

151 N. MICHIGAN STREET
 TOLEDO, OH 43604
 (ALSO 124 10TH STREET)



SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE/MIXED USE BUILDING FOR LEASE
 4,220 +/- Square Feet

THE DAVIS BUILDING



GENERAL INFORMATION

| | |
|------------------------------|--|
| Building Size: | Davis Bldg. – 70,014 sf + 28,710 sf bsmt. Lustig Bldg. – 10,000 sf + 5,000 sf bsmt. |
| Number of Stories: | 2 & 3 |
| Year Constructed: | Davis Building – 1897 (151 N. Michigan St.) Lustig Building – 1923 (124 10 th St.) |
| Condition: | Good |
| Lot Dimensions: | Irregular |
| Acreage: | 1.576 |
| Closest Cross Street: | Between Monroe St. & Jefferson Ave. |
| County: | Lucas |
| Zoning: | CD – Downtown Commercial |
| Parking: | 80 +/- Spaces |
| Curb Cuts: | 4 |
| Street: | Michigan St. – 4 lane, 1 way 10 th St. – 2 lane, 2 way Jefferson Ave. – 2 lane, 2 way |

AVAILABLE SPACE & LEASE RATES

| | SF | Lease Rate |
|--|--------|------------------------|
| 151 N. Michigan | | |
| Office space Unit 229 – 2 nd floor | 2,400 | \$12.00/SF gross |
| 137 N. Michigan | | |
| Retail space | 1,820± | \$12.00/SF + utilities |
| 120 10th Street | | |
| No space currently available | | |

For more information, please contact:

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BUILDING SPECIFICATIONS

| | |
|--------------------|---|
| Exterior Walls: | Brick |
| Structural System: | Brick & Block |
| Roof: | Rubber |
| Floors: | Wood |
| Floor Coverings: | Carpet & tile |
| Ceiling Height: | 9' - 12' Approximately |
| Basement: | Yes – Former parking garage |
| Heating: | Yes – Multiple units |
| Air Conditioning: | Central – Multiple units |
| Power: | Heavy power – multiple amperages; sub-metered |
| Restrooms: | 2 Sets per floor + various in suites |
| Security System: | Tenant option |
| Overhead Doors: | Yes – 2 |
| Signage: | Window, fascia, awning |
| Elevators: | 1 |
| Fiber Optic Cable: | Yes |

Comments:

- Michigan Avenue feeds into I-75 South.
- Well maintained building with on-site manager.
- Separate utilities in most suites.

BUILDING INFORMATION

| | |
|-----------------------|---|
| Current Occupant: | Multiple tenants |
| Occupancy Date: | Negotiable – Most tenants are month to month. |
| Sign on Property: | Yes |
| Showing Instructions: | Call listing agents for tour. |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 1 – 10 years |
| Security Deposit: | Negotiable |
| Options: | Negotiable |
| Improvement Allowance: | Negotiable |
| Tenant Responsible For: | In suite janitorial, HVAC, & utilities |



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Exterior Photos



Southeast Elevation – Jefferson Street & 10th Street



Northwest Elevation – Monroe Street & Michigan Street

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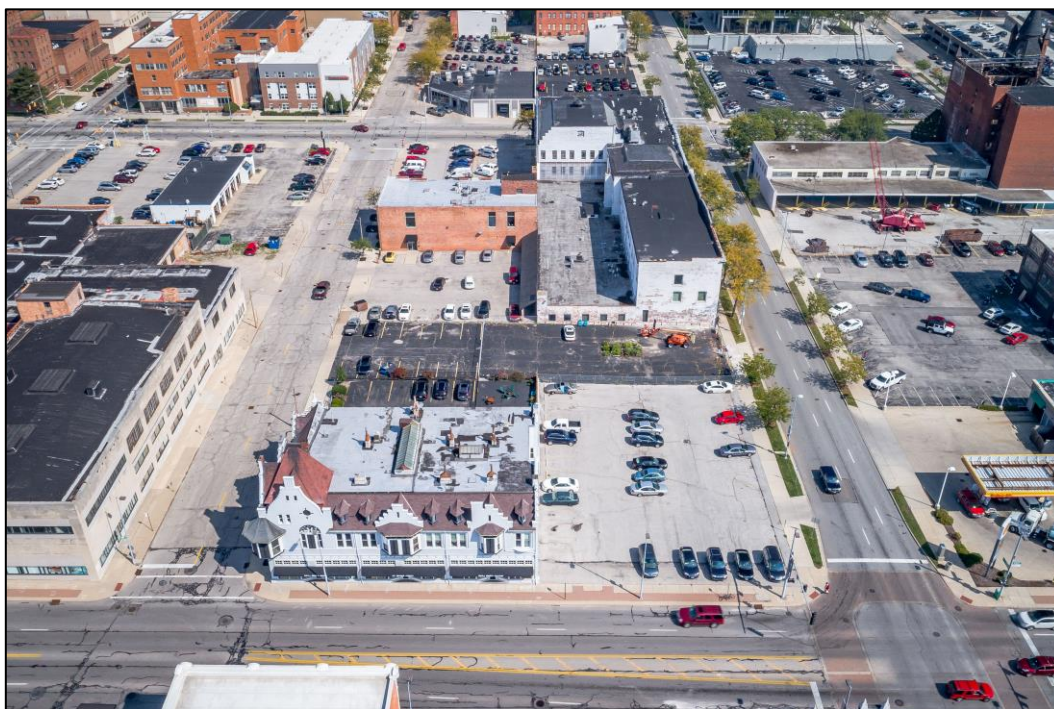
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East Elevation – Central Business District view



North Elevation – Monroe Street

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Overhead Aerial – Highlighted property view



The Davis building – Jefferson Street view



The Lustig building – 10th Street view

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Interior Photos – Office Tenant



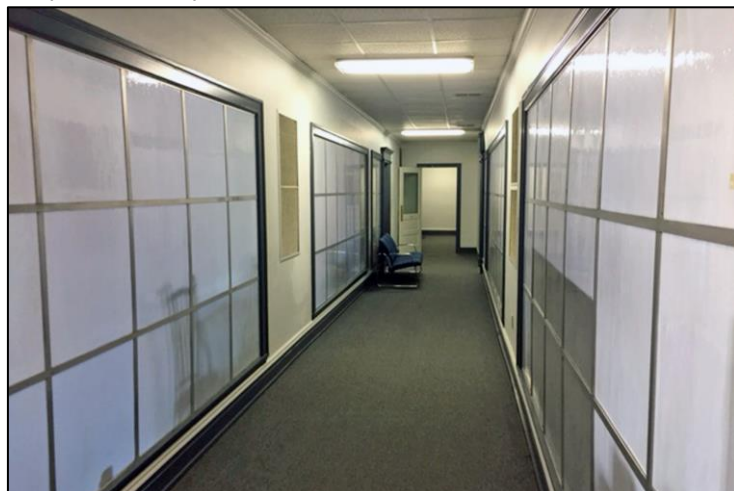
Open office space area



Open office space area



Open office space area



3rd floor hallway



3rd floor common kitchen area



3rd floor common area

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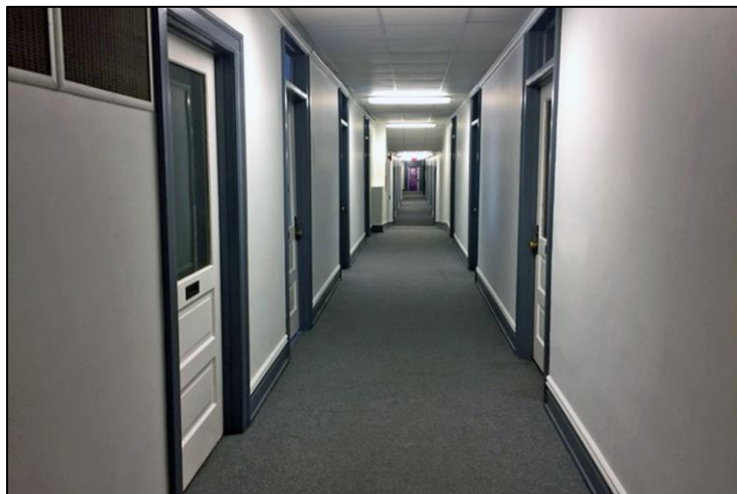
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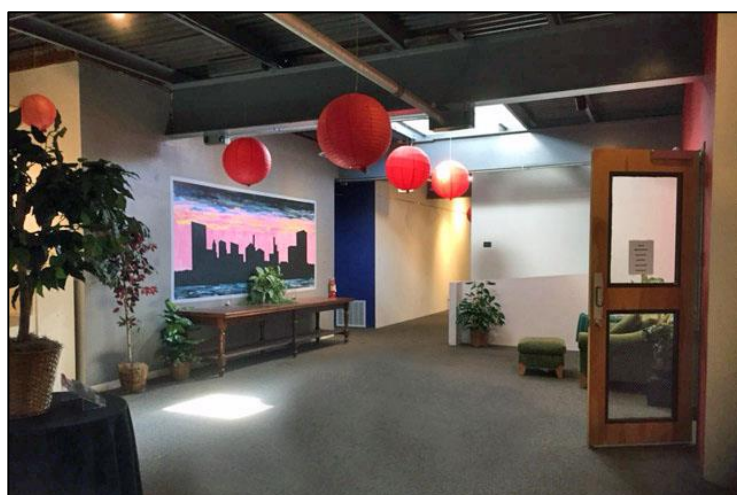


2nd floor hallway



Elevator

Retail Commons – Common area - 1st floor



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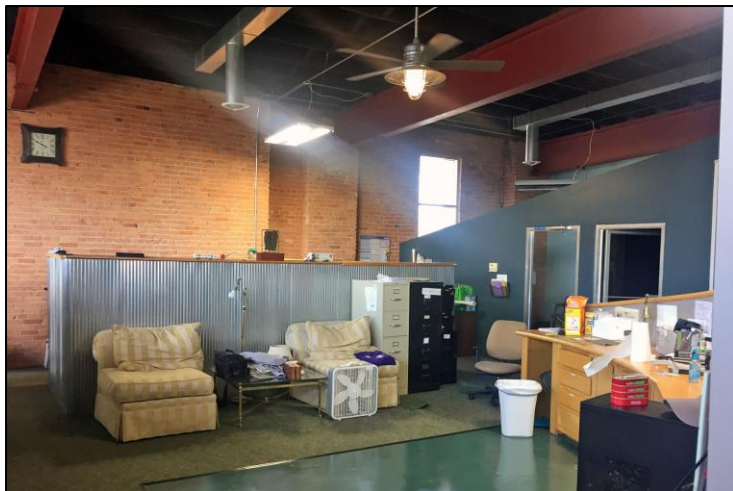
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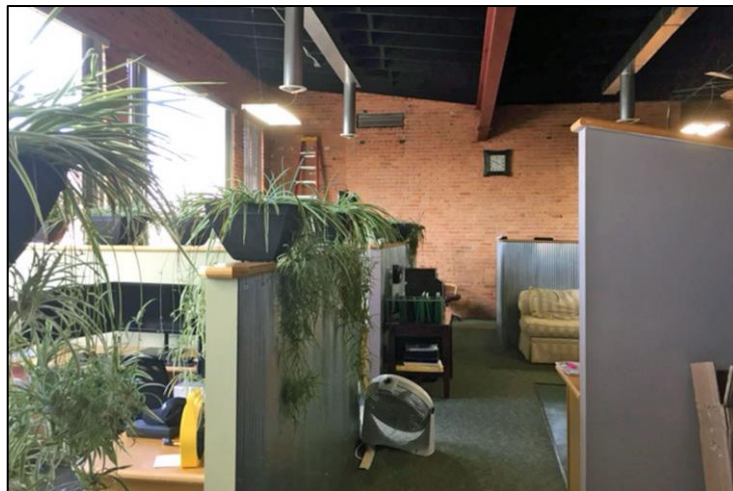
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Interior Photos – Loft Office – 10th Street – 2nd Floor



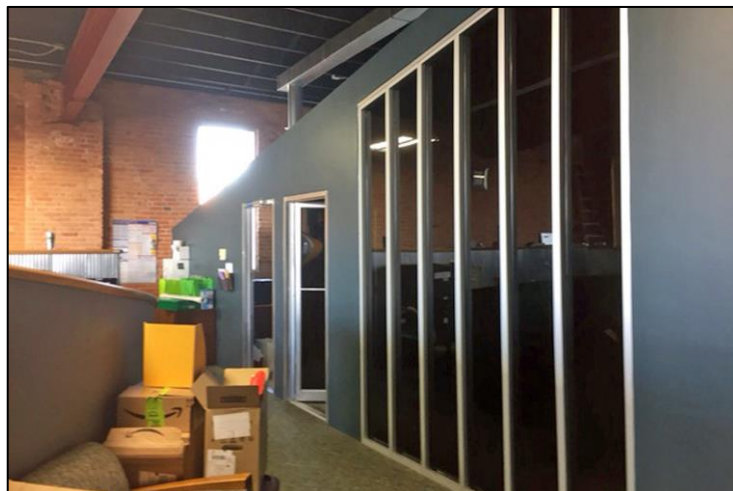
Open office space area



Open office space area



Open office space area



Hallway & private office space

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Aerial Maps



Highlighted 8 parcel view



Highlighted subject view

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