

3103 EXECUTIVE PARKWAY
TOLEDO, OH 43606

OFFICE BUILDING FOR LEASE
Up to 60,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

WESTGATE EXECUTIVE PARK



GENERAL INFORMATION

Lease Rate:	\$14.75/SF Full Service
Space Available:	2,000 – 60,000 SF - Floors 2, 4, 5, 6, 7 (60,000 SF total) Floors can be demised to accommodate 2,000 to 12,000± SF. (Each floor consists of approx. 12,000 SF, not including common areas.)
Building Size:	105,674 SF
Number of Stories:	7
Year Constructed:	1972
Condition:	Meticulous interior and exterior condition
Lot Dimensions:	509' x 351'
Acreage:	3.7707
Closest Cross Street:	Between Central Avenue & Secor Road
County:	Lucas
Zoning:	CO-Office Commercial
Parking:	454 spaces
Curb Cuts:	2
Street:	4 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Precast concrete panels
Structural System:	Concrete with steel beam & reinforced concrete floors
Roof:	Membrane
Floors:	Reinforced concrete
Floor Coverings:	Varies – carpet squares, vinyl in breakrooms, ceramic tile
Ceiling Height:	9'
Basement:	No
Heating:	Electric radiant perimeter heat zoned per area, VAV system 13-14 separate zones per floor.
Bipolar Ionization:	Mitigates dust, allergies, viruses. FDA approved.
Air Conditioning:	Cooling tower with 3 compressors
Power:	3 Phase, 110/220V, 480V heating, 5600 amps, 277V lighting Electrical distribution and busbars on each floor.
Restrooms:	Men's/Women's per floor
Features:	4 stalls, 2 sinks, 2 urinals Xlerator hand dryers, touchless soap and water.
Security System:	Key fob access per floor & per suite.
Parking Lot:	LED lighting
Sprinklers:	Varies per floor.
Protection:	Building is 24/7/365 monitored smoke and heat protected. Annunciation systems and certified each year.
Signage:	Monument. Naming rights available for 70,000 SF tenant.
Fiber Optics:	Buckeye cable/fiber ACD

BUILDING INFORMATION

Current Occupant:	ProMedica vacating 2, 4, 5, 6, 7
Occupancy Date:	November 1, 2021 or sooner
Other Occupants:	ProMedica, Midland Title, Jones & Henry
Sign on Property:	No
Key Available:	Arrange access thru Megan 419-215-1008

LEASE DETAILS

Term:	3+ years
Security Deposit:	Equal to one month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Full-Service Lease*

* Suite janitorial: 5 days per week. Daily service includes garbage, recycling, light dusting, sweeping and restrooms.

2020 REAL ESTATE TAXES

TD:	23
Parcels:	68981 & 74263
Assessor Number:	03-767-006 03-812-001
Total Taxes:	\$44,540.82

Building Hours: 6 am-6 pm, 9-2 pm Saturday
After hour usage: HVAC charged on a per hour basis.

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Main Lobby

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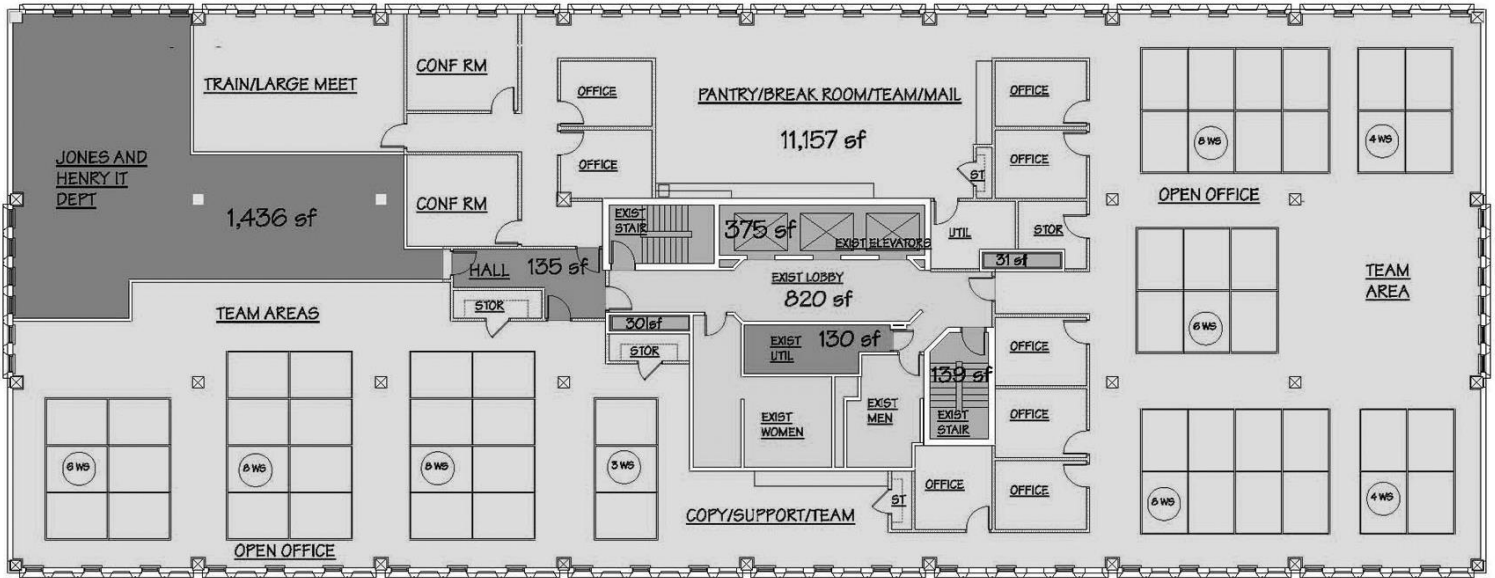
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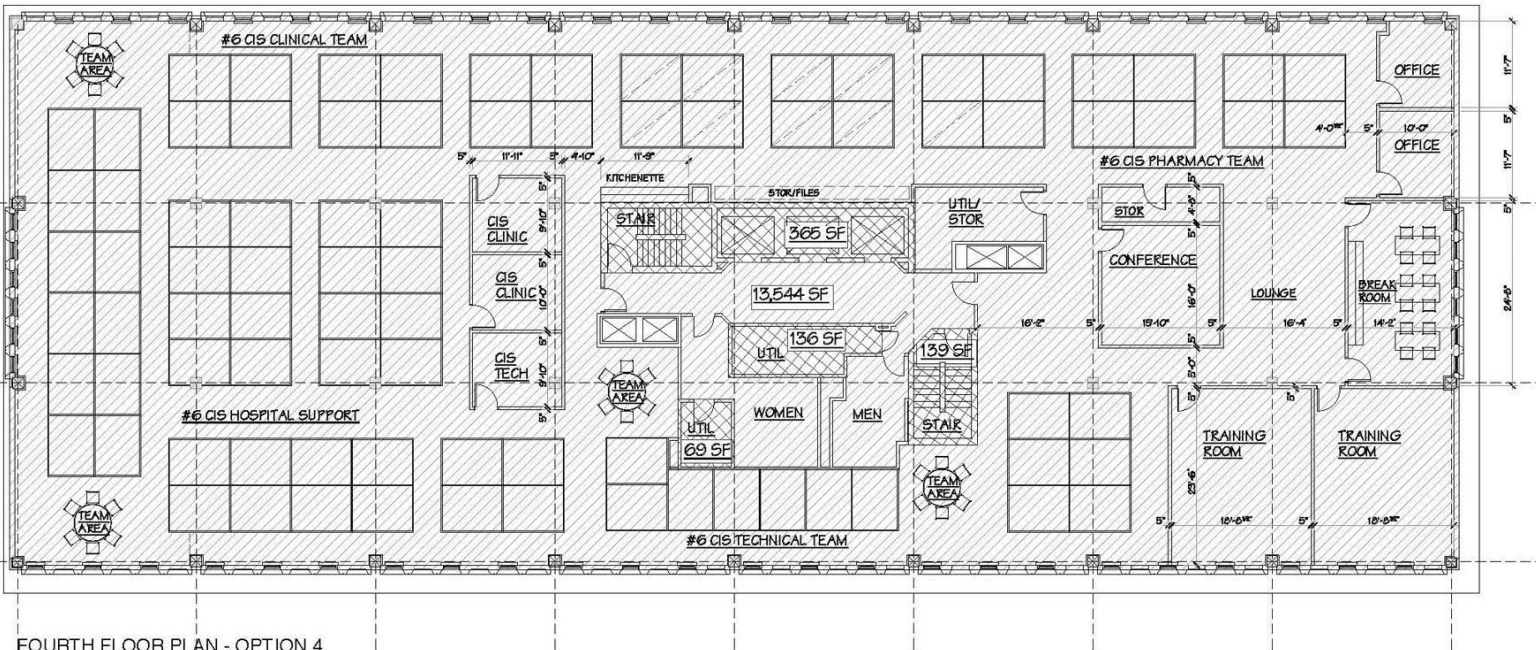
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
7/1/14



- 8 OFFICES
- 55 CUBICLES
- 1 BREAK ROOM
- 2 CONFERENCE ROOM
- 1 TRAINING ROOM
- 4 TEAM AREAS

14,253 sf OVERALL

* COMPLETE REWORK OF THE ENTIRE FLOOR



FOURTH FLOOR PLAN - OPTION 4
DINING OFFICE - 14,253 SF

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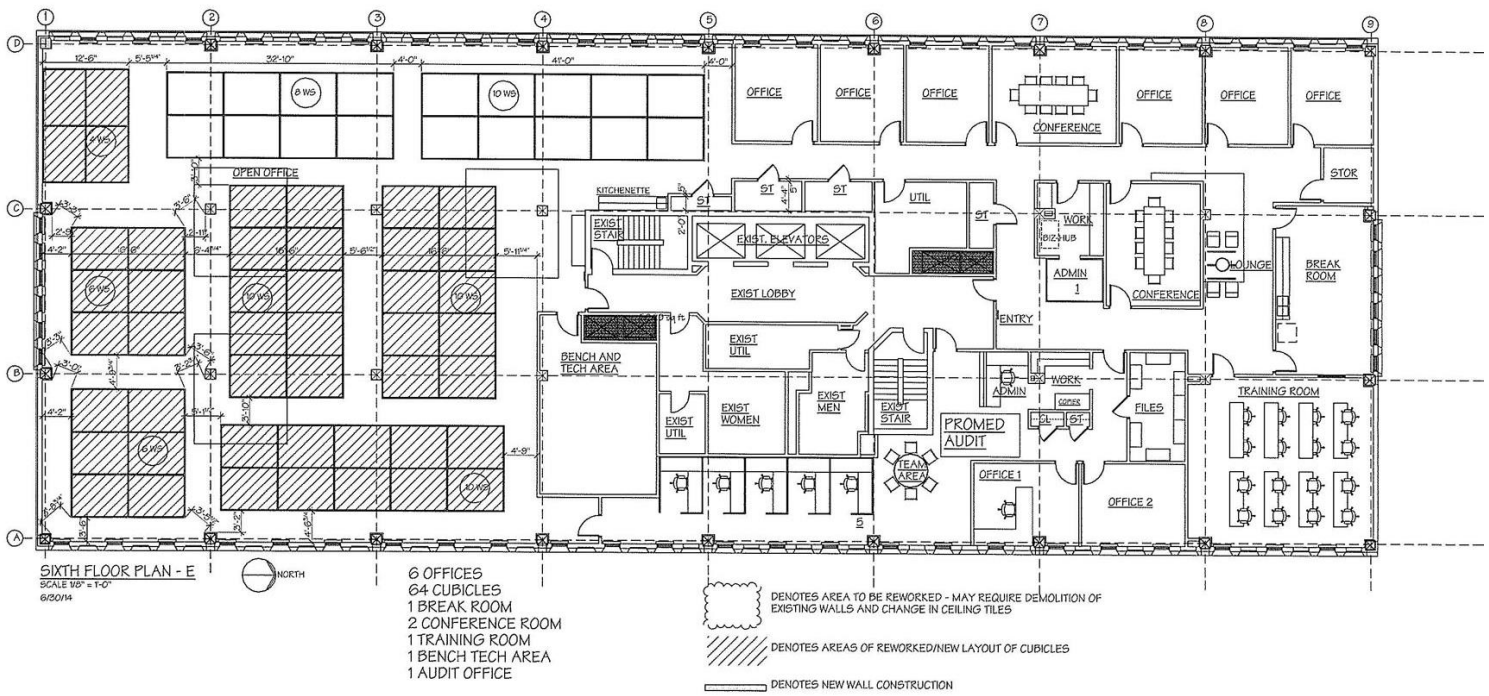
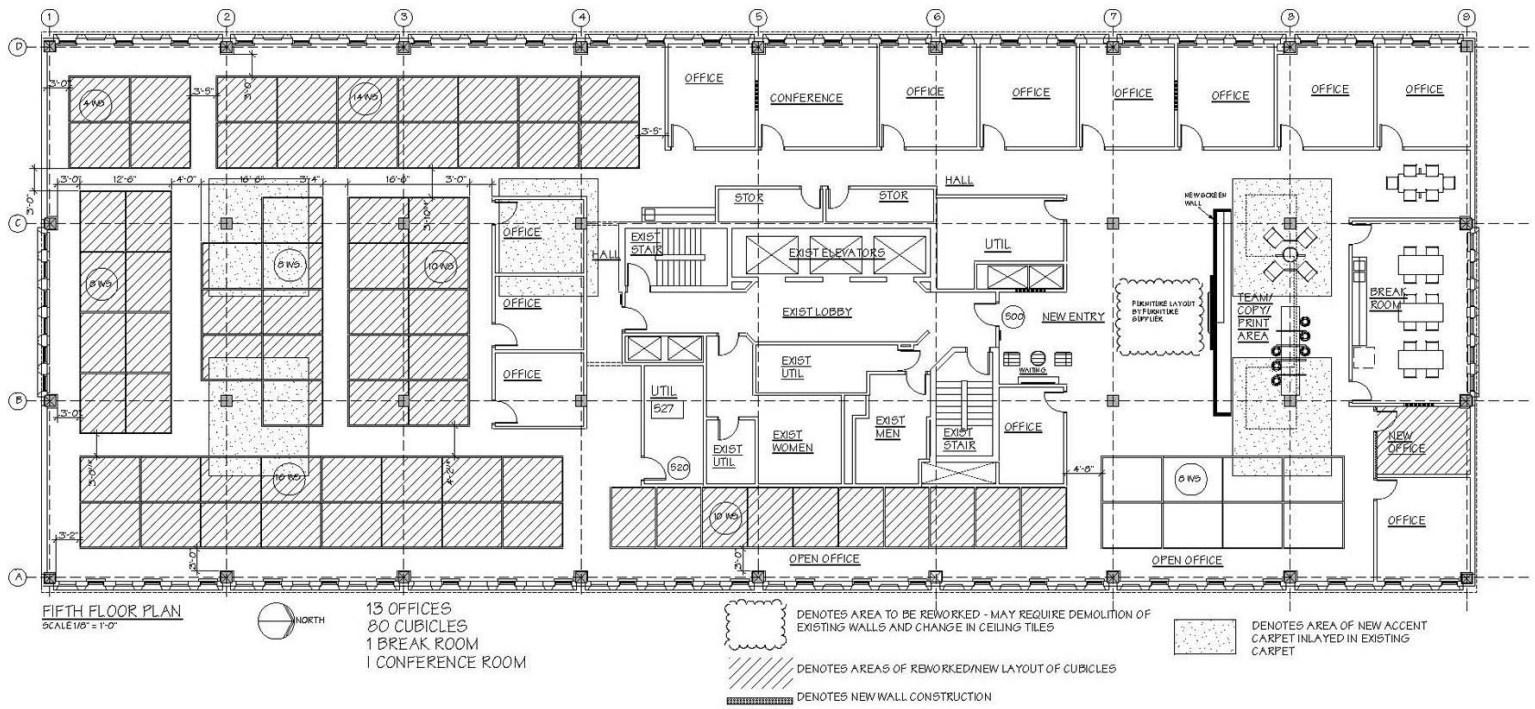
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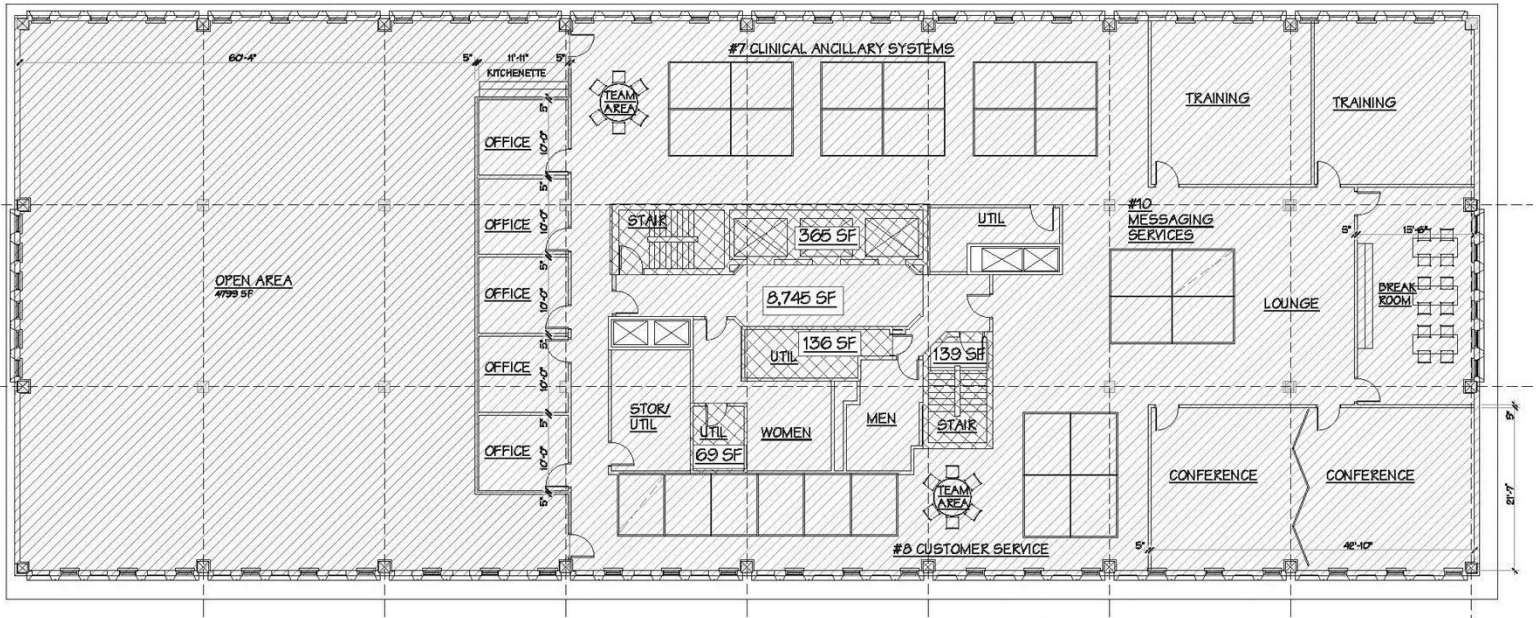
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SEVENTH FLOOR PLAN - OPTION 4
OFFICE - 9454 SF
OPEN AREA - 4799 SF

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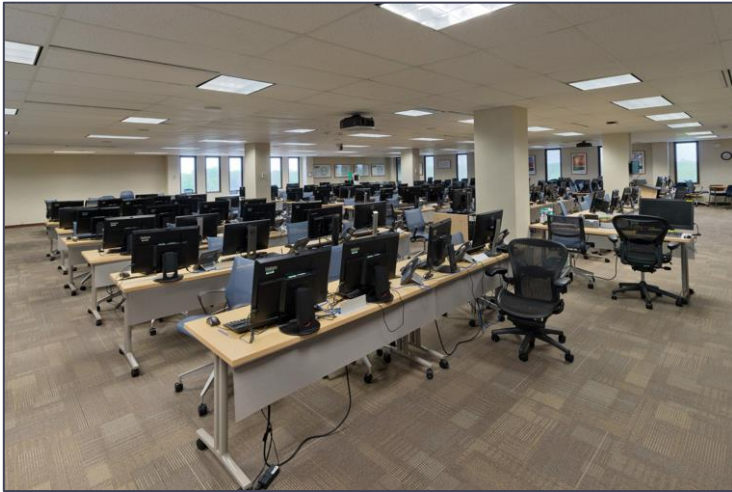
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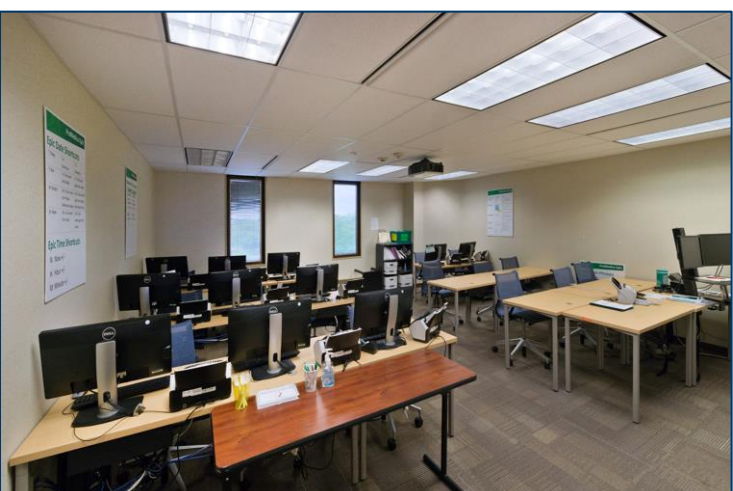
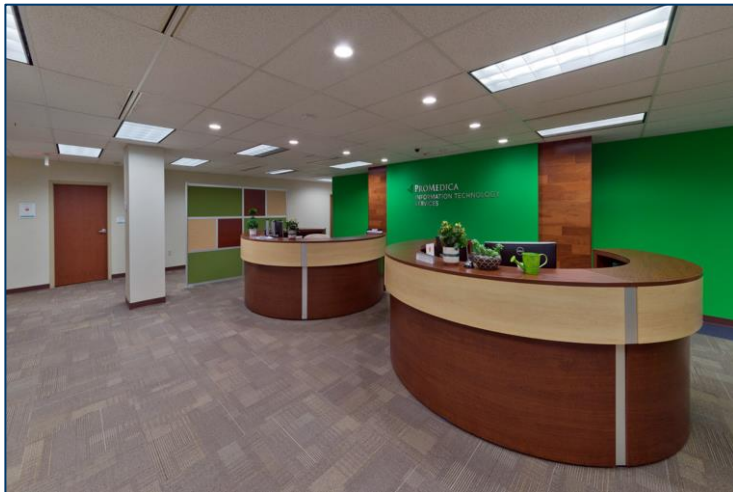
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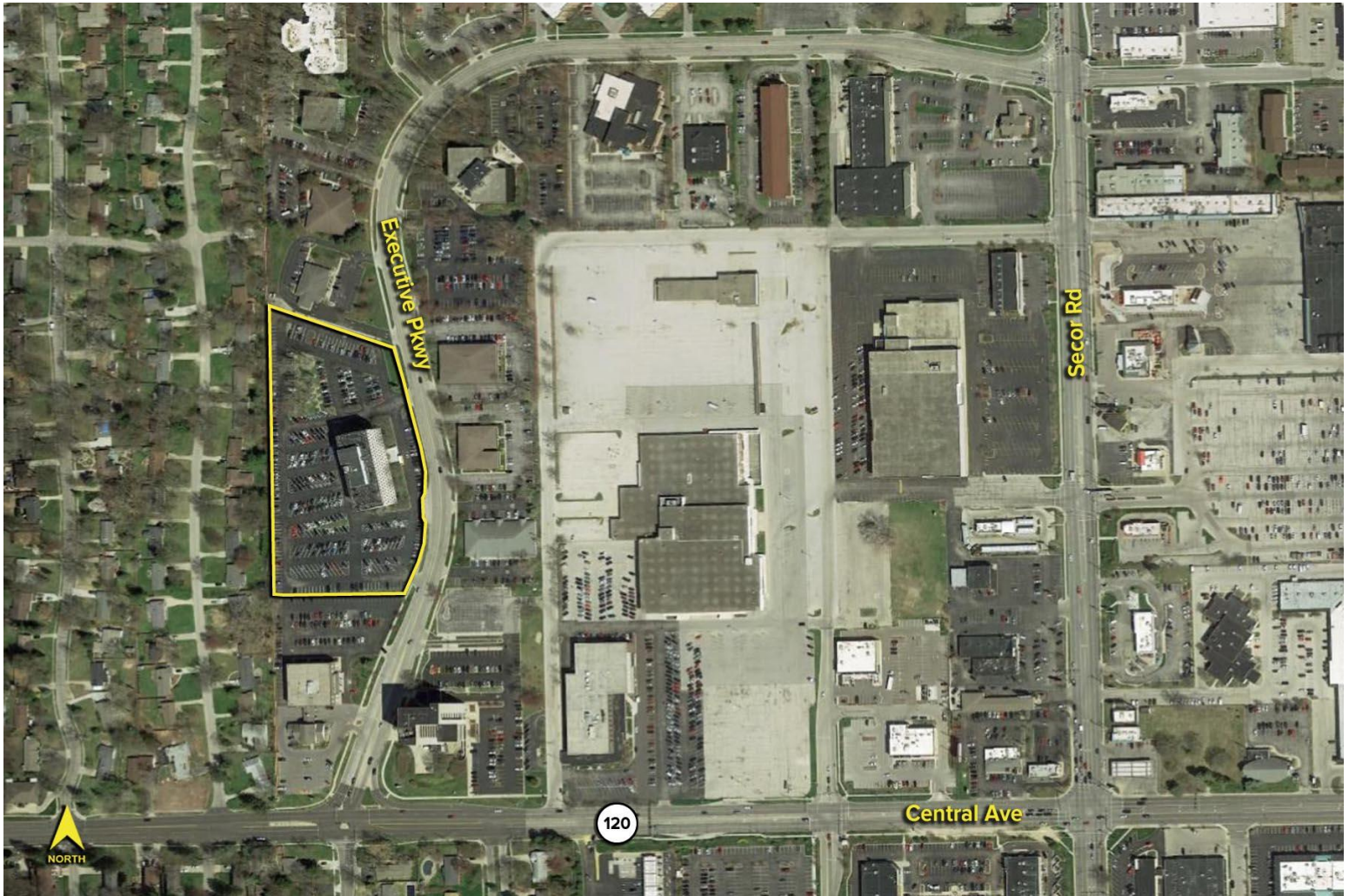
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TRAFFIC COUNTS (TWO-WAY)

30,610	Central Avenue
4,500	Executive Parkway
300	Yards to traffic light
¾	Mile to I-475

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,863	\$67,859
3 MILE	98,099	\$52,852
5 MILE	242,233	\$50,163

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