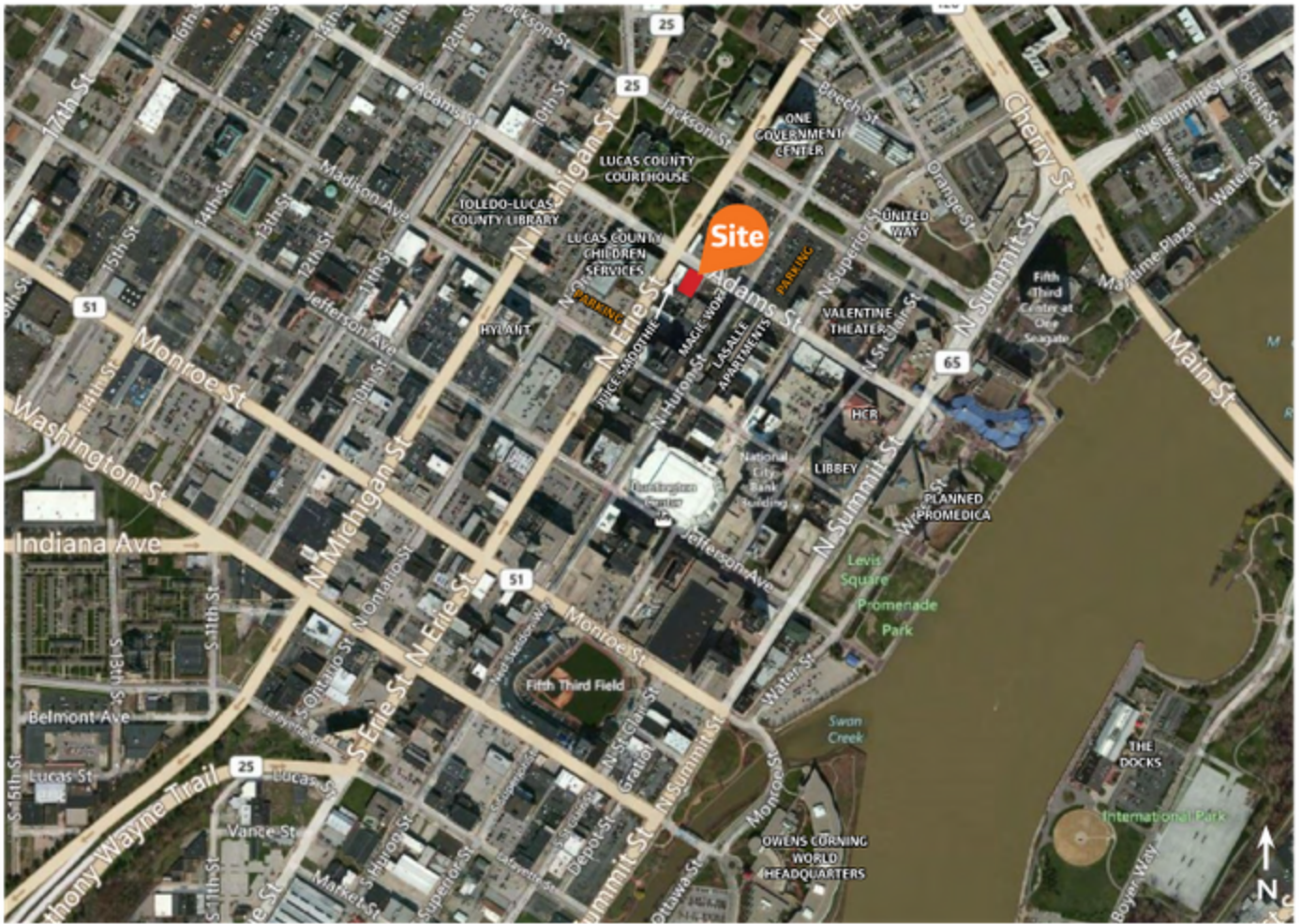
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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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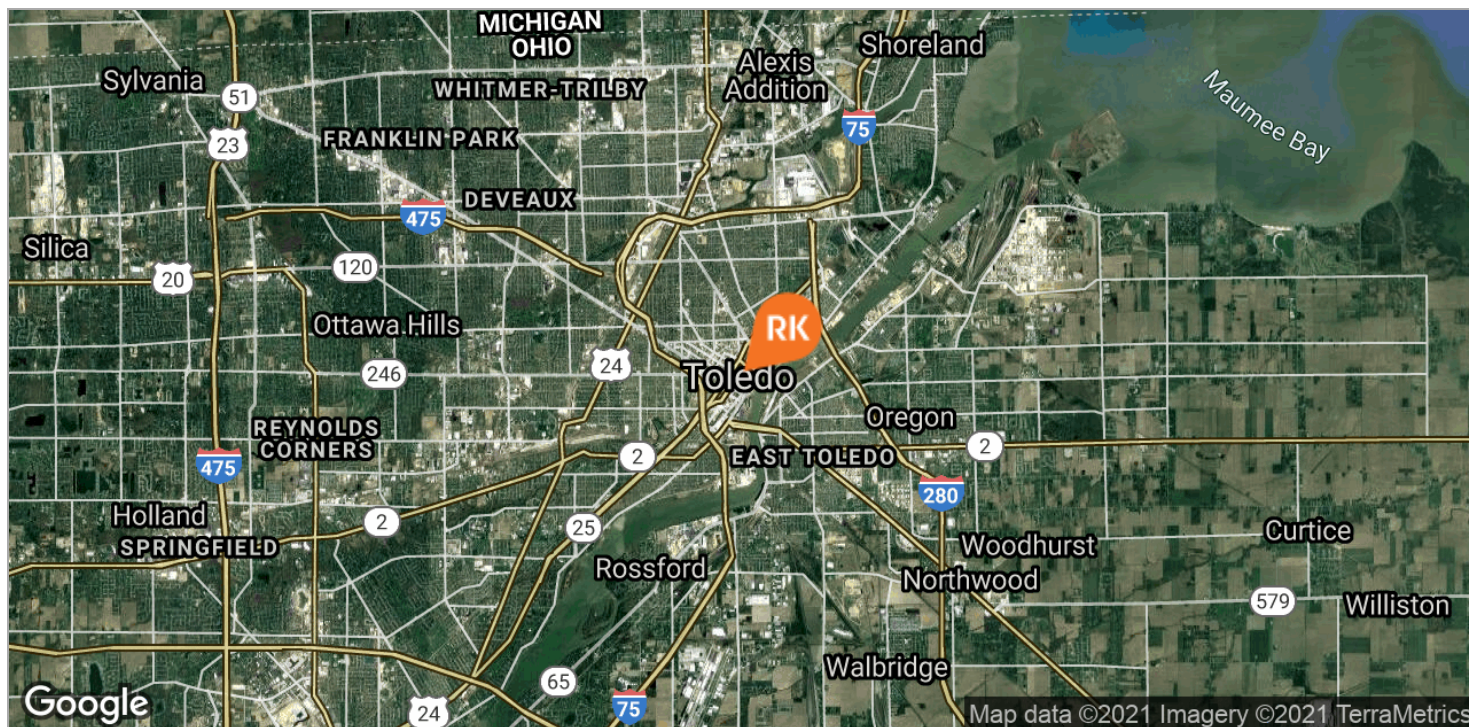
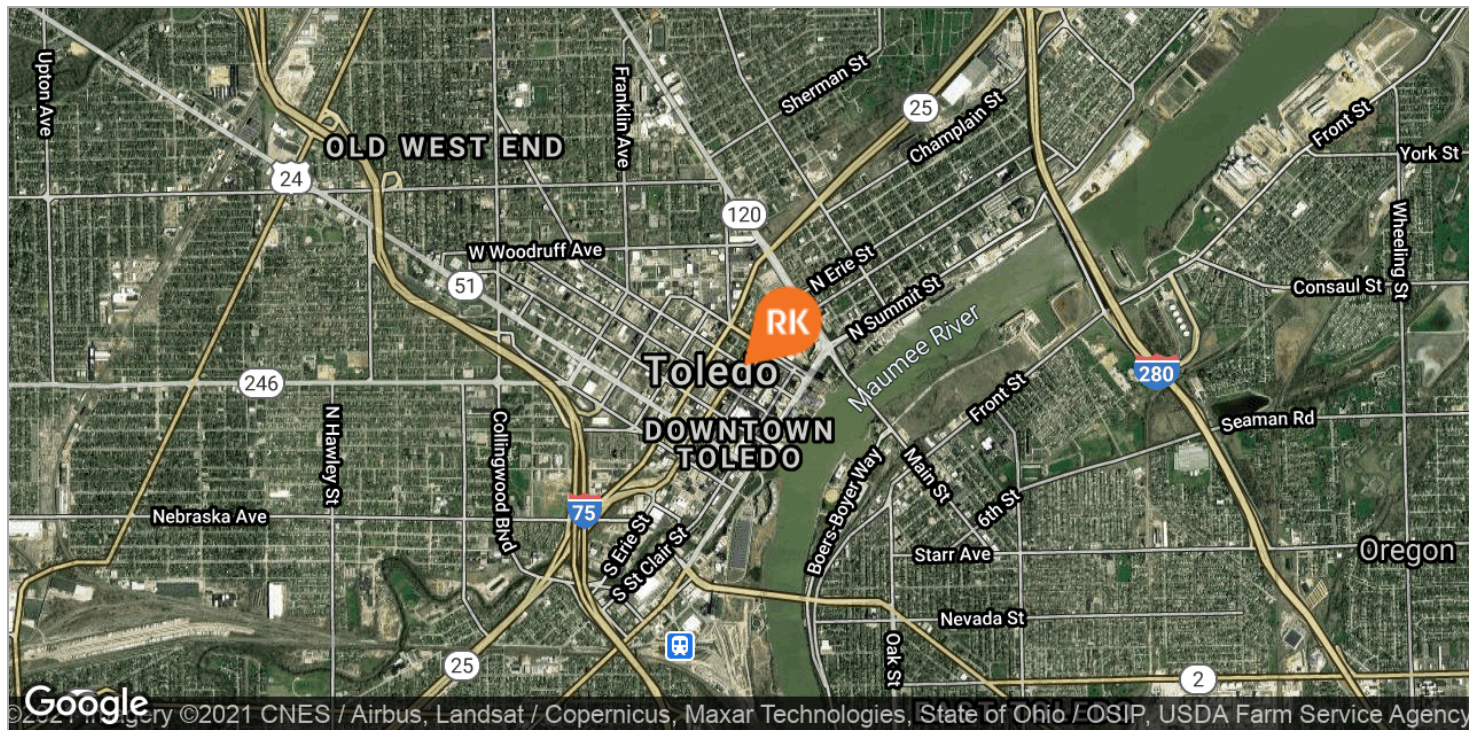
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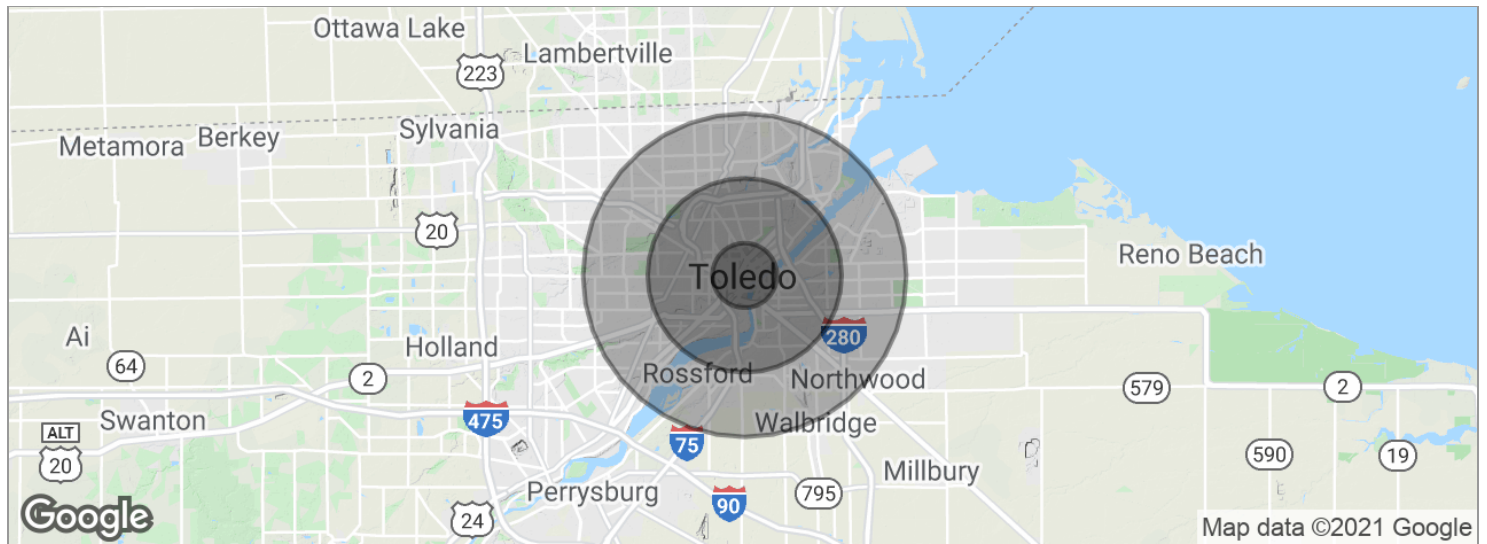
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,219	107,108	231,331
Median age	29.5	32.5	33.5
Median age (Male)	29.7	30.1	31.8
Median age (Female)	31.0	34.5	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,482	42,581	91,501
# of persons per HH	2.2	2.5	2.5
Average HH income	\$21,468	\$31,090	\$40,899
Average house value	\$120,633	\$90,015	\$105,181

* Demographic data derived from 2010 US Census

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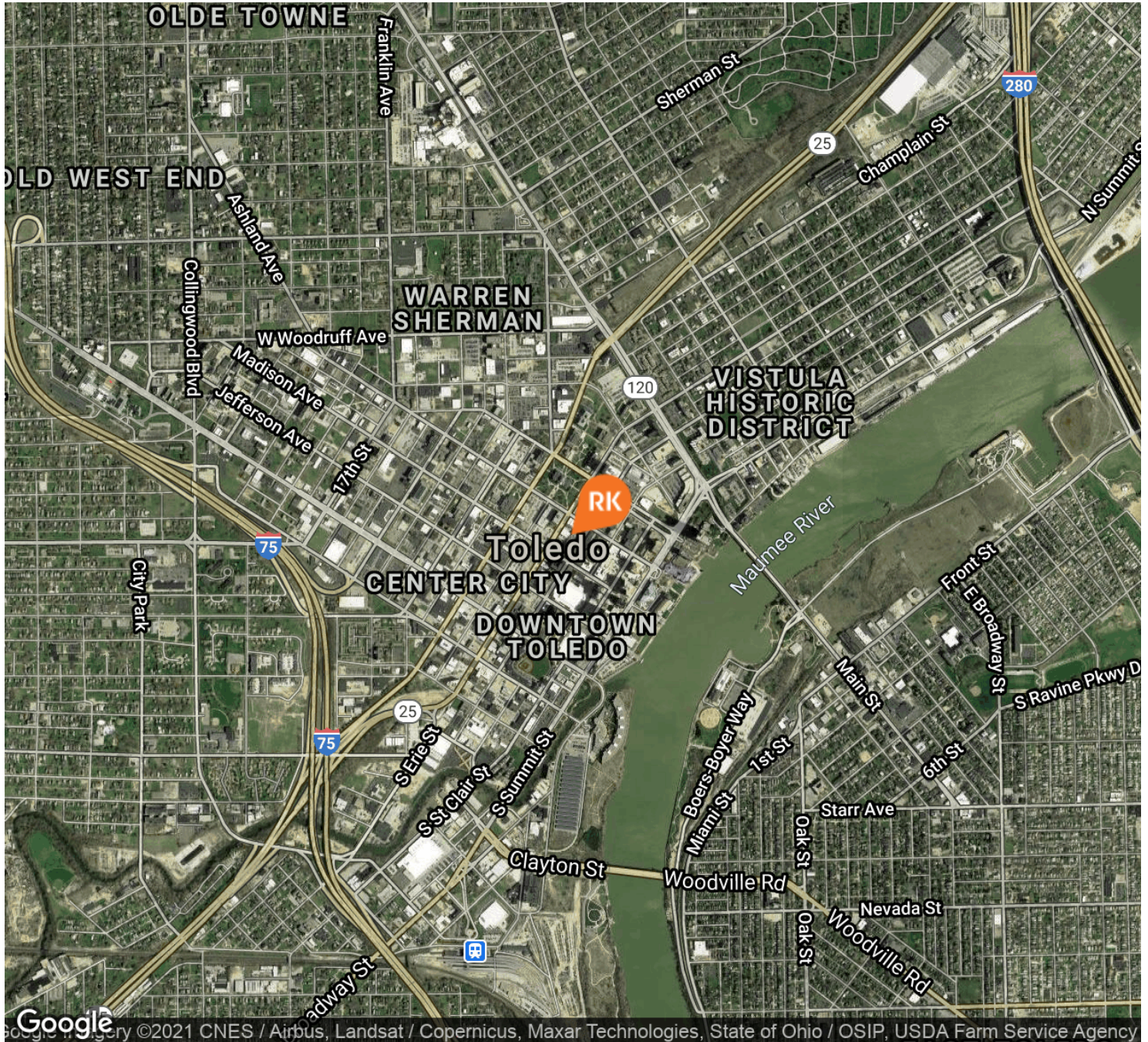
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