

For Lease

| General Information | | Pricing | |
|------------------------------|-------------------------|----------------------|-------------------------------------|
| Building Name: | Arrocorp I | Lease Rate: | Suite B: \$8.00 per Square Foot |
| Location: | 1720 Indian Wood Circle | | Suite J: \$4.25 per SF |
| City/State/Zip: | Maumee, OH 43537 | | Net/Net/Net |
| County: | Lucas | Availability: | Immediate |
| Closest Intersection: | Hickory Point | Contact: | Mark Rasmus – 419.893.0334 (office) |
| Interstate Access: | US-23/I-475 and I-80/90 | | or 419.450.7676 (cell) |

| | |
|-------------------------|--|
| Building SF: | 29,120 SF |
| Space Available: | 3,066 SF Suite B 2,444 SF Suite J |
| Lot Size: | 3.11 acres |
| Parking: | 66 |
| Zoning: | CM |
| Building Type: | Flex |
| Previous Use: | Offices of Bridge Benefits |
| Remarks: | <ul style="list-style-type: none"> • Excellent setting, broad expanse of windows across front of building • Space can easily be split into smaller areas • Excellent location on the north side of Arrowhead Park with easy access to the interstate systems. • Prime Indian Wood Circle space |



| Building Details | | | |
|---------------------------|--|--------------------------|------------------------|
| Year Built: | 1988 | Roof: | Standing seam aluminum |
| Type Construction: | Pre-engineered steel frames, masonry metal stud exterior walls | Floor: | Concrete |
| Heat: | Gas roof top | Public Trans: | TARTA, Bus #43 |
| Air Conditioning: | Electric roof top | No. of Floors: | Single Story |
| Overhead Door(s): | No, but could be installed | Sprinkler System: | No |
| | | Truck Wells: | No |

| 2009 Actual Expenses | | Utilities | |
|----------------------------|----------------|------------------------|----------------|
| RE Tax & Ass't: | \$ 1.75 | Water: | City of Maumee |
| Insurance: | \$ 0.15 | Sanitary Sewer: | City of Maumee |
| CAM: | <u>\$ 1.06</u> | Storm Sewer: | City of Maumee |
| Total Expenses: | \$ 2.96 | Gas: | Columbia Gas |
| | | Electric: | Toledo Edison |

The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.



www.tomahawkco.com

Arrocorp I 1720 Indian Wood Circle

Lease Specifications

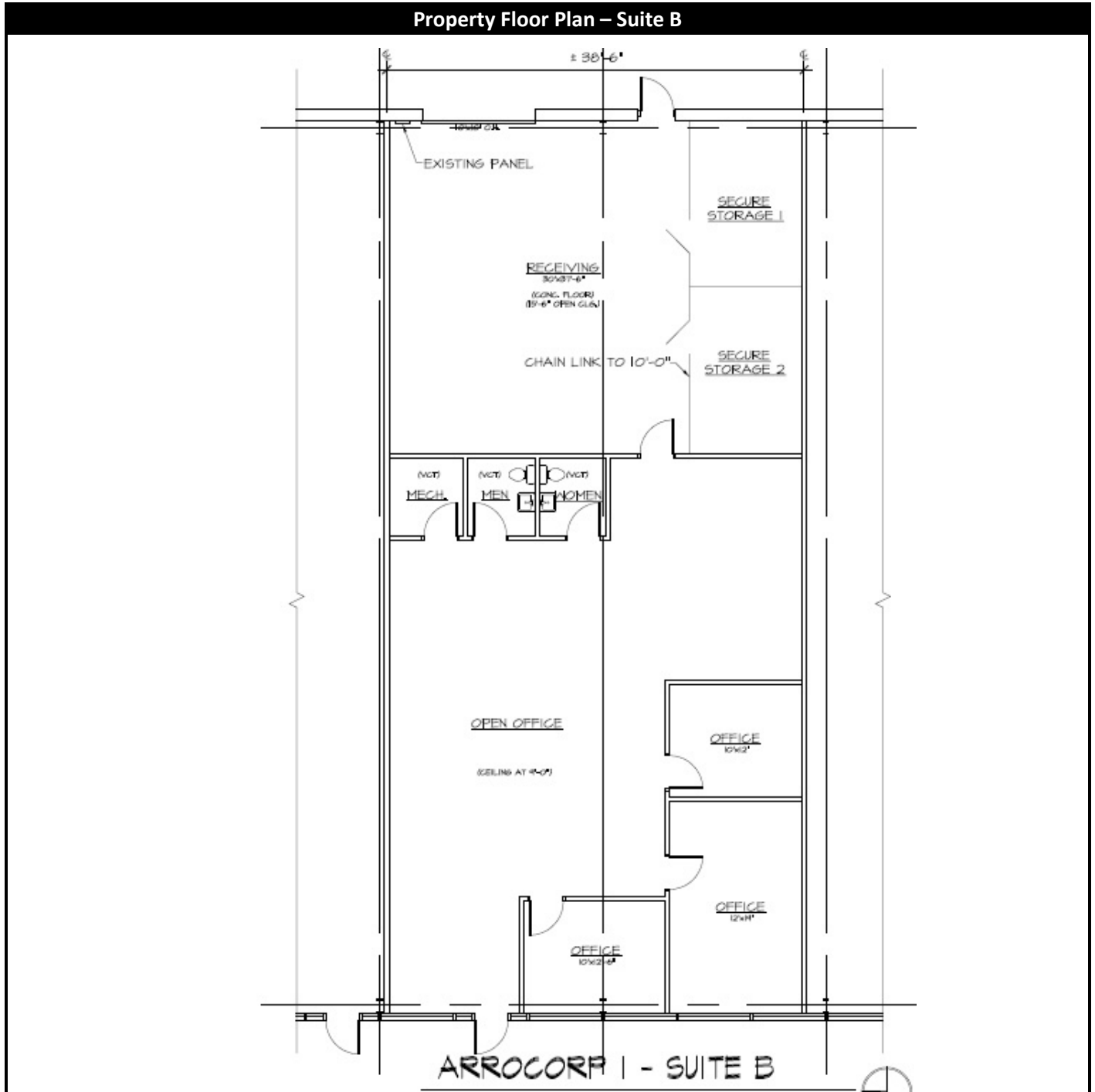
| | | | |
|---------------------------|-------------------------|----------------------|---------------------------------|
| Gas: | By Tenant | Insurance: | Content and liability by Tenant |
| Electricity: | By Tenant | Lease Term: | Negotiable |
| Water: | In CAM charges | Improvements: | Negotiable |
| Real Estate Taxes: | Prorata share by Tenant | | |
| Janitorial | By Tenant | | |

Property Location



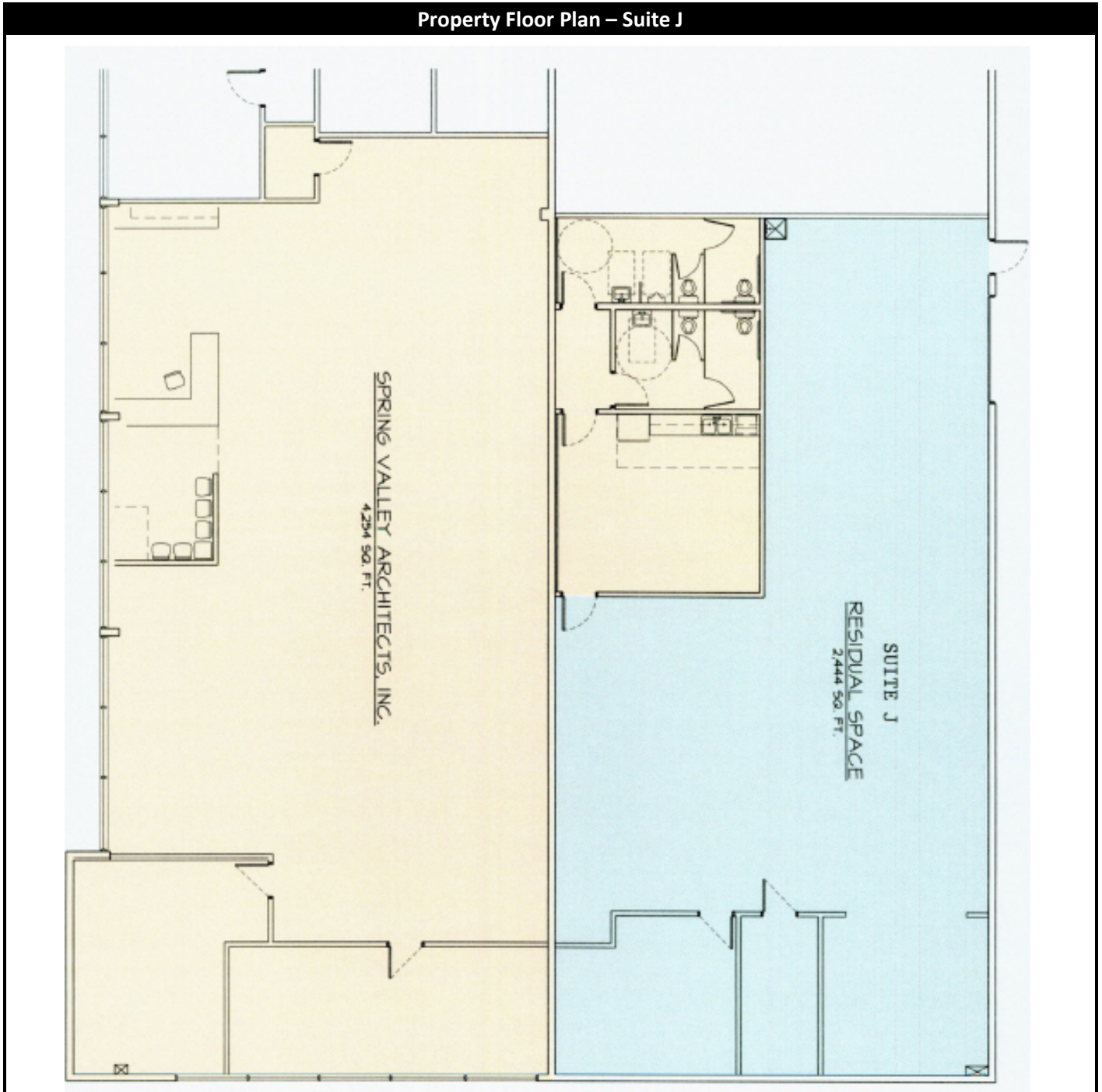
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Property Floor Plan – Suite B



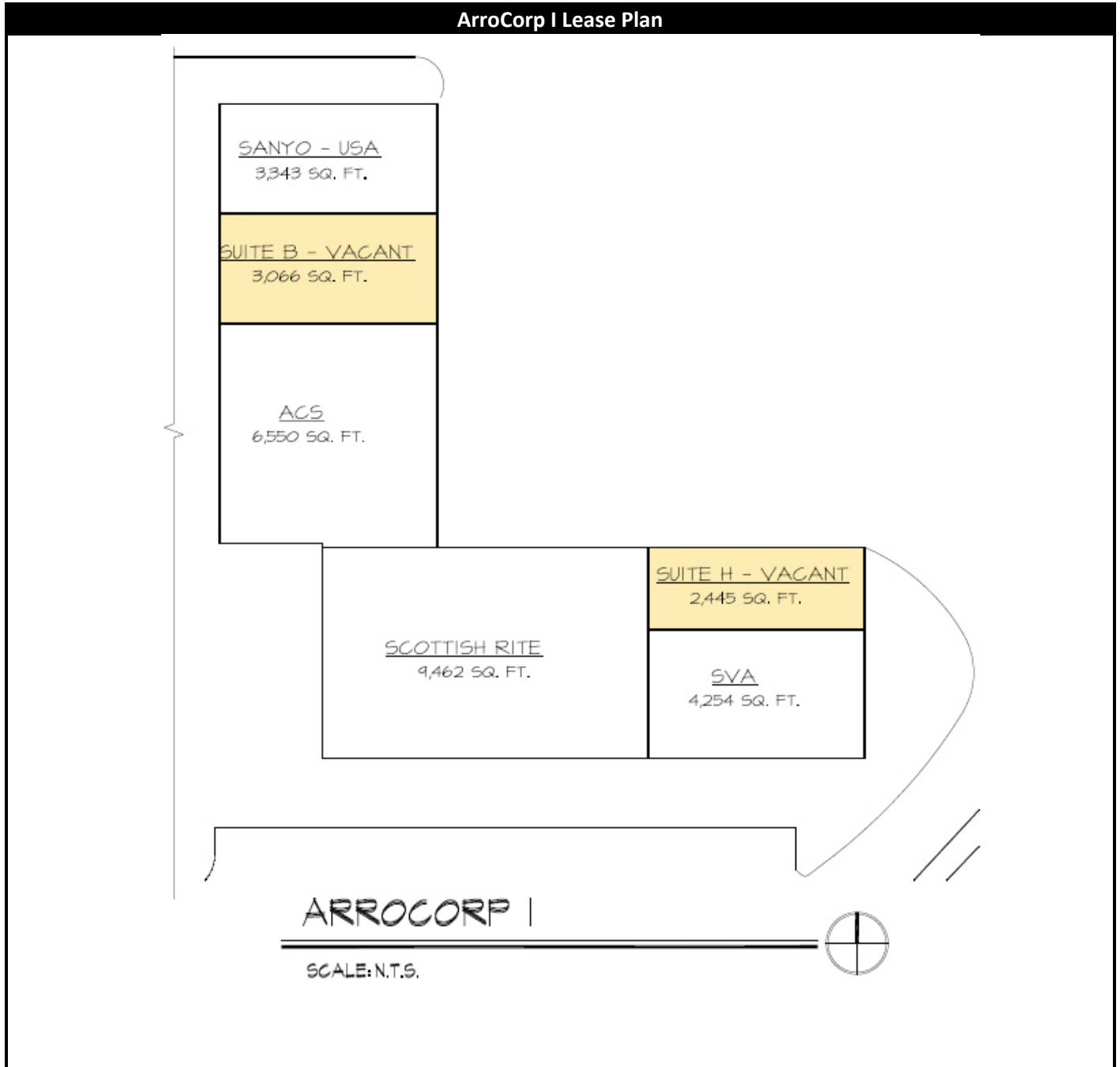
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Property Floor Plan – Suite J



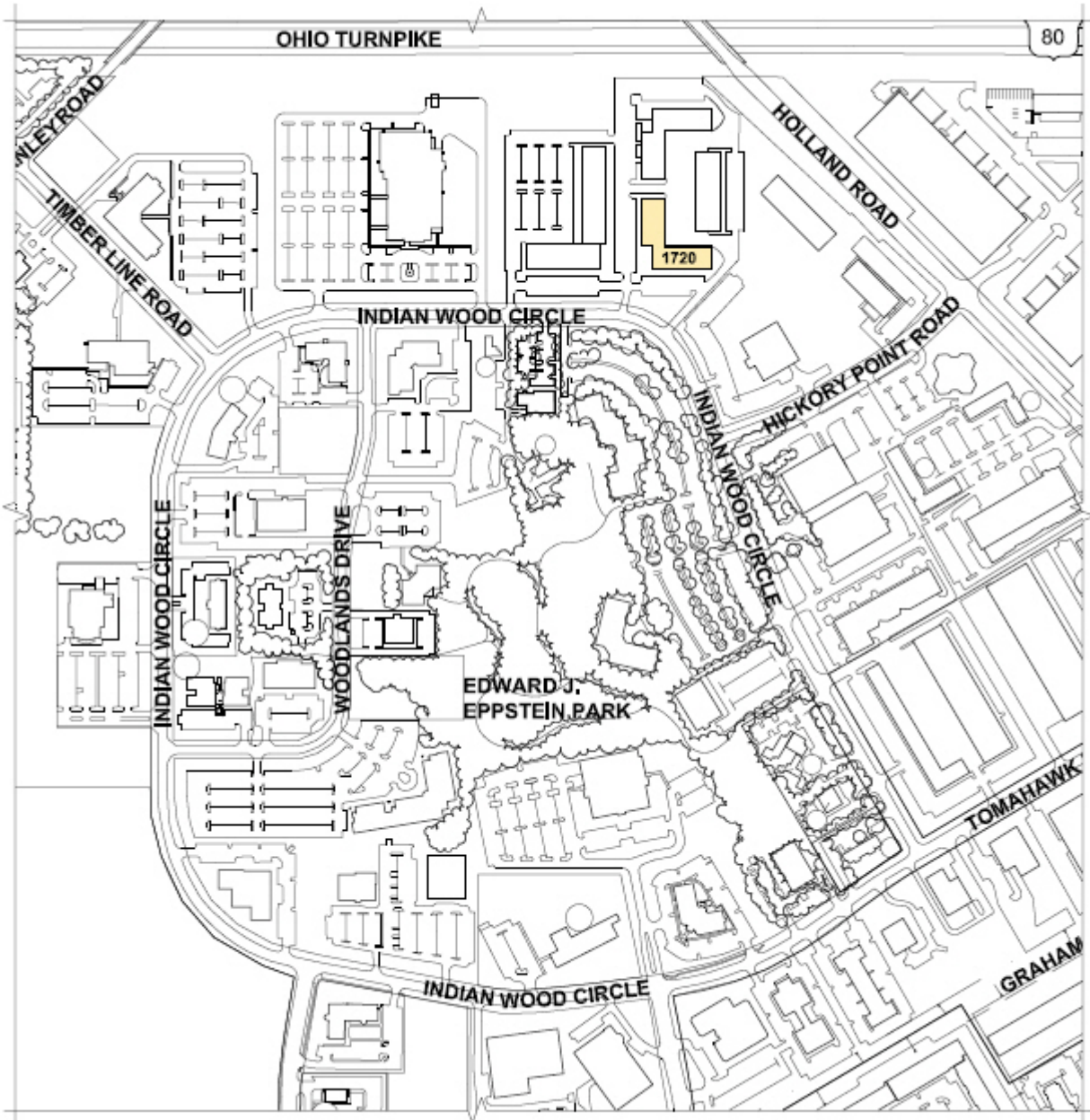
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ArroCorp I Lease Plan



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Arrowhead Corporate Center



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