

For Lease

# Announcing

Class A Professional Office Building



**570 Longbow Drive**

**NAI**Harmon Group

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4427 Talmadge Rd, Suite S  
Toledo, OH 43623  
419 960 4410 tel  
[naiharmon.com](http://naiharmon.com)





For Lease

# Office Building

16,400 SF | \$19.95 SF/yr + Utilities



## PRIME OFFICE SPACE

# 570 Longbow Drive

Maumee, Ohio 43537

## Property Highlights

- Outstanding corporate office building located in Arrowhead Park, northwest Ohio's most prestigious office park
- Easily accessible and minutes away from I-475/US 23 interchange
- Numerous shopping and dining venues nearby
- Many upscale well-furnished office amenities including board room, conference rooms, modular furniture and an employee-friendly café with music, TV's, kitchen and patio overlooking manicured grounds
- Perfect facility for corporate headquarters, banking operations, medical billing, call center, and more
- Total turnkey opportunity

## OFFERING SUMMARY

Lease Rate	\$19.95 SF/yr (Plus Utilities)
Available SF	16,400 SF
Lot Size	4.63 Acres
Parking Spaces	82

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,184	\$64,524
3 Miles	42,607	\$67,330
5 Miles	115,700	\$66,080

For more information



**Dallas Paul**

O: 419 960 4410 x320  
dpaul@naiharmon.com

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## GENERAL INFORMATION

<b>Property:</b>	570 Longbow Drive
<b>Location:</b>	Arrowhead Park South
<b>Closest Intersection:</b>	Ford Street
<b>City, State:</b>	Maumee, Ohio
<b>County:</b>	Lucas
<b>Zip:</b>	43537
<b>Parcel No:</b>	36-41171

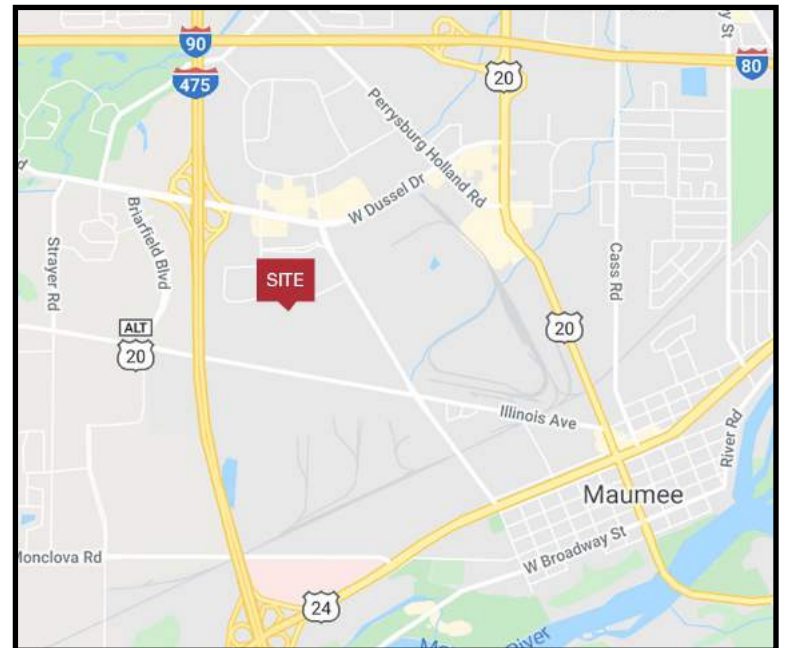
## PROPERTY INFORMATION

<b>Building SF (Min/Max):</b>	16,400 SF
<b>Building Dimensions:</b>	110' (widest point) x 201' Deep Irregular (See Exhibits A & B)
<b>Available Area:</b>	16,400 SF
<b>Land Size:</b>	4.63 Acres
<b>Land Dimensions:</b>	300' (Frontage) x 675' (Depth) (See Exhibit C)
<b>Parking:</b>	82 Spaces (See Exhibit D)
<b>Zoning:</b>	CM
<b>Current Use:</b>	Bank Operations Center
<b>Traffic Counts:</b>	10,150 VPD Ford Street

## BUILDING DETAILS

<b>Year Built:</b>	2001
<b>Type Construction:</b>	Frame
<b>Heat Fuel/Type:</b>	Gas, forced Air (11 units, multiple zones throughout building)
<b>Ceiling Height (Min/Max):</b>	9'-10' (Higher at entrances, the rotunda, and in corridors)
<b>Air Conditioning:</b>	Yes
<b>Building Class:</b>	A
<b>Roof:</b>	Pitched, Shingle
<b>Floor:</b>	Concrete
<b>Lighting:</b>	Flourescent*

\* T8's gradually being converted to LED's



<b>Electrical</b>	800 Amps 208/120 volts
<b>Restrooms:</b>	4
<b>Delivery Doors:</b>	Double doors front & back plus single side man doors in various locations
<b>No. of Floors:</b>	1
<b>Sprinklers:</b>	Storage areas only
<b>Security System:</b>	Yes



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## LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Landlord
Insurance (Fire & Hazard):	Landlord
Content, Liability Insurance:	Landlord
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Landlord
Improvements:	Negotiable
Lease Term:	5 Years +

## REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2018
General Taxes:	\$51,248.36
Special Taxes:	\$ 384.26
Total Annual Taxes:	\$51,632.62

## UTILITIES

Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Electric:	Toledo Edison
Storm Sewer:	City of Maumee



FRONT ELEVATION



MAIN ENTRANCE/RECEPTION DESK

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BOARDROOM



BEAUTIFUL OPEN OFFICE SPACE



GENERATOR FOR POWER BACKUP



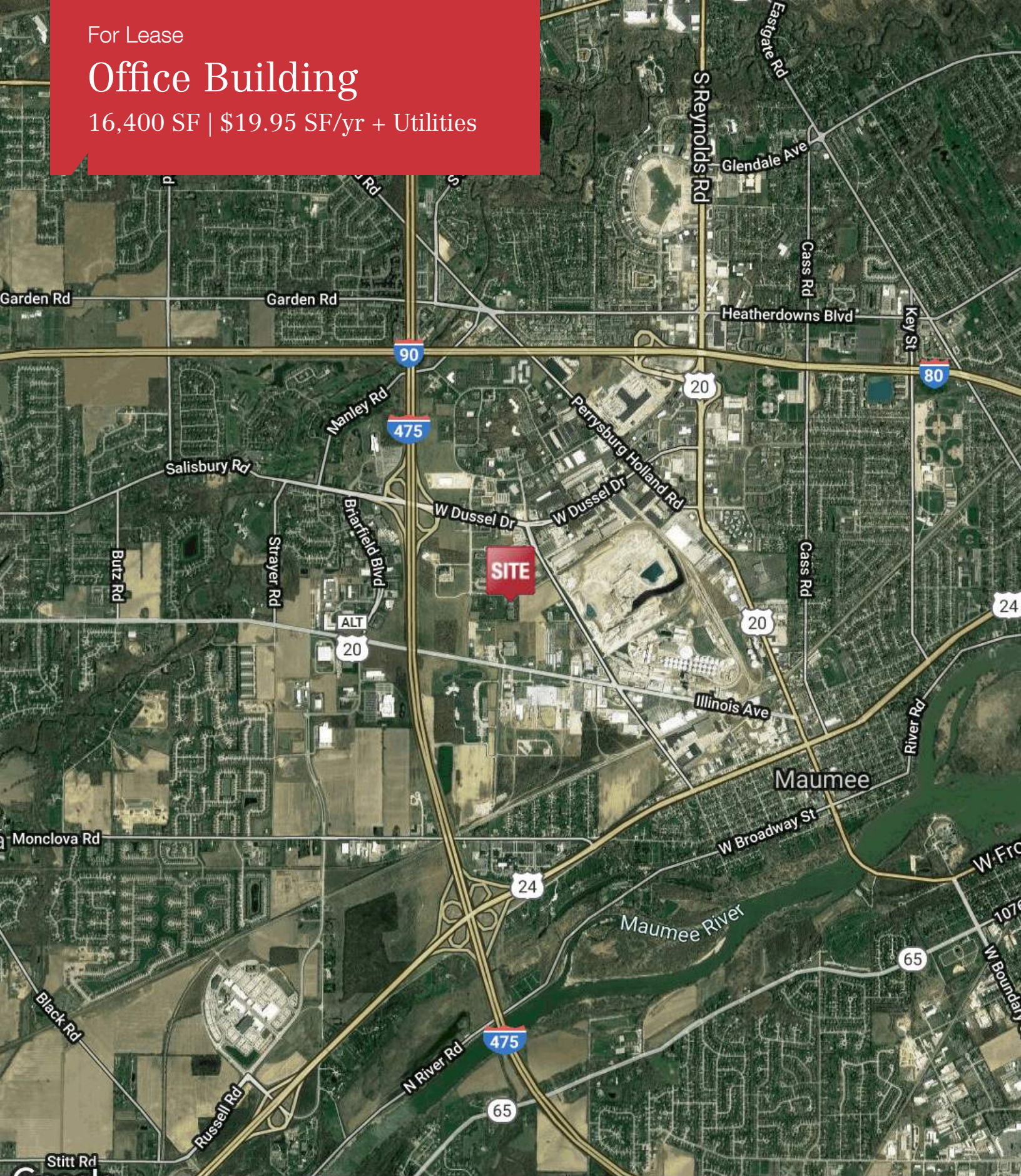
RESTAURANT STYLE CAFE/LUNCHROOM



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Google

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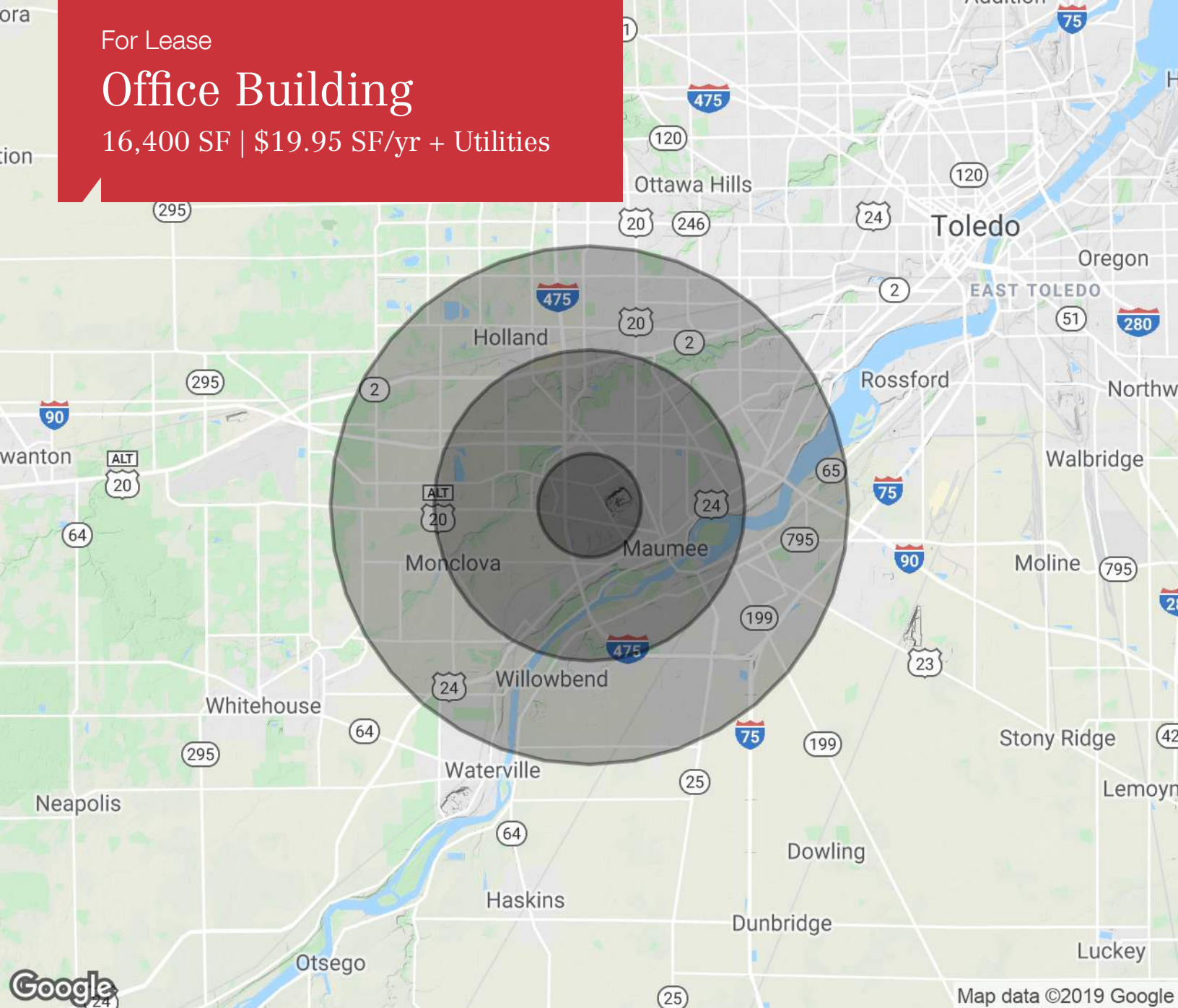




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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,184	42,607	115,700
MEDIAN AGE	36.2	37.7	38.2
MEDIAN AGE (MALE)	34.1	36.5	36.8
MEDIAN AGE (FEMALE)	36.6	38.5	39.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,313	18,208	48,612
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$64,524	\$67,330	\$66,080
AVERAGE HOUSE VALUE	\$157,042	\$169,075	\$163,753

\* Demographic data derived from 2010 US Census

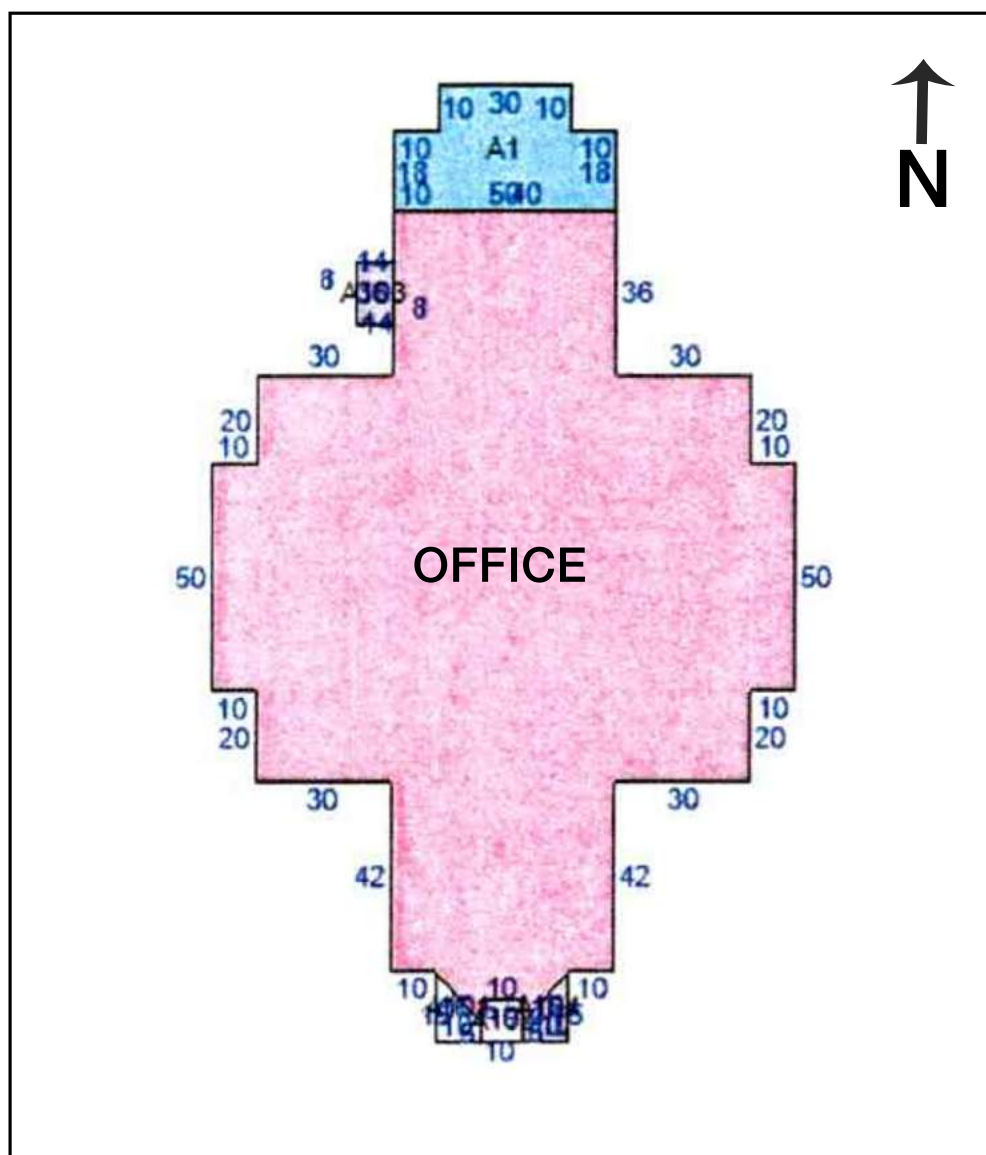
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## EXHIBIT A BUILDING FOOTPRINT & DIMENSIONS

Longbow Drive





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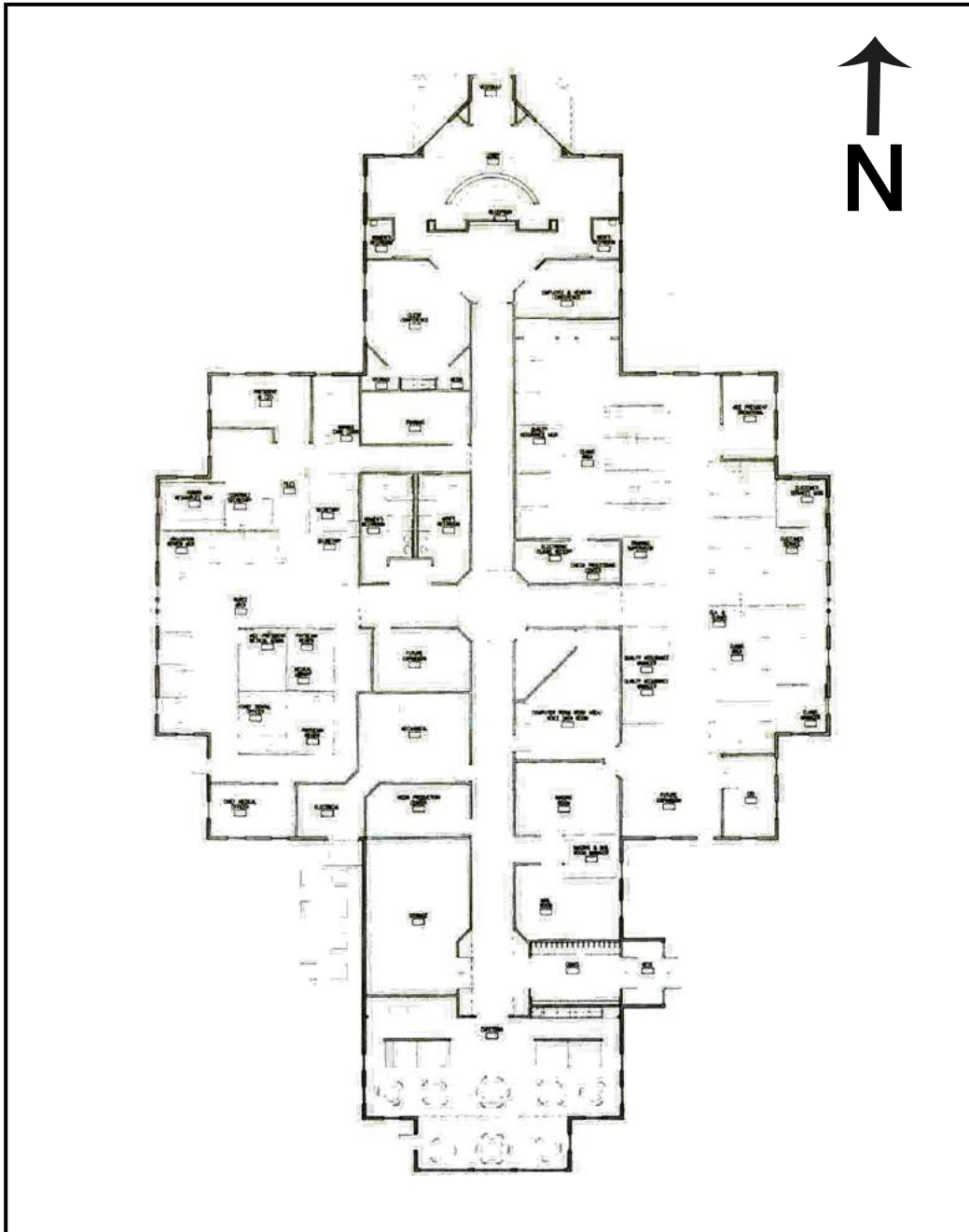
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## EXHIBIT B

### FLOOR PLAN

Longbow Drive



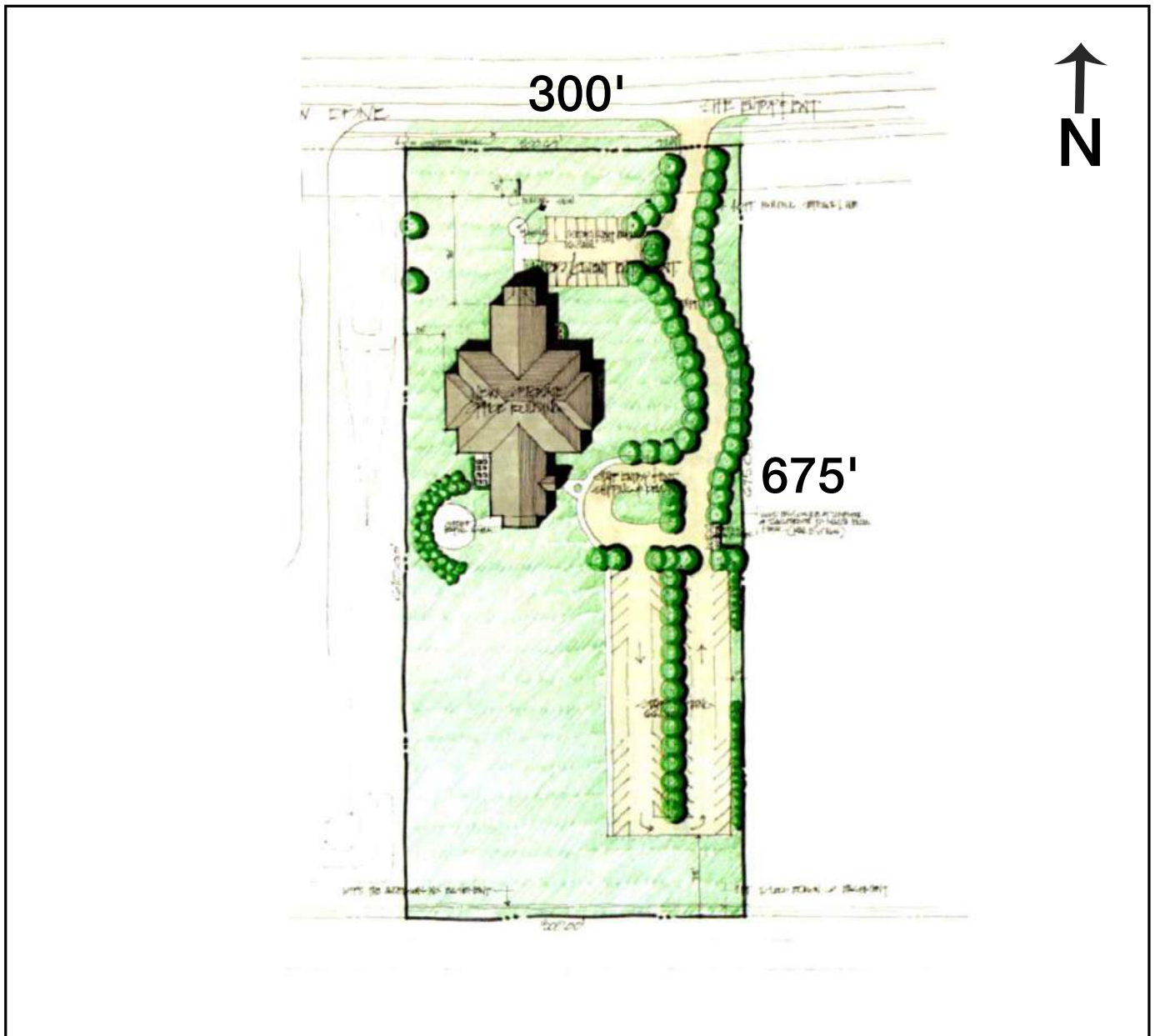


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## EXHIBIT C SITE PLAN





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## EXHIBIT D SITE PLAN WITH PARKING SPACES

