

The Harmon Building

4427 Talmadge Road, Suite S

Toledo, Ohio 43623

Property Highlights

- Recently Renovated office space
- Second story location
- Highly visible building
- Great access to I-475 and I-75
- Ten private offices, conference room, and kitchenette

Property Overview

Newly renovated 3,589 SF of 2nd-floor office space available for lease on Talmadge Rd just south of Monroe Street. Highly traveled retail, office and restaurant corridor. This newly renovated office has 10 private offices, a large conference room/training room, and a kitchenette. Nearby amenities include Franklin Park Mall, J. Alexanders, BJ's Brewhouse and many more.

Offering Summary

Lease Rate:	\$12.00/SF/Yr Gross + Data and IT
Building Size:	36,127 SF
Available SF:	3,589 SF
Lot Size:	5.86 Acres

For More Information



Becky Beck

O: 419 960 4410 x321
bbeck@naiharmon.com



Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naiharmon.com

Location Information

Building Name	The Harmon Building
Street Address	4427 Talmadge Road
City, State, Zip	Toledo, OH 43623
County	Lucas
Market	Toledo
Sub-market	West Toledo
Cross-Streets	Talmadge Rd & Monroe St
Side of the Street	West
Road Type	Paved
Nearest Highway	I-475
Nearest Airport	Toledo Express and Detroit Metro

Building Information

Building Size	36,127 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Last Renovated	2019
Gross Leasable Area	3,589 SF
Construction Status	Existing
Condition	Good
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	Drop
Floor Coverings	Carpet/Tile

Property Information

Property Type	Office
Zoning	10-MX Mixed use
Lot Size	5.86 Acres
APN #	24-02007
Lot Frontage	119 ft
Lot Depth	887 ft
Traffic Count	15751
Traffic Count Street	Talmadge Rd
Amenities	High street visibility Close to restaurants and retail Close to highway access

Parking & Transportation

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	154

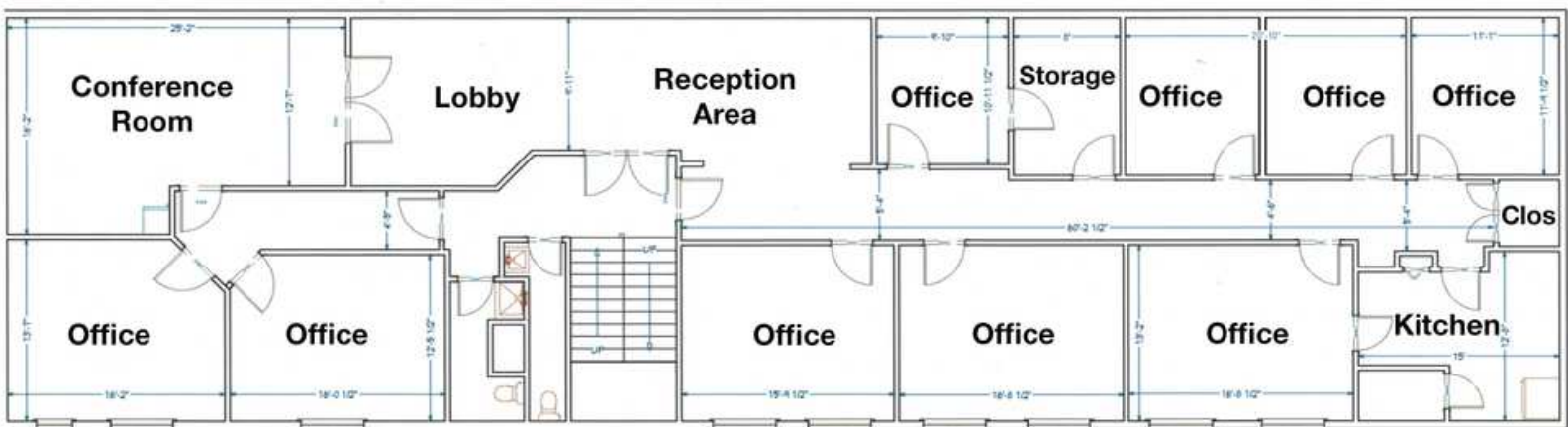
Amenities

Handicap Access	No
Elevators	No
Number of Elevators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	Private

Utilities

Gas/ Propane	Columbia Gas
Electric	Toledo Edison
Water	City of Toledo
Internet/ Cab	Buckeye

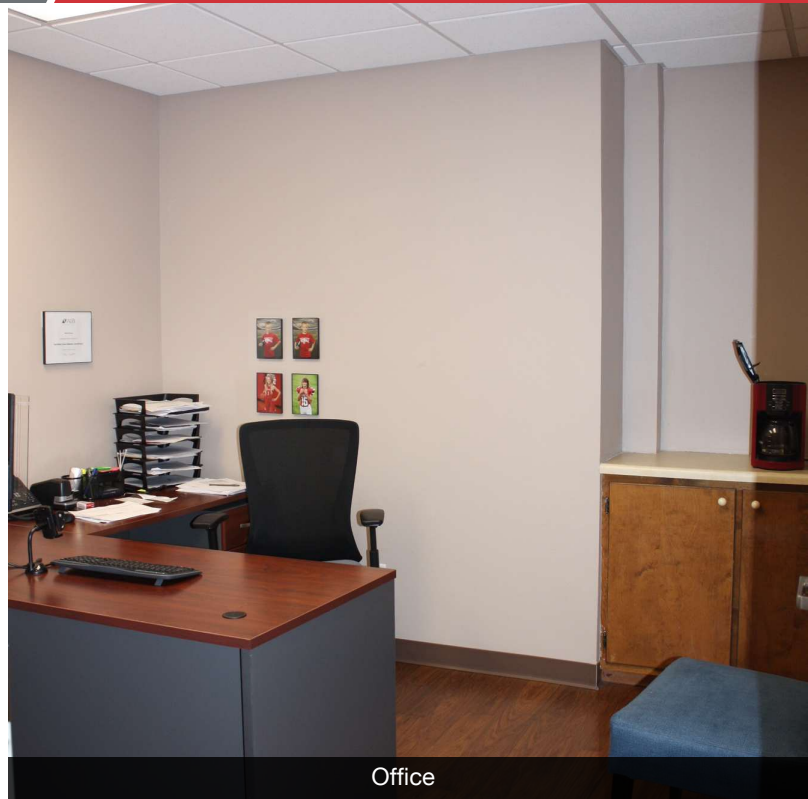
**Suite S
3,589 SF**



Suite S 3,589 SF Available - Floorplan



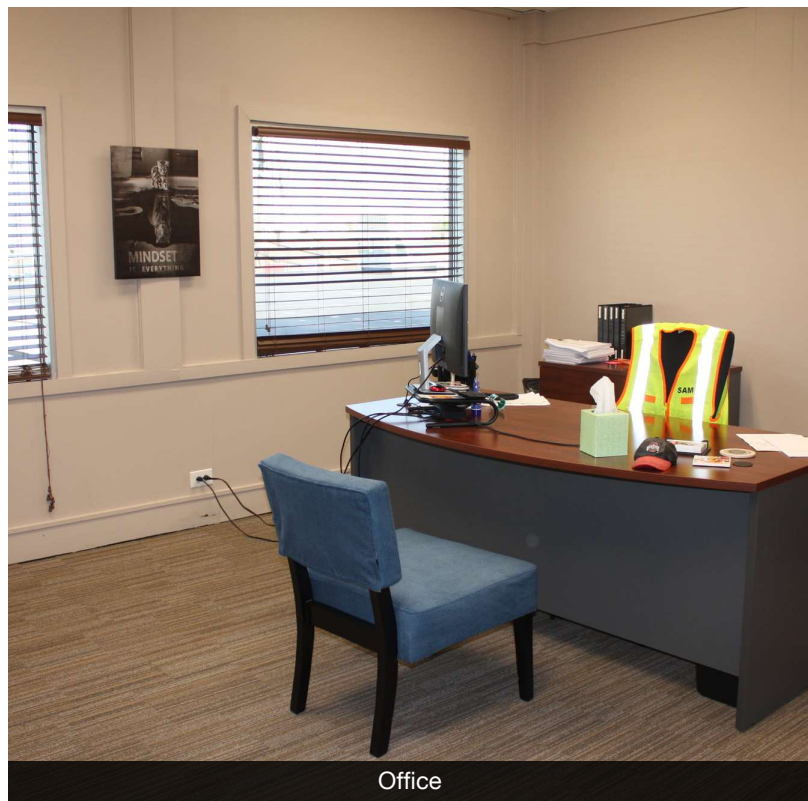
Entry Into Reception Area



Office



Executive Office



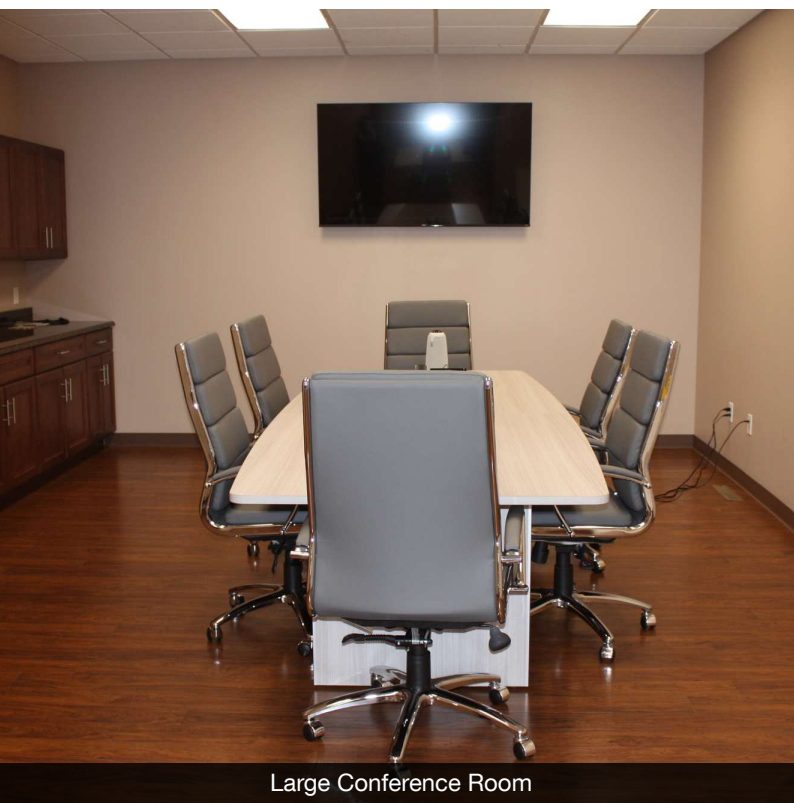
Office



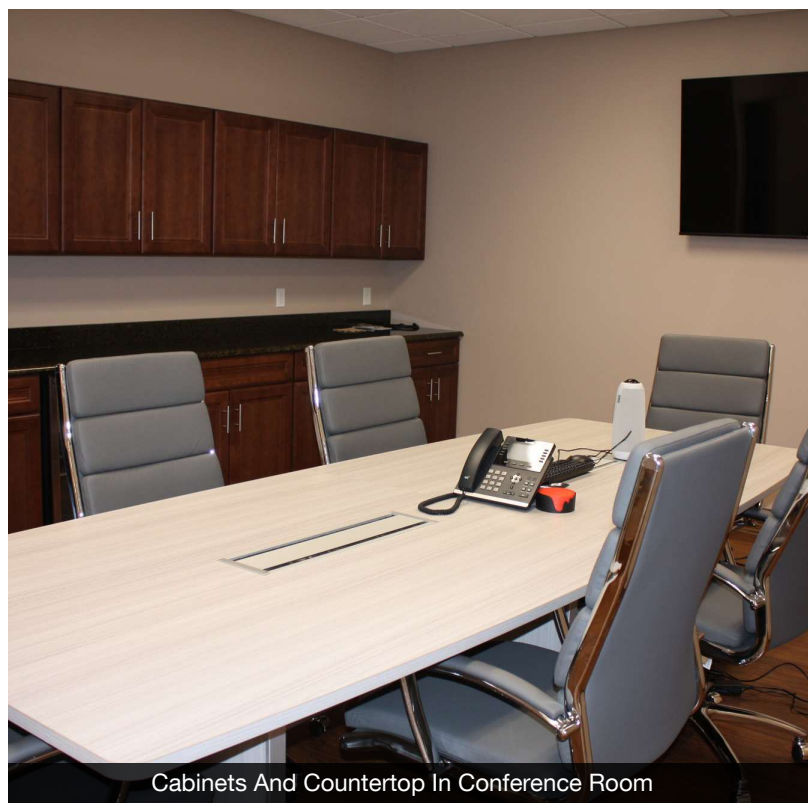
IT/Storage Closet



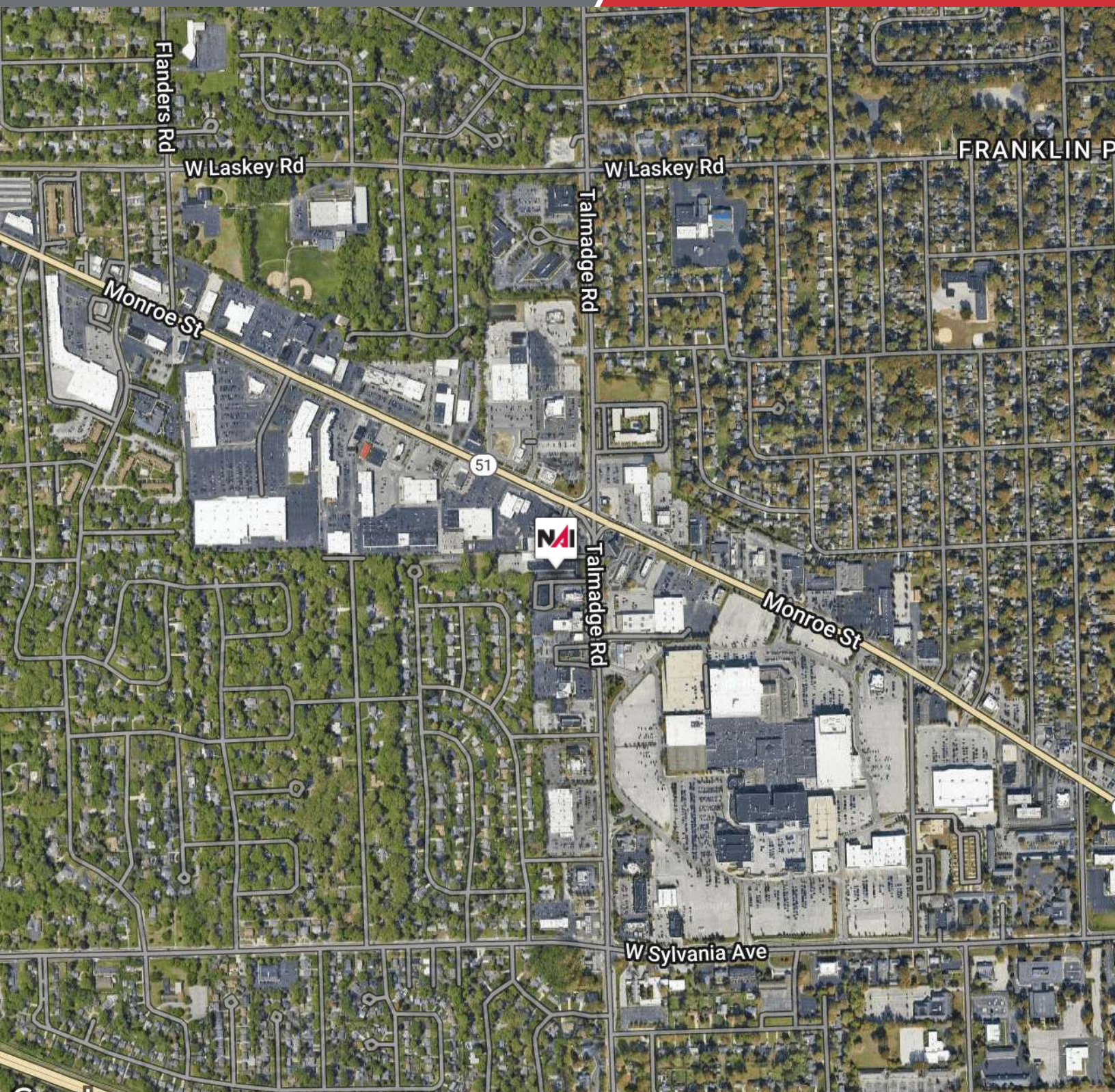
Kitchen With New Cabinets And Counter



Large Conference Room



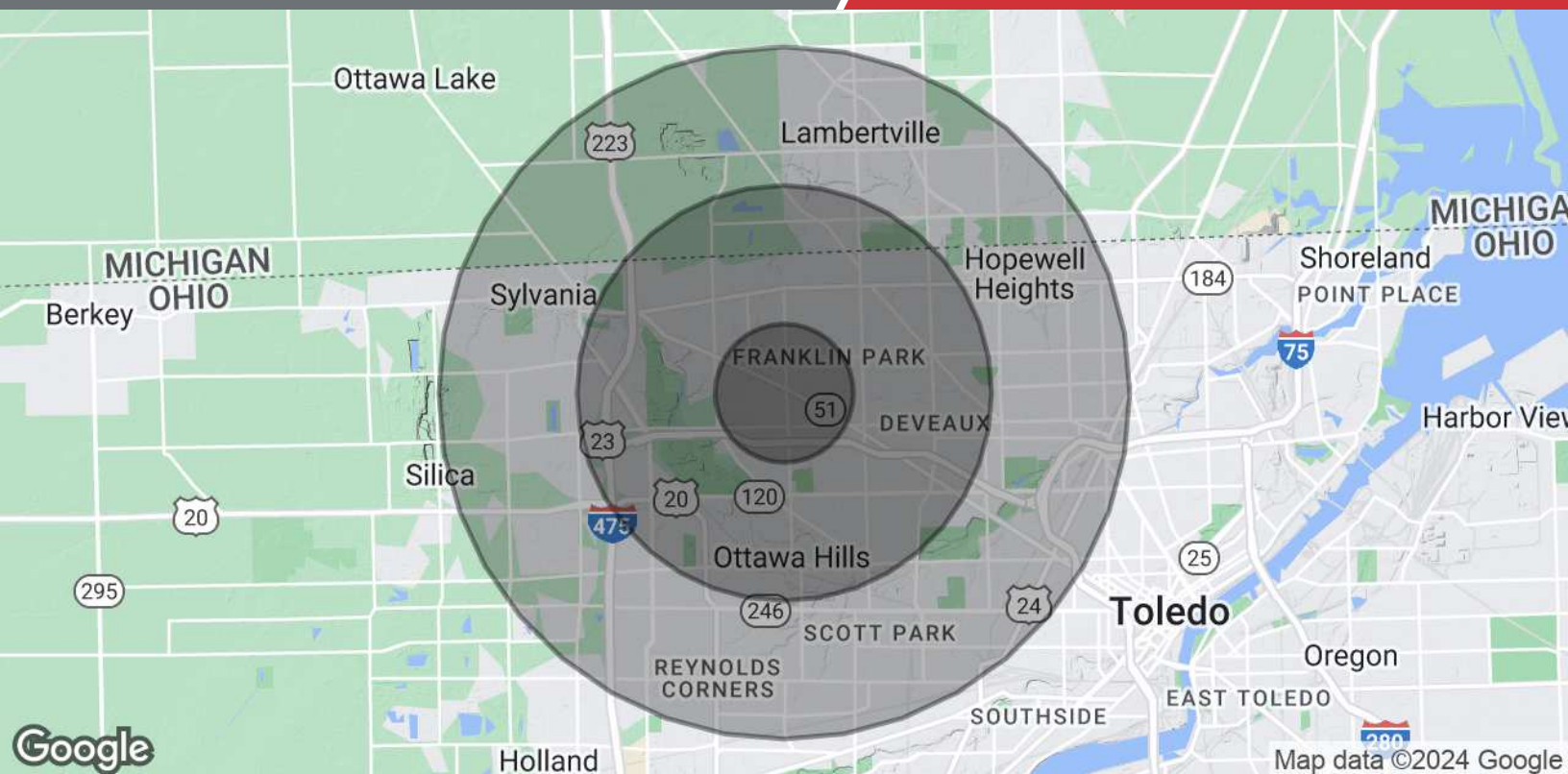
Cabinets And Countertop In Conference Room



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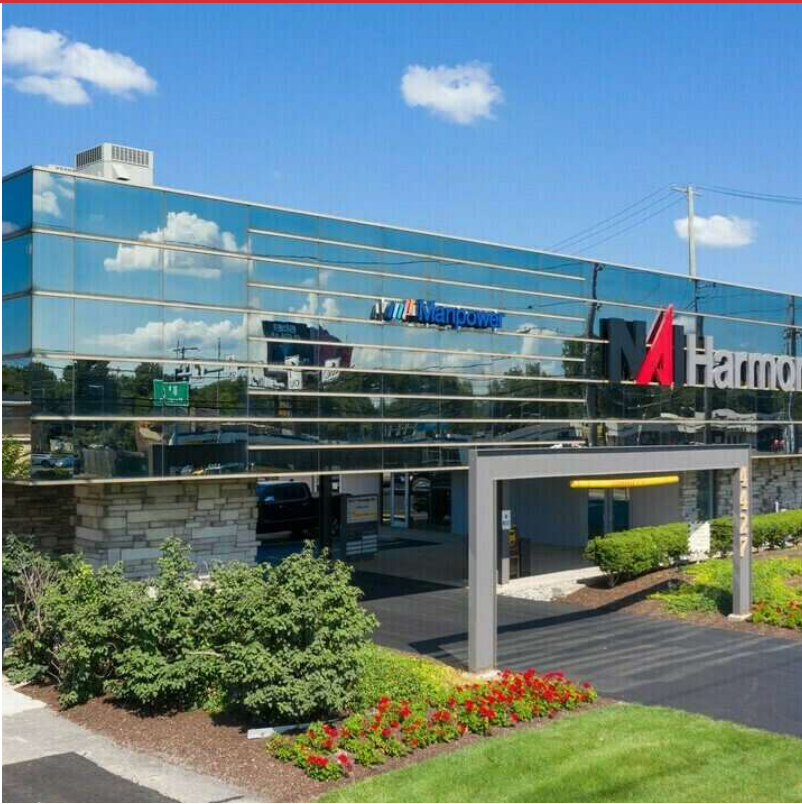
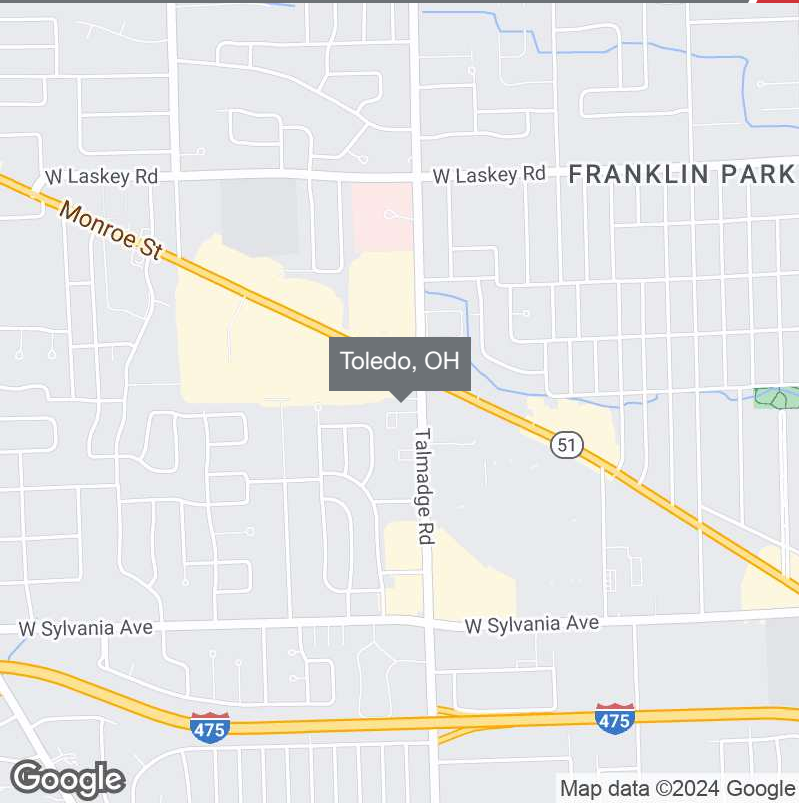
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4427 Talmadge Rd, Suite A
Toledo, OH
419 960 4410 tel
naiharmon.com



Population	1 Mile	3 Miles	5 Miles
Total Population	8,526	80,894	211,604
Average Age	43.8	41.7	37.6
Average Age (Male)	40.5	39.5	35.8
Average Age (Female)	48.1	43.8	39.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,845	34,740	86,567
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$73,182	\$71,578	\$63,547
Average House Value	\$244,773	\$174,758	\$145,433

2020 American Community Survey (ACS)



Location Description

Across from Franklin Park Mall and many businesses and restaurants.

Location Details

Market	Toledo
Sub Market	West Toledo
County	Lucas
Cross Streets	Talmadge Rd & Monroe St
Street Parking	No
Road Type	Paved
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Nearest Airport	Toledo Express and Detroit Metro