



200 N St Clair Street

Suite 100

Toledo, Ohio 43604

Property Highlights

- First floor class "A" office space with street access
- 24/7 on-site management and security
- Attached parking garage with 60 dedicated spaces
- Large glass windows providing natural light and street views
- Fully furnished with custom, high end finishes
- Dock access and additional storage
- First floor full kitchen and lower level kitchenette
- Multiple men's and women's restrooms
- Two-Story indoor waterfall feature
- Highly visible exterior signage
- Completely renovated in 2019
- Walking distance to many downtown amenities

Offering Summary

Available SF: 17,700 SF
First Floor and Lower Level

Availability: Immediate

For More Information



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Property Description

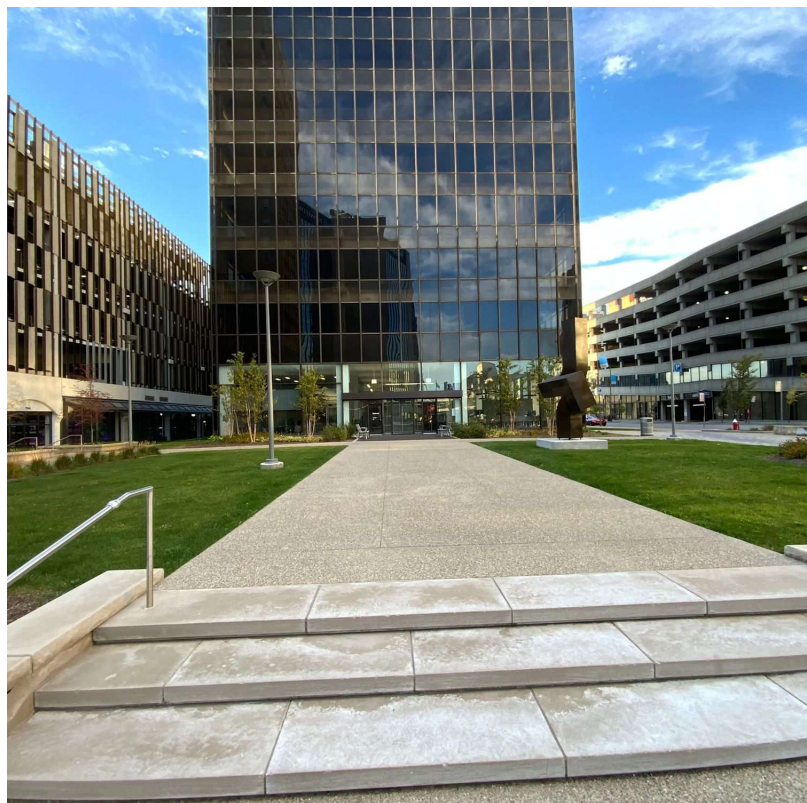
Rare opportunity for first floor downtown visibility and walk in access from street level! 17,700 SF of space on the first floor and lower level at the Tower on the Maumee building in Downtown Toledo Ohio. Recently renovated space with high-end finishes and fully furnished. The lease rate is negotiable between the sublessor and the subtenant. 60 employee parking spaces in the attached parking garage and also metered street parking and adjacent parking garages. Several opportunities for highly visible exterior signage.

Location Description

Located in the heart of Downtown Toledo's Central Business District, the building sits adjacent to Levis Square Park and has direct access from the first floor. One block from the Huntington Center, Promenade Park, Seagate Center, and the Maumee River. Walkable to the Maumee River Walk, Glass City Metropark, Promenade Park, Fifth Third Field and an assortment of local, casual, and fine dining establishments. Levis Square features summer food truck events and music attractions during lunch hours.

Building Description

Move in ready space with immediate occupancy. Recently renovated and fully furnished with high end finishes. Floor-to-ceiling glass windows on the first floor. Contemporary LED lighting fixtures. Polished, concrete flooring in common areas and carpeted flooring in offices, conference rooms, and the lower level space. Numerous conference and training rooms, collaboration areas, dining and recreational areas, private offices and cubicle areas, creative and studio spaces, and lounge and wellness areas. Building amenities include 24/7 on site management and security, Flying Joe coffee shop, Balance Grille restaurant, convenience shop, and immediate access from street level or through the building security lobby. Unique interior signage and logo areas throughout. Custom two story water feature.



Location Information

Building Name	Tower on the Maumee
Street Address	200 N St. Clair Street Suite 100
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	CBD
Cross-Streets	Jefferson Ave and N St Clair
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express & Detroit Metro

Building Information

Building Size	240,176 SF
Building Class	A
Gross Leasable Area	17,700 SF
Number of Floors	28 total
Year Built	1969
Year Last Renovated	2019
Tenancy	Multiple
Construction Status	Existing
Condition	Excellent
Floor Coverings	Polished concrete, carpet, laminat
Mezzanine	Yes
Restrooms	Multiple In Suite Restrooms
On Site Management	Yes

Property Information

Property Type	Office
Zoning	Downtown Commercial
Lot Size	1.63 Acres
Corner Property	Yes
Annual Real Estate Taxes	\$119,821.51
Annual	\$0.59 SF (Included in lease rate)
Traffic Count	2150 VPD - N St Clair 2700 VPD - Jefferson Ave

Parking & Transportation

Street Parking	Yes- metered
Parking Type	Structure and street
Number of Parking Spaces	60 employee spaces in attached parking garage

Utilities & Amenities

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators In Suite	1
Restrooms	Multiple In Suite
Heat System	Gas Forced Air
Central HVAC	Yes
Power	Toledo Edison
Internet	Buckeye Broadband
Water	City of Toledo
Trash/Dumpster	Via attached dock area
Dock Access	Yes - Lower level
Building Access	24/7

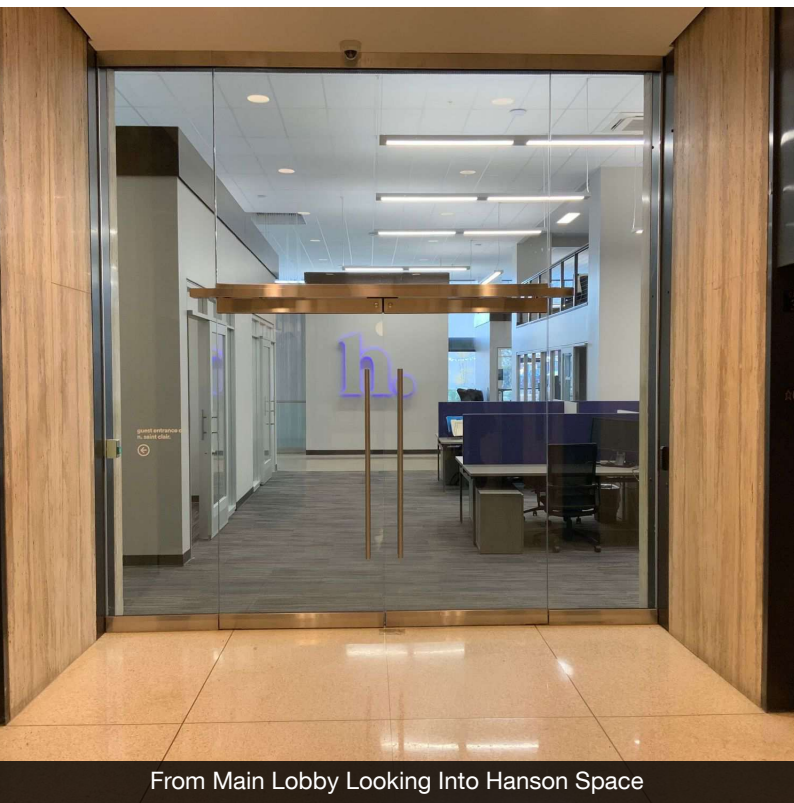




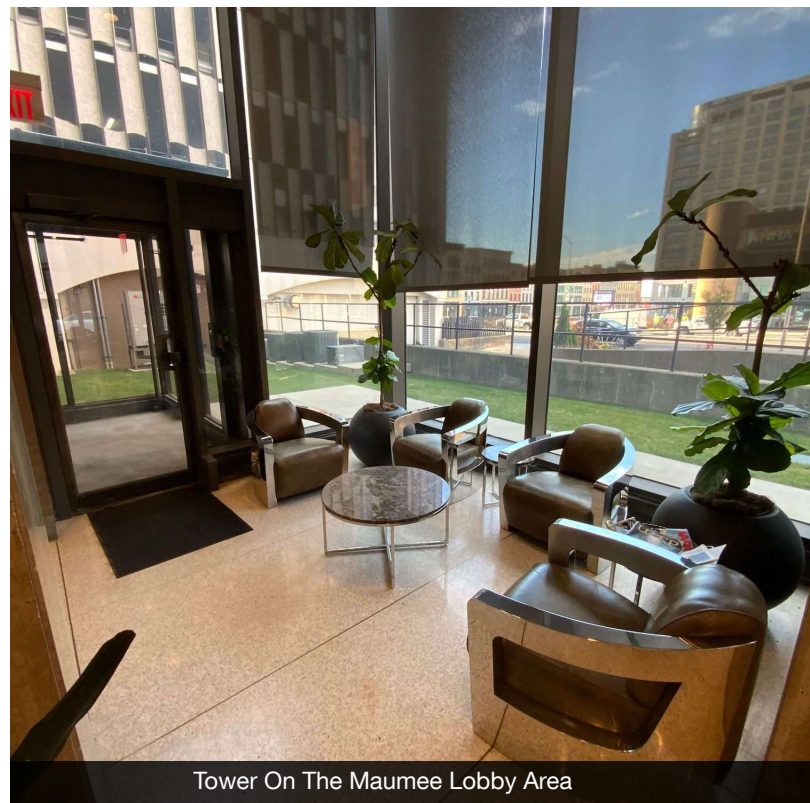
View of Levis Square Park, Key Bank, ProMedica, and Riverfront Apartments



Building Foyer with Security Desk



From Main Lobby Looking Into Hanson Space



Tower On The Maumee Lobby Area



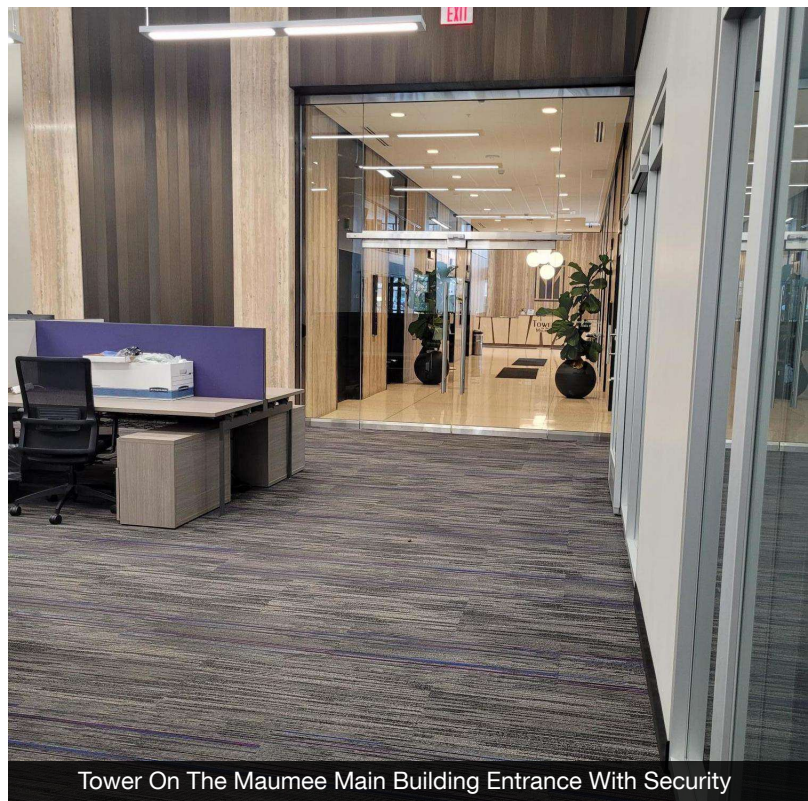
Space Entrance From St Clair St.



Front Desk Area



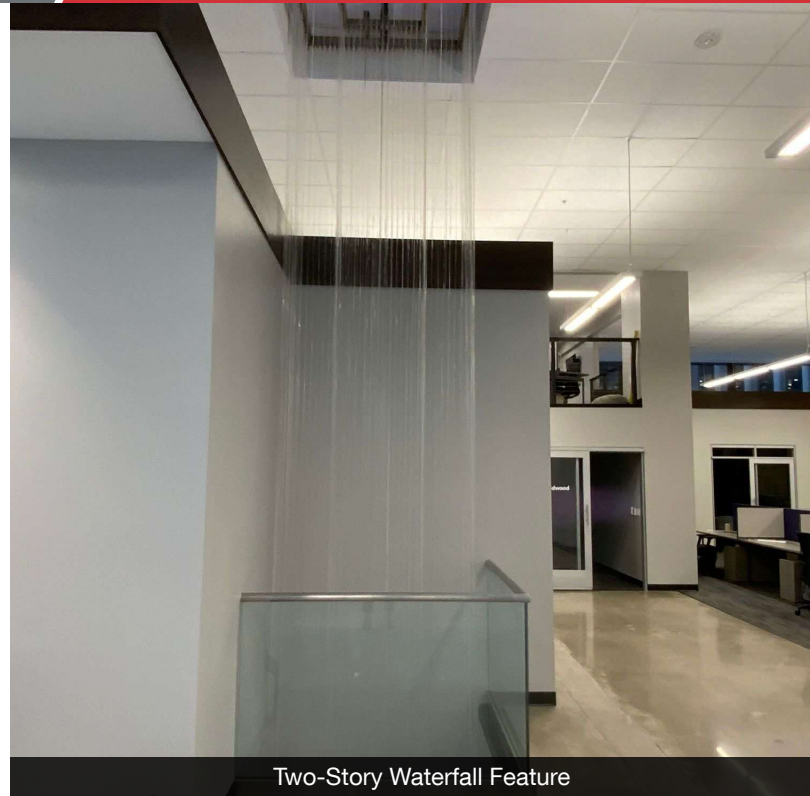
Access From Levis Park Square



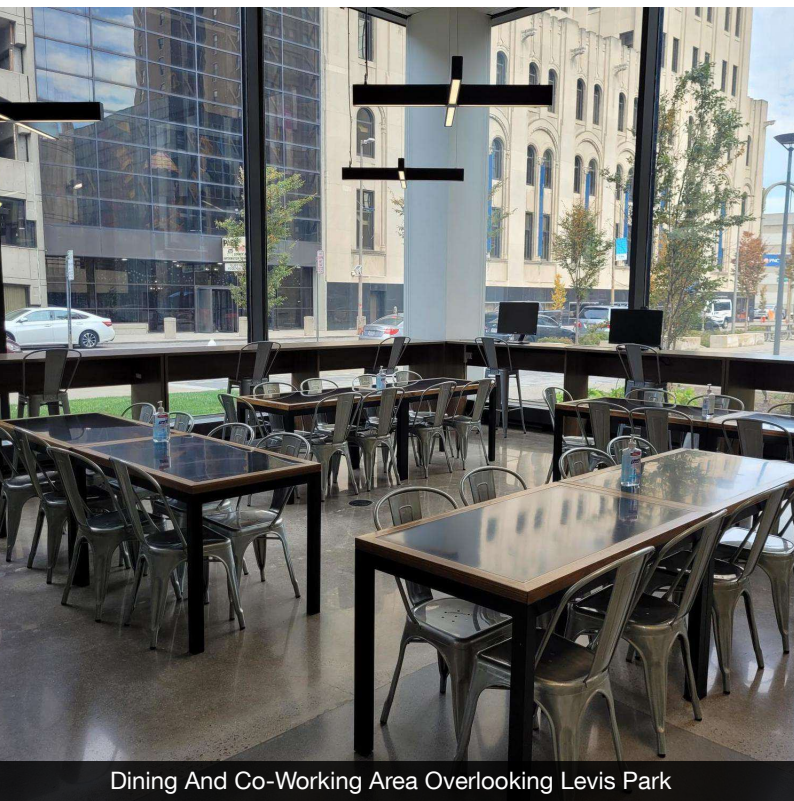
Tower On The Maumee Main Building Entrance With Security



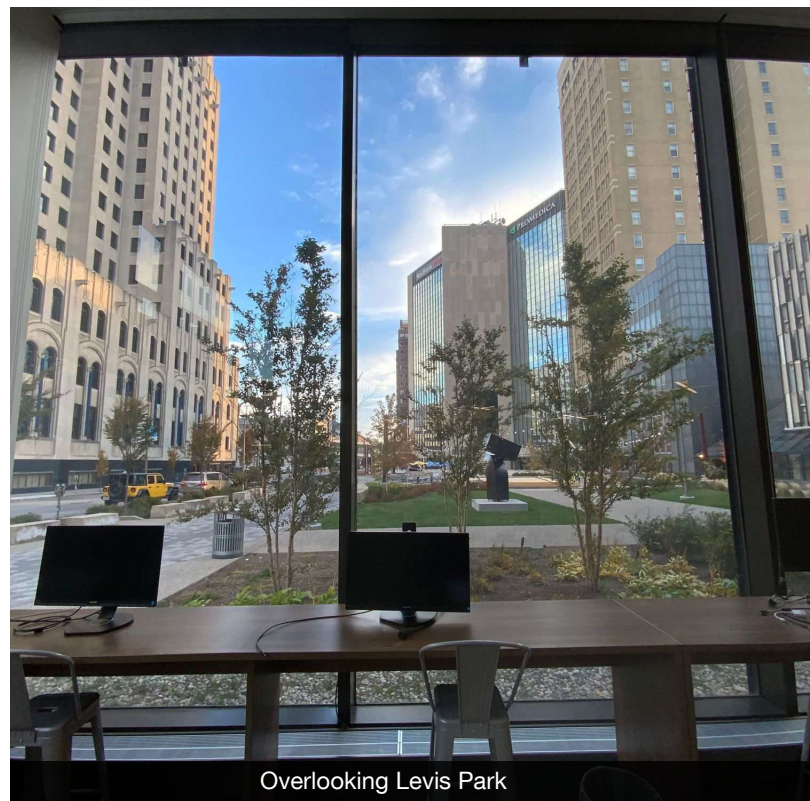
Interior Signage Area



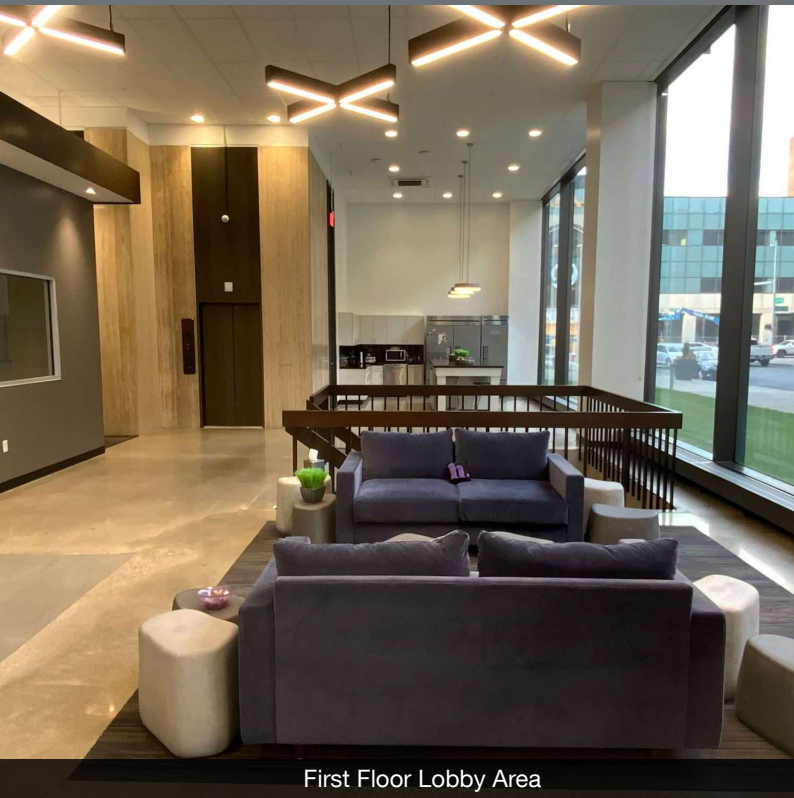
Two-Story Waterfall Feature



Dining And Co-Working Area Overlooking Levis Park



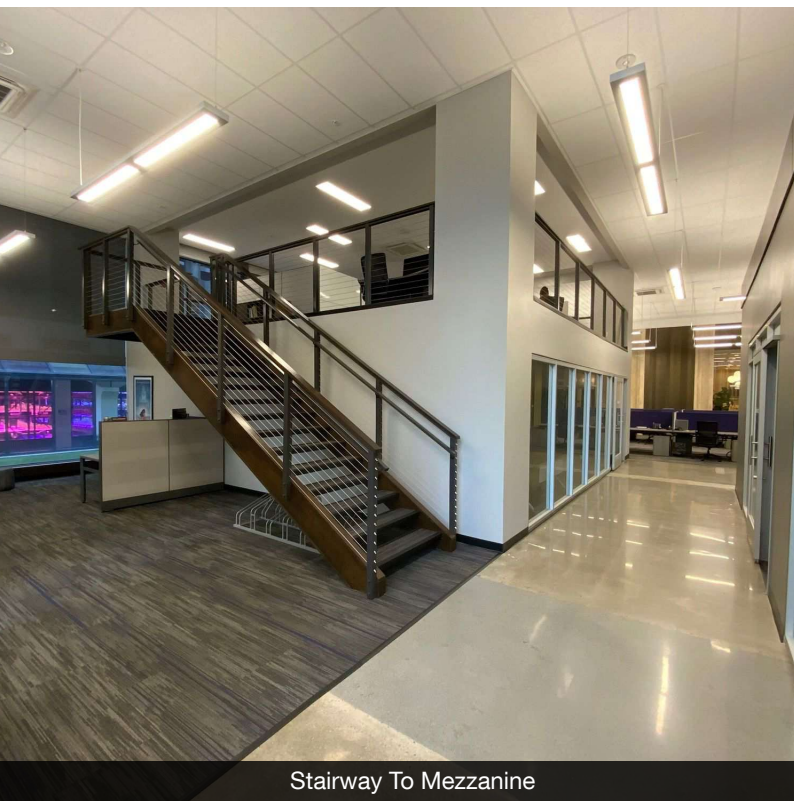
Overlooking Levis Park



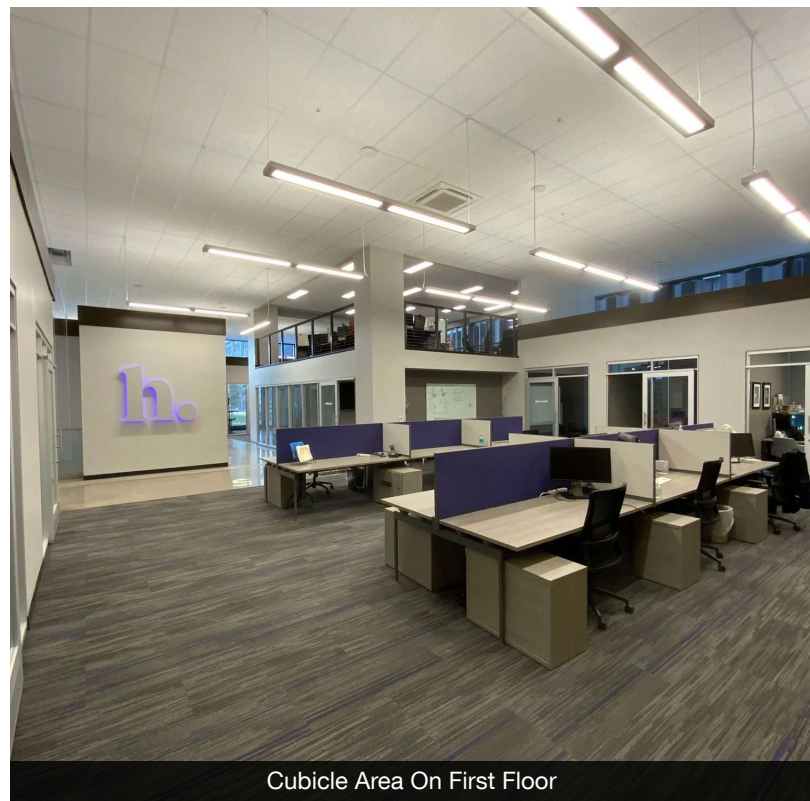
First Floor Lobby Area



First Floor Kitchen With Restroom



Stairway To Mezzanine



Cubicle Area On First Floor



View From Mezzanine Area



One Of The Conference/Collaboration Areas



Private Office Overlooking Levis Park



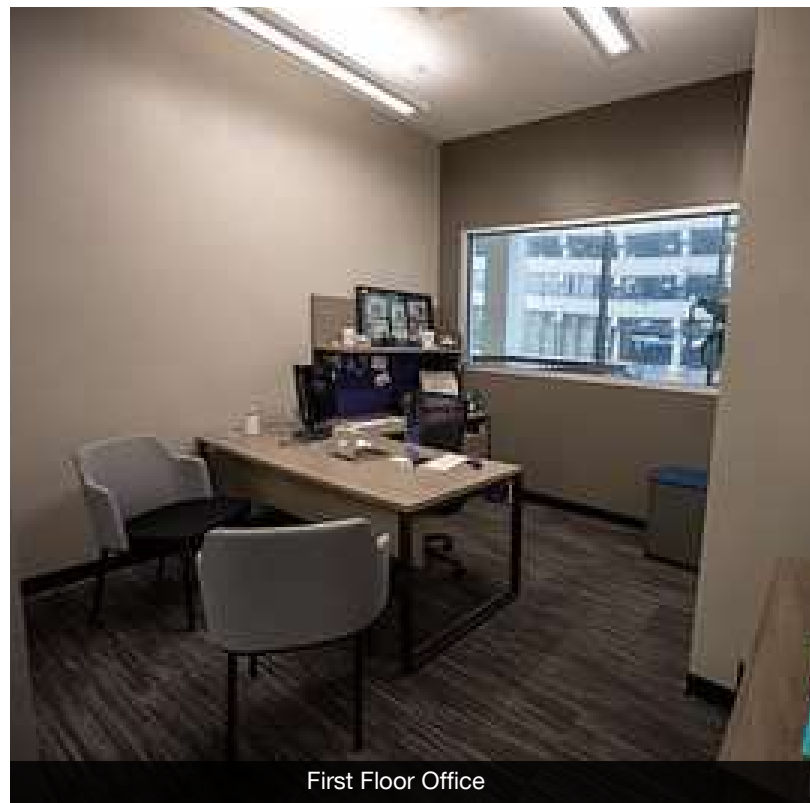
Private Office Overlooking Levis Park



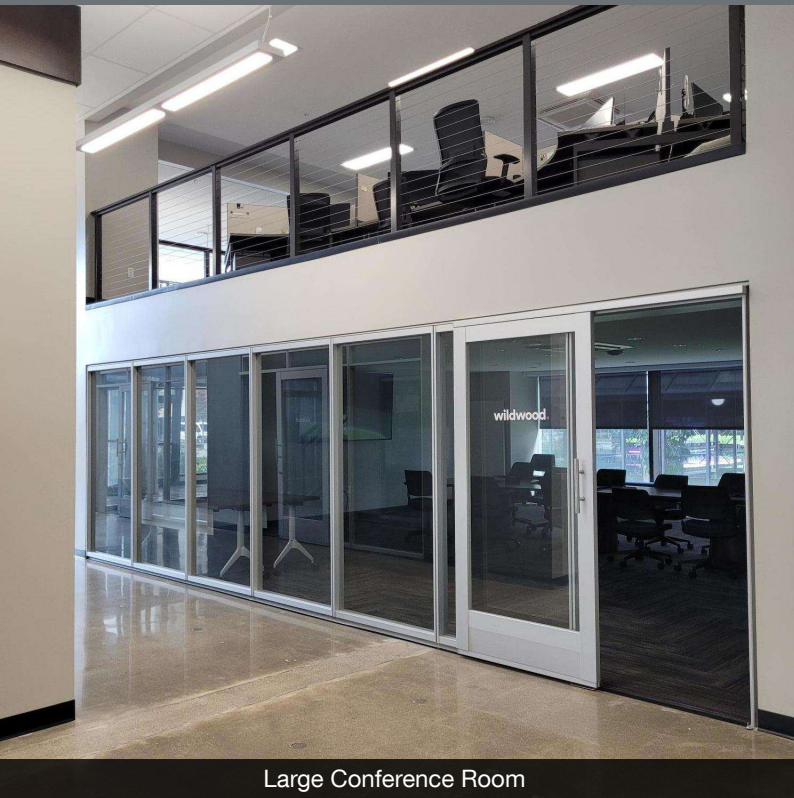
First Floor Conference Room



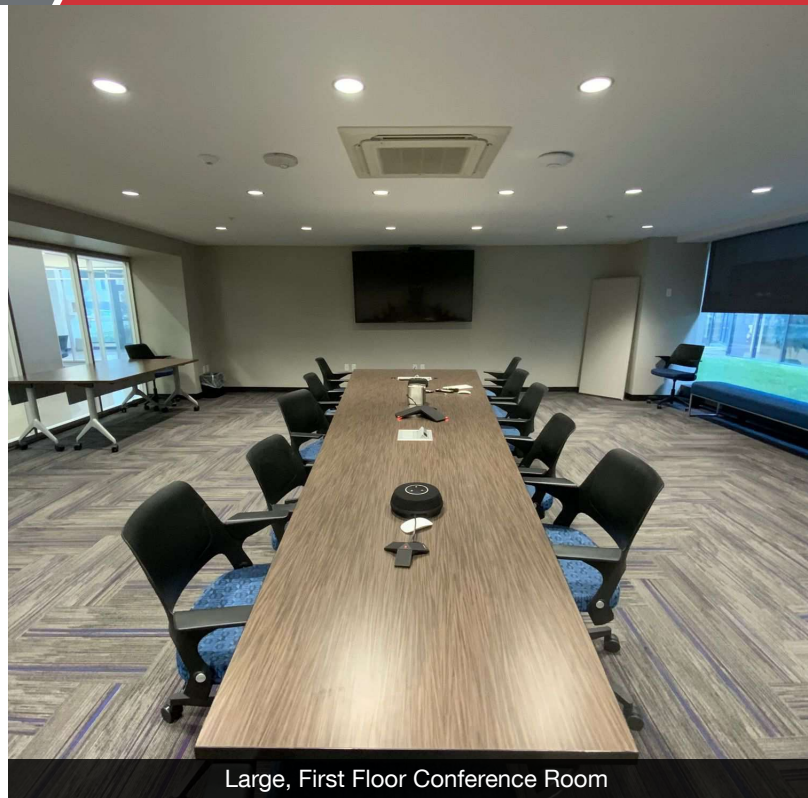
First Floor Office



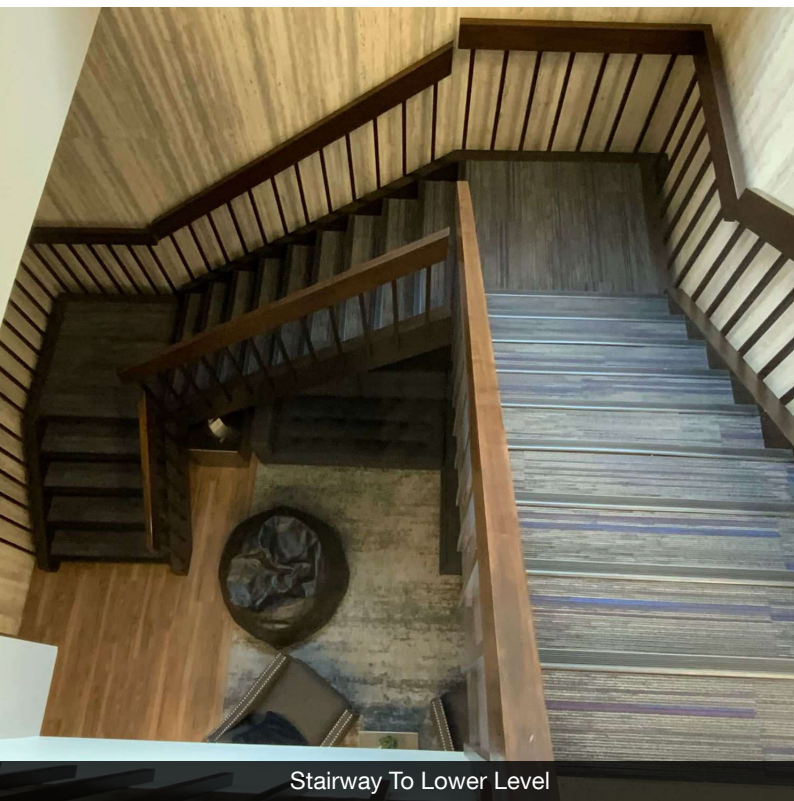
First Floor Office



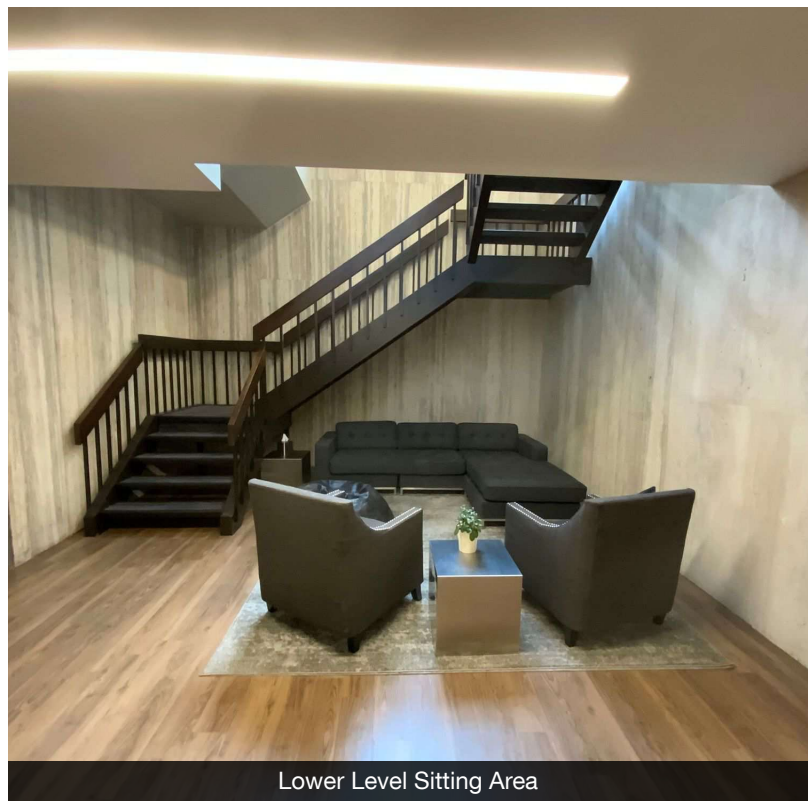
Large Conference Room



Large, First Floor Conference Room



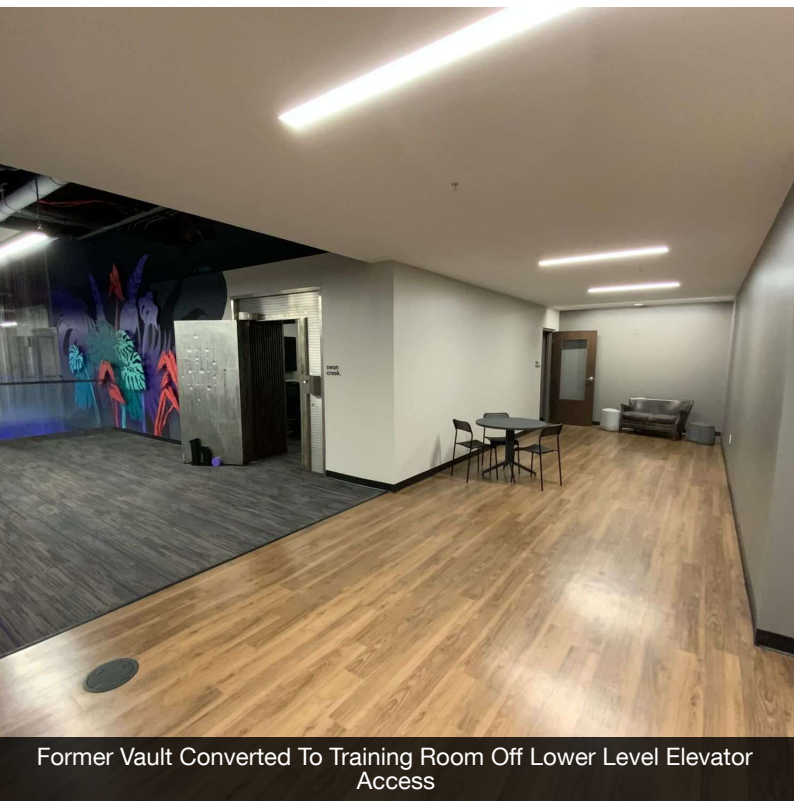
Stairway To Lower Level



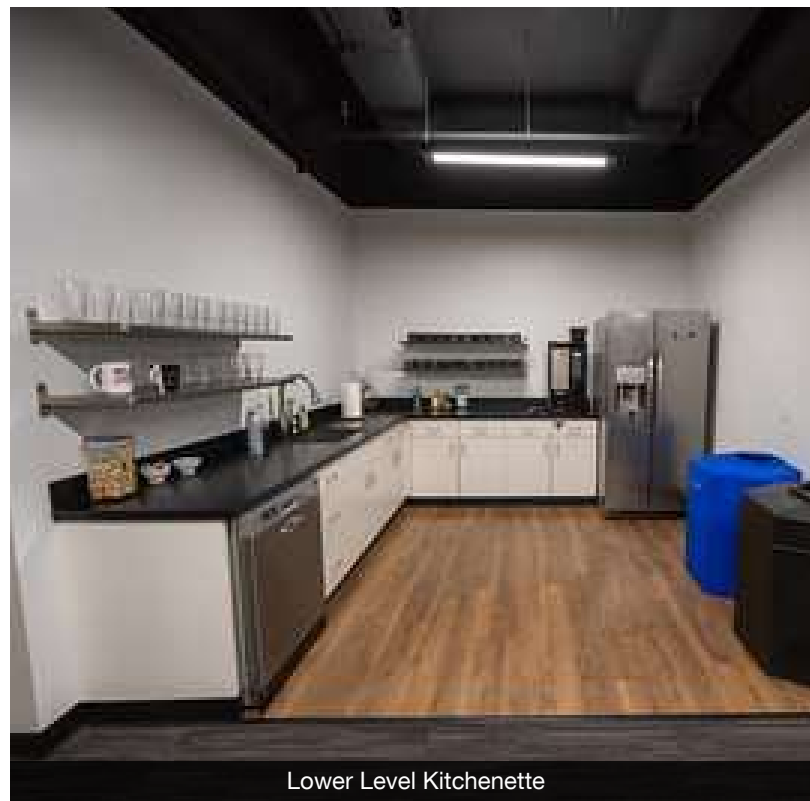
Lower Level Sitting Area



Water Fall Feature And Art Wall On Lower Level



Former Vault Converted To Training Room Off Lower Level Elevator Access



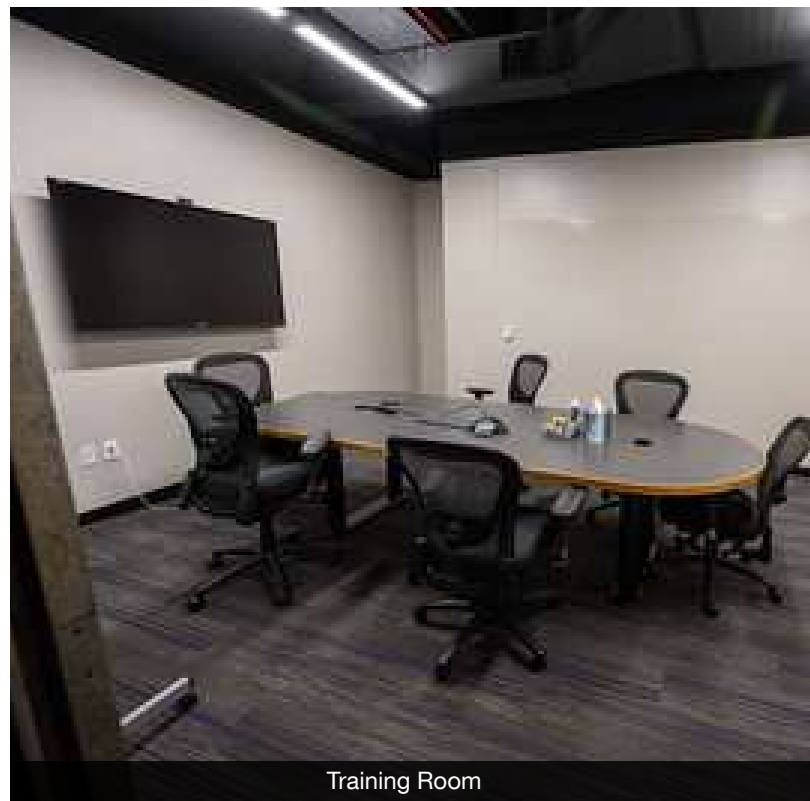
Lower Level Kitchenette



Elevator Access, Dock Access, And Lower Level Seating Area



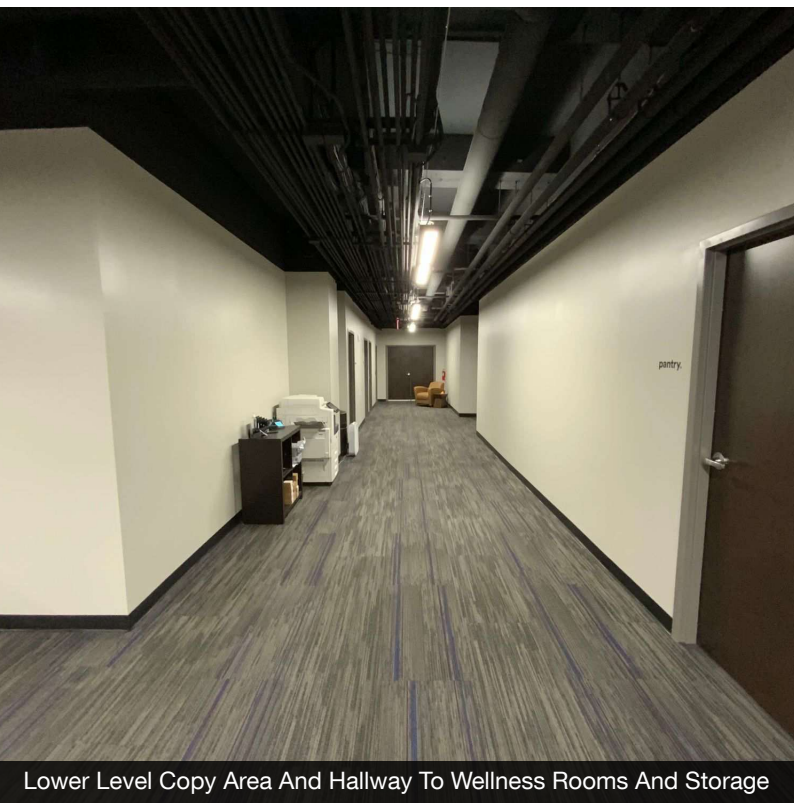
Vault Converted To Training Room



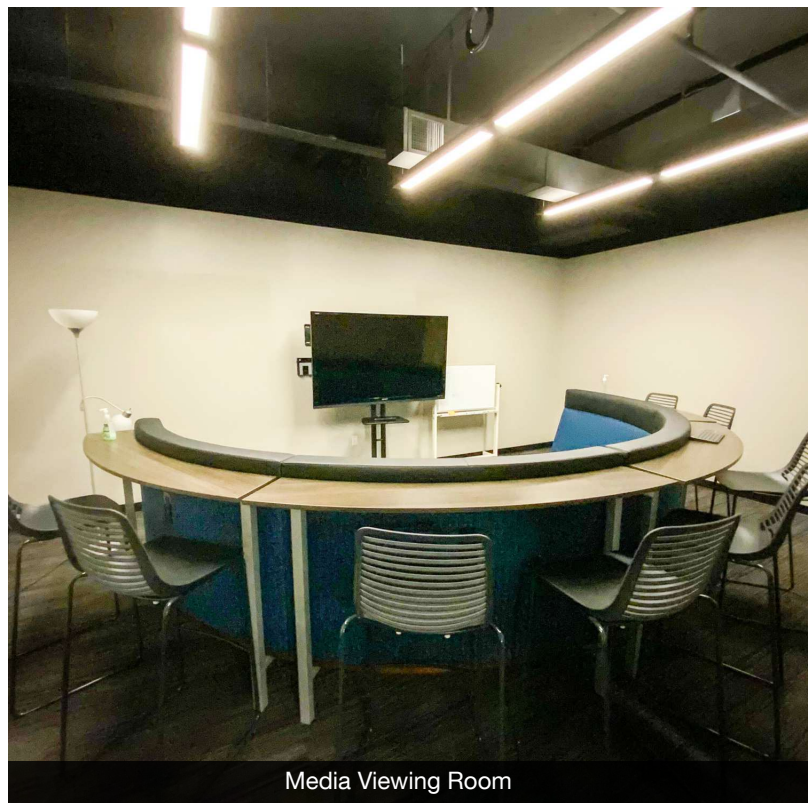
Training Room



Lower Level Cubicle Areas



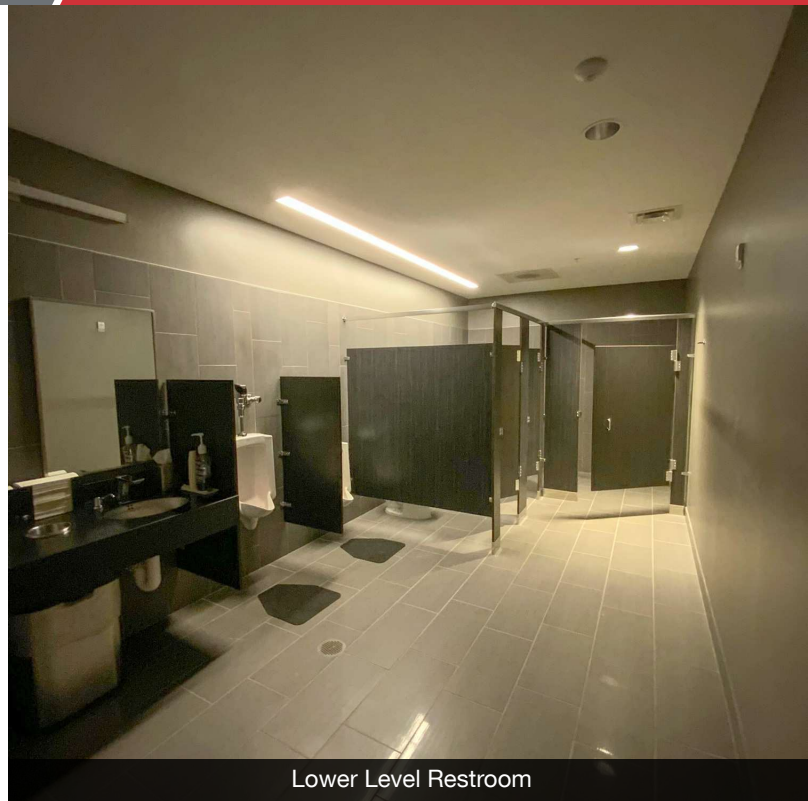
Lower Level Copy Area And Hallway To Wellness Rooms And Storage



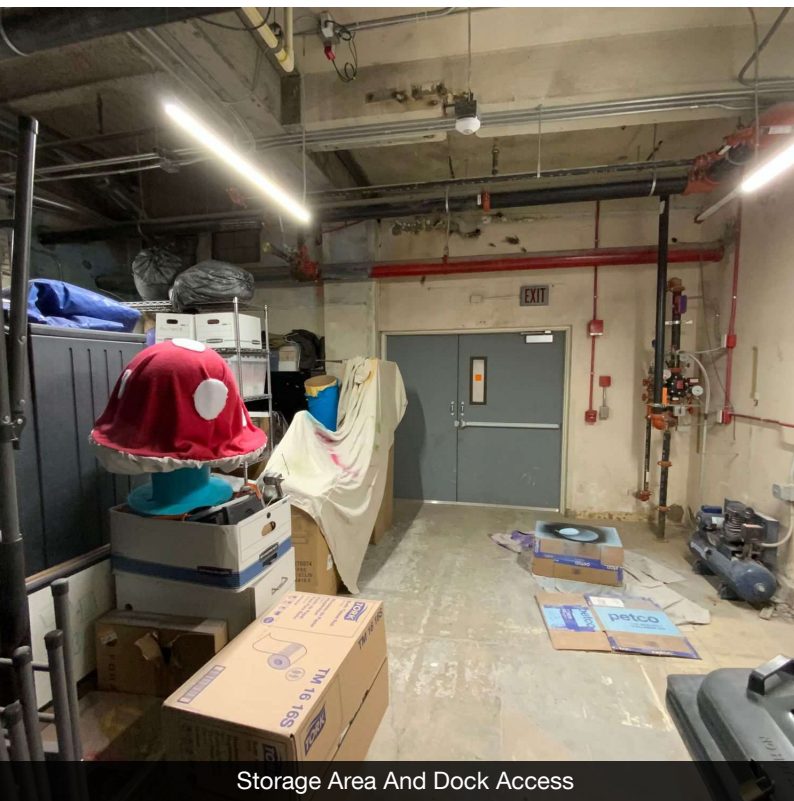
Media Viewing Room



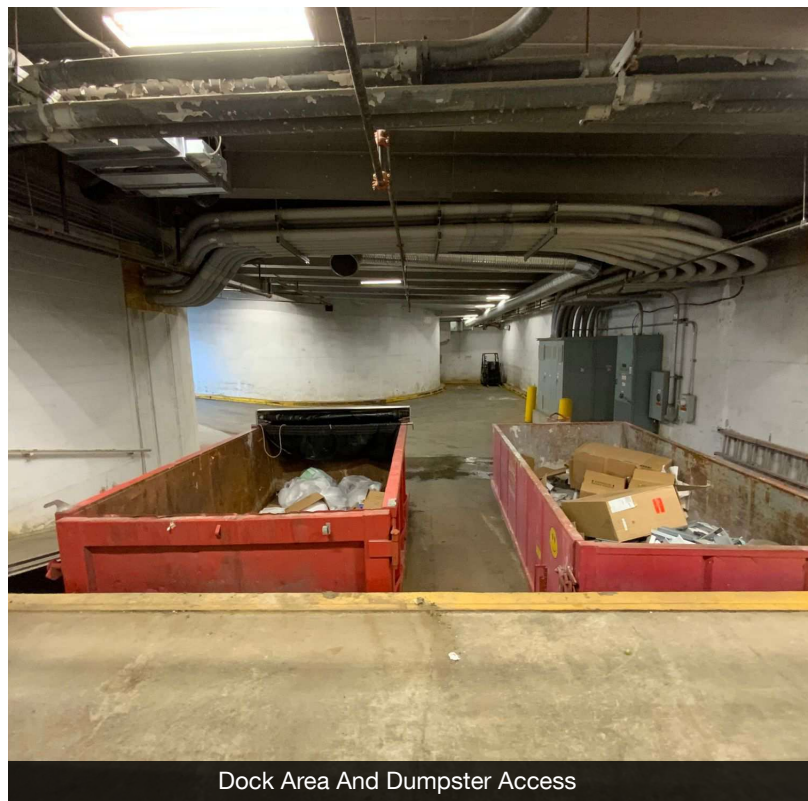
Lower Level Restroom



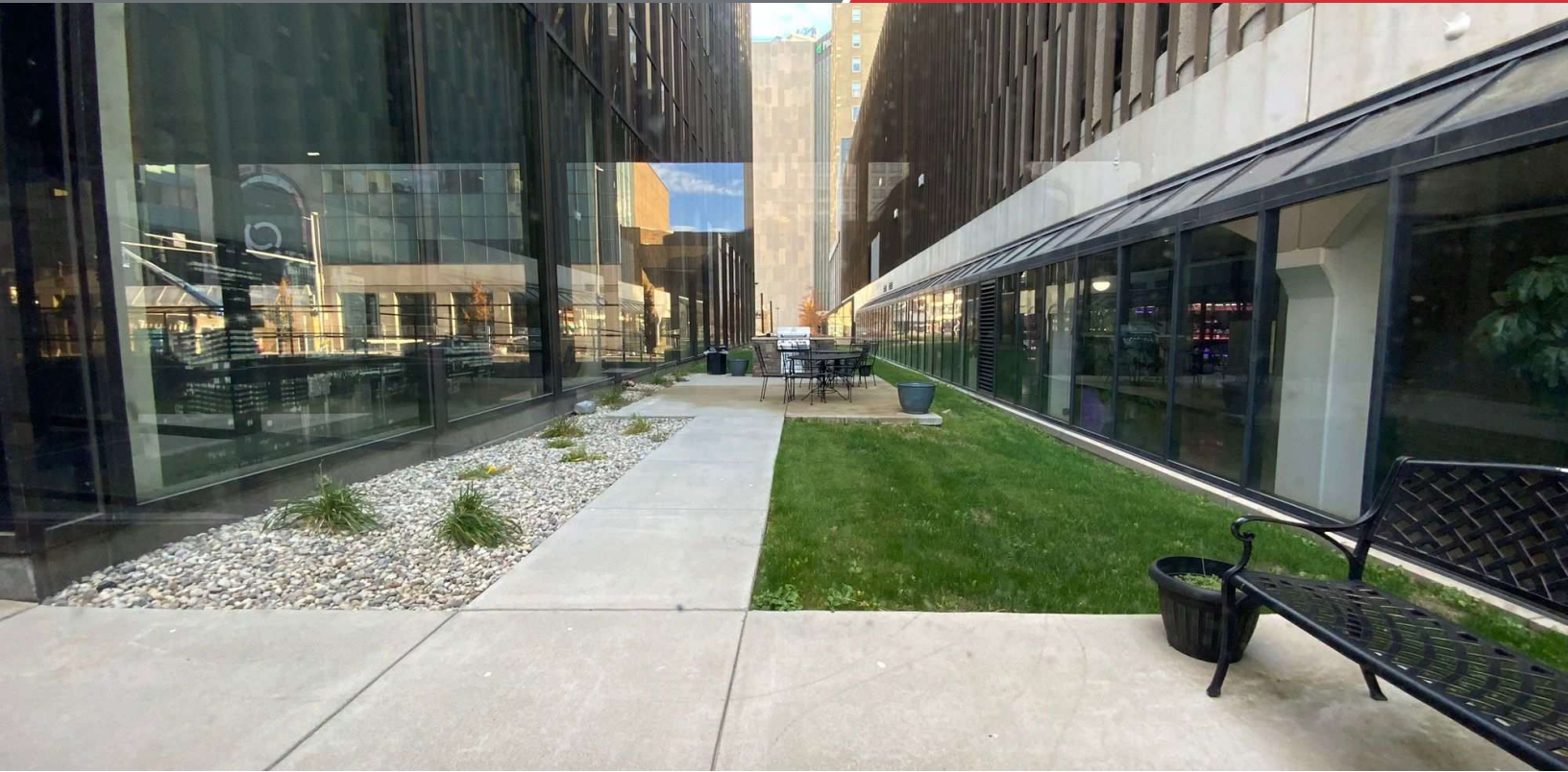
Lower Level Restroom



Storage Area And Dock Access

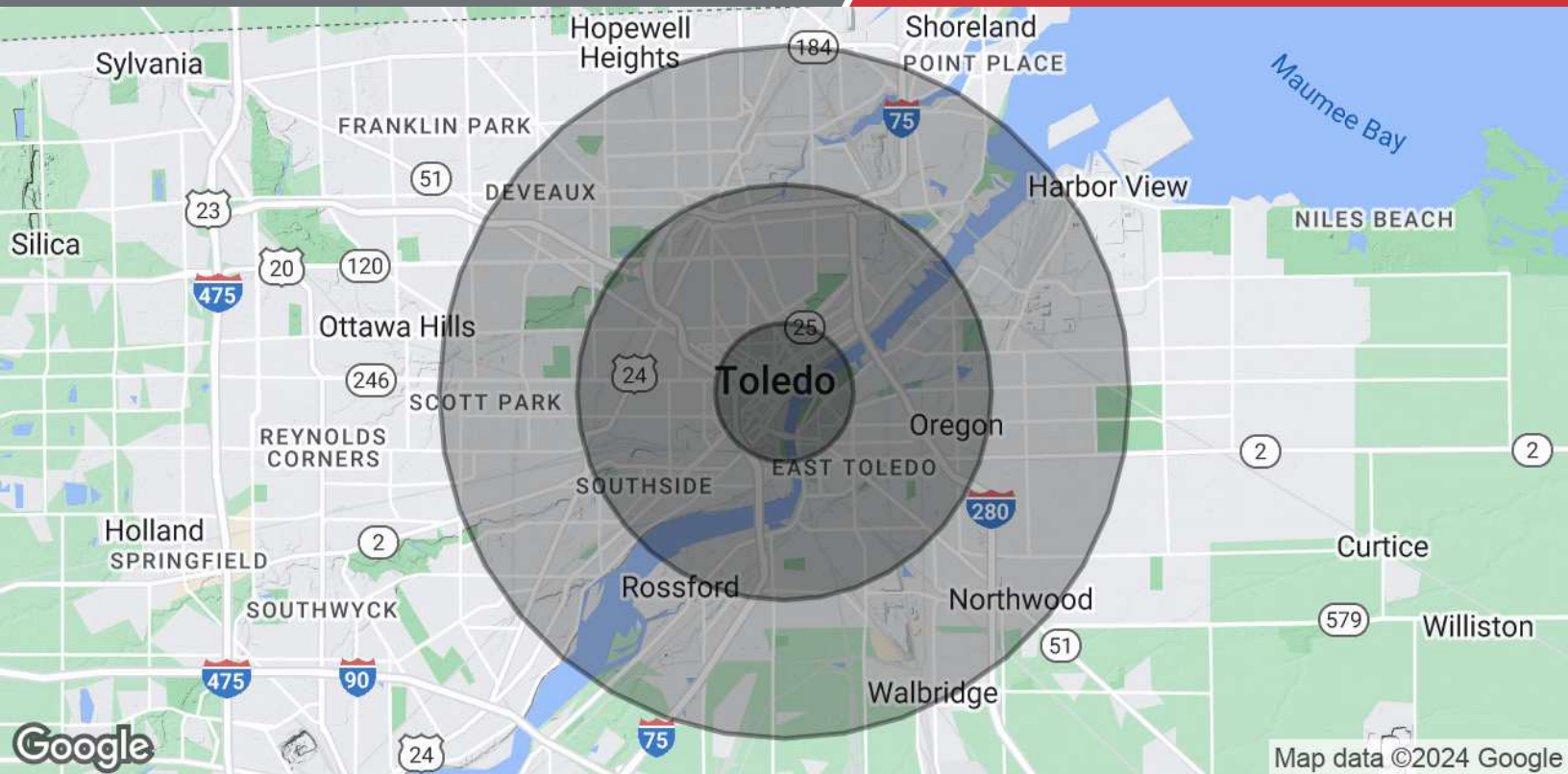


Dock Area And Dumpster Access





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OSIP, USDA/FPAC/GEO



Population	1 Mile	3 Miles	5 Miles
Total Population	10,277	91,309	199,471
Average Age	33.3	35.8	36.5
Average Age (Male)	33.5	35.0	35.2
Average Age (Female)	34.7	36.7	37.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,210	48,934	98,579
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$23,750	\$31,711	\$43,589
Average House Value	\$41,420	\$49,227	\$72,528

* Demographic data derived from 2020 ACS - US Census