

For Lease

General Information		Pricing	
Building Name:	Arrocorp I	Lease Rate:	\$8.00 per Square Foot
Location:	1720 Indian Wood Circle		Net/Net/Net
City/State/Zip:	Maumee, OH 43537		
County:	Lucas	Availability:	Immediate
Closest Intersection:	Hickory Point	Contact:	George Lathrop – 419.893.0334
Interstate Access:	US-23/I-475 and I-80/90		

Building SF:	29,120 SF
Space Available:	6,550 SF Suite C/D 9,966 SF Suite I
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

2022 Actual Expenses		Utilities	
RE Tax & Ass't:	\$ 2.33	Water:	City of Maumee
Insurance:	\$ 0.18	Sanitary Sewer:	City of Maumee
CAM:	<u>\$ 0.97</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$ 3.48	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.



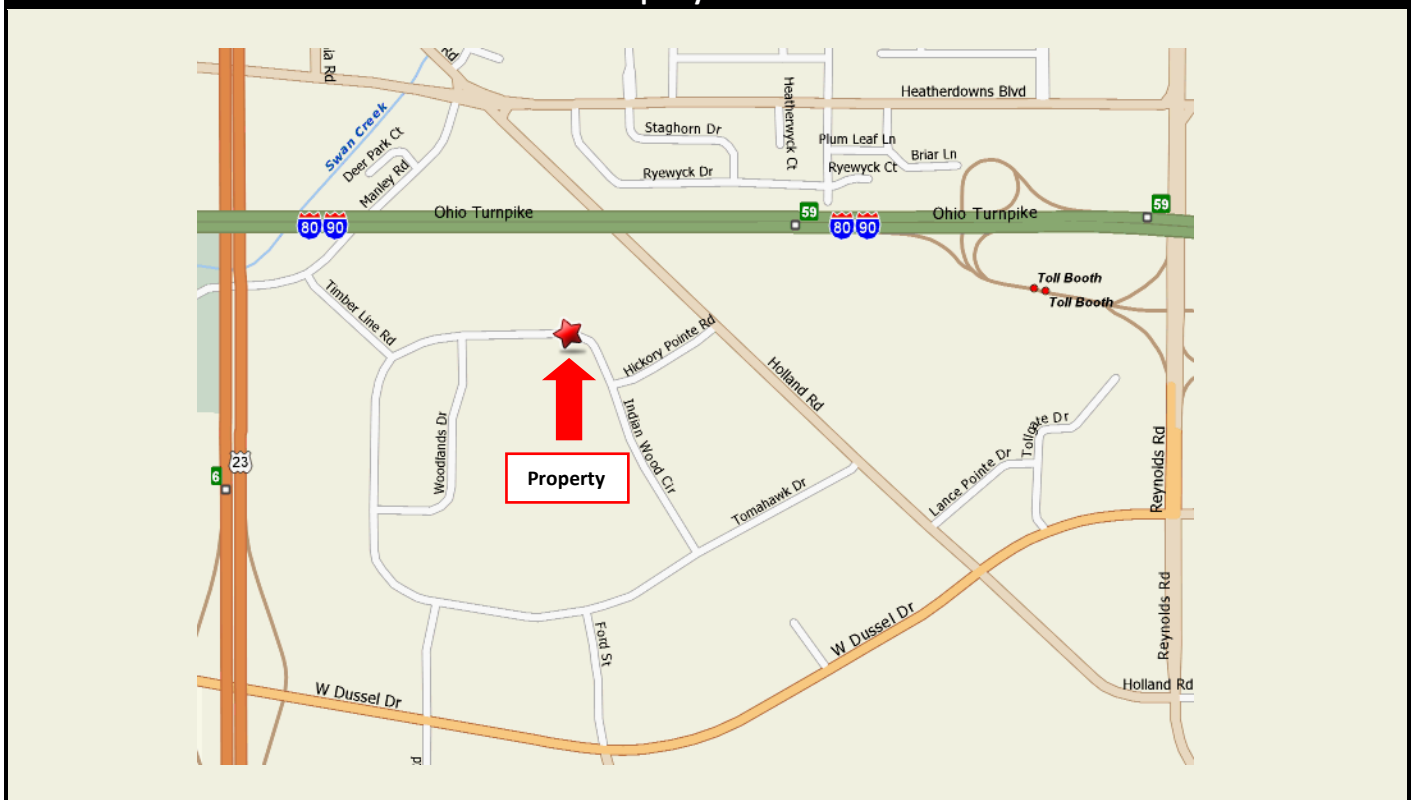
www.tomahawkco.com

Arrocorp I 1720 Indian Wood Circle

Lease Specifications

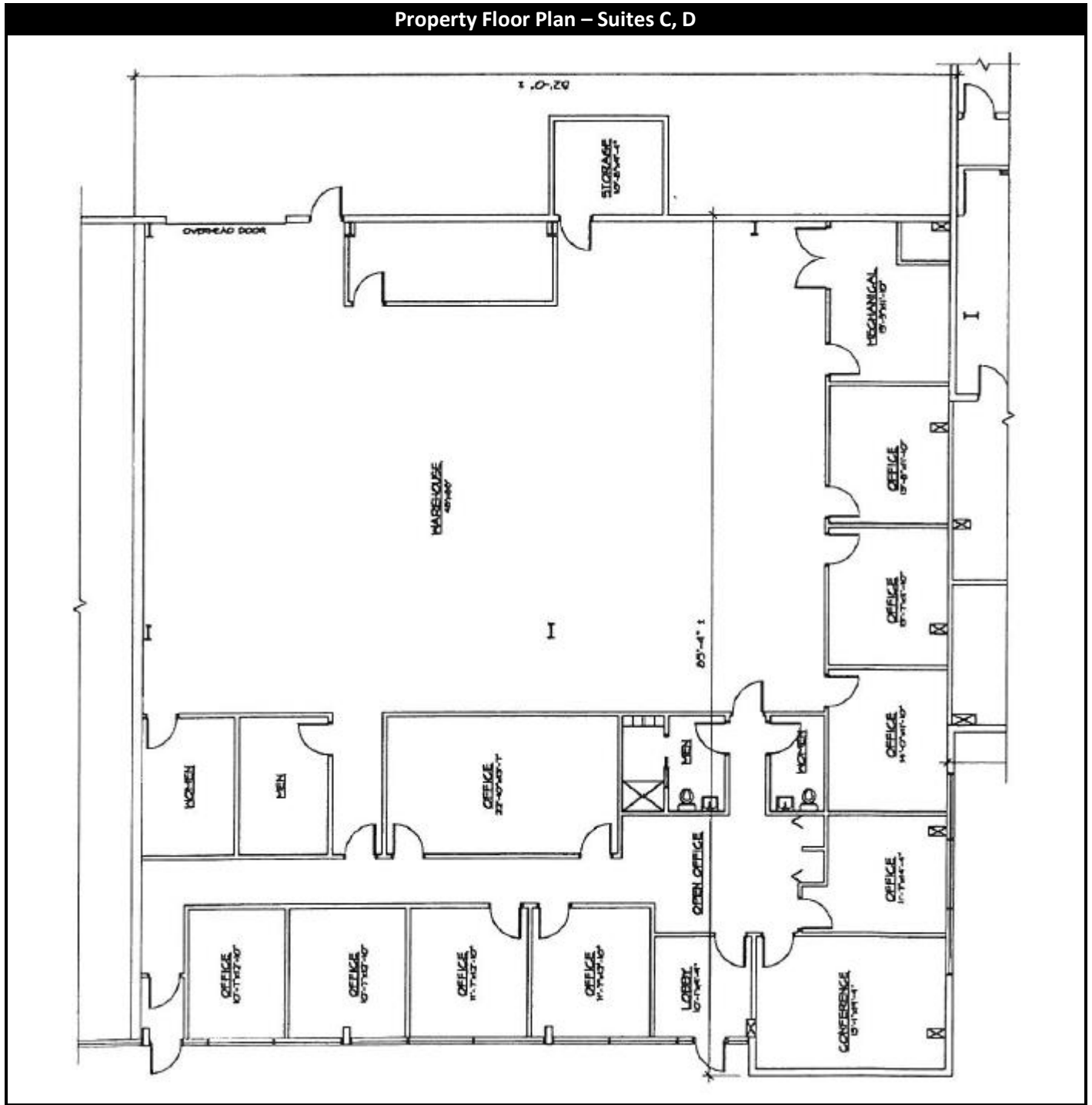
Gas:	By Tenant	Insurance:	Content and liability by Tenant
Electricity:	By Tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Prorata share by Tenant		
Janitorial	By Tenant		

Property Location



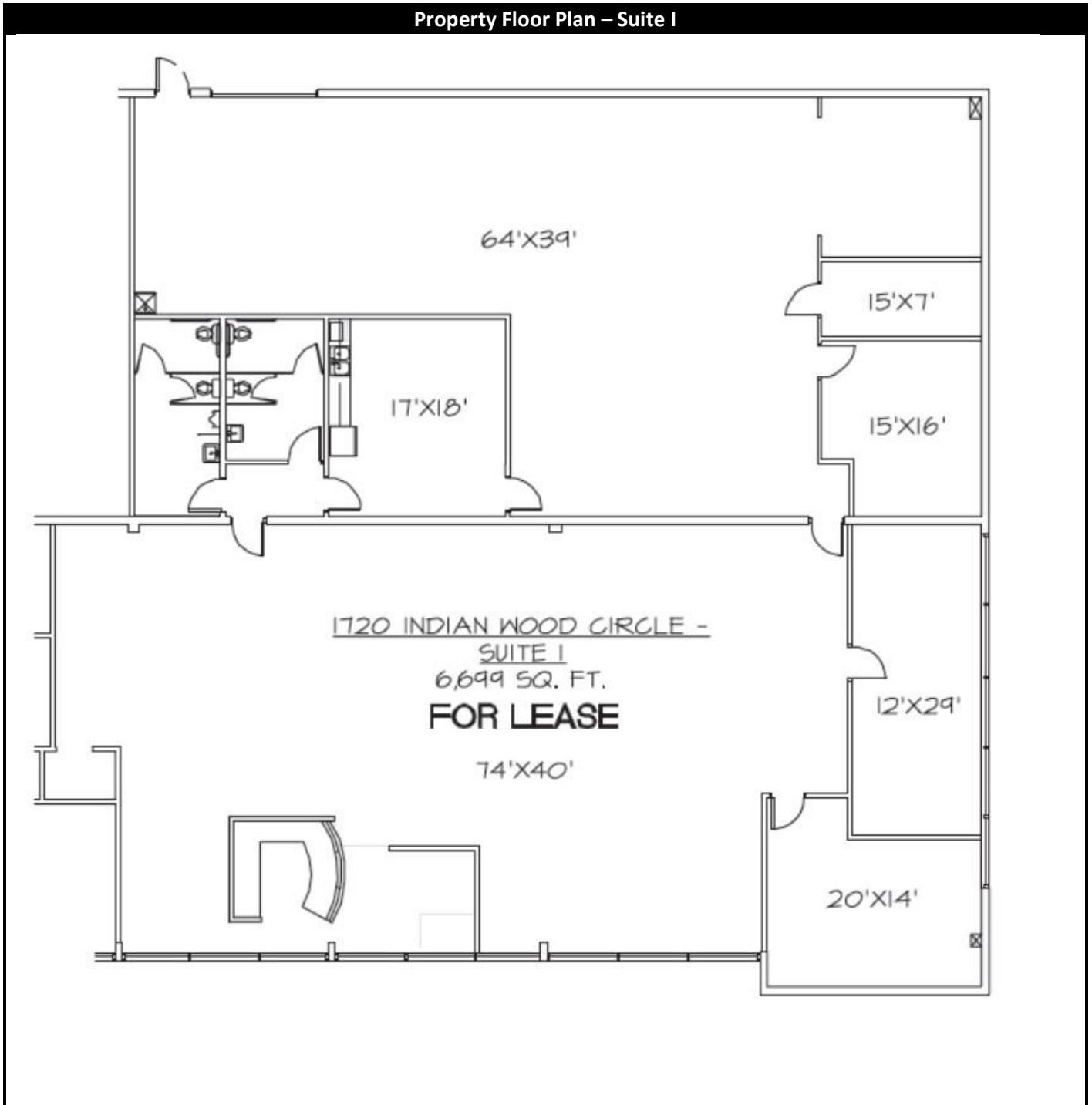
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Property Floor Plan – Suites C, D



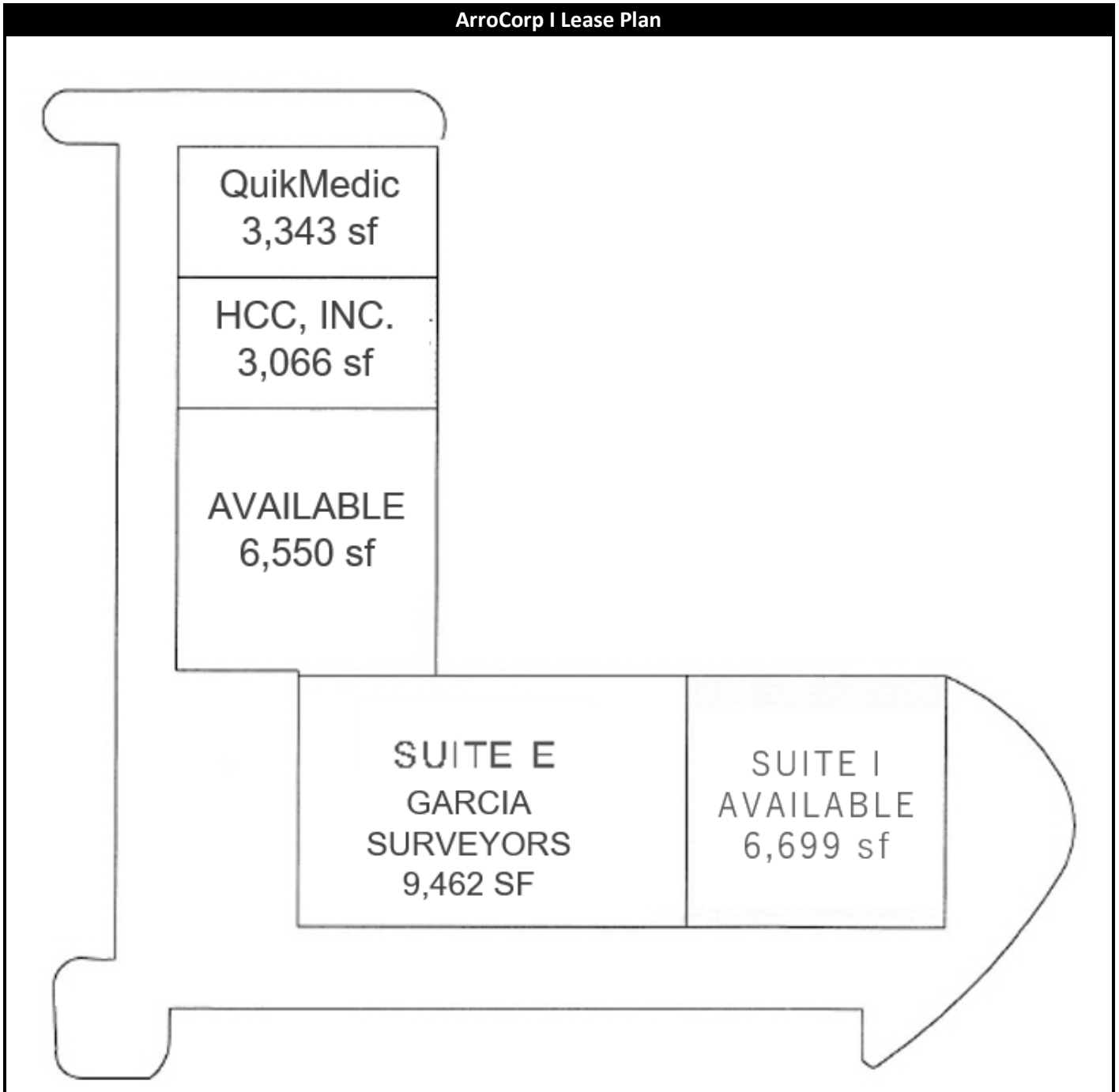
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Property Floor Plan – Suite I



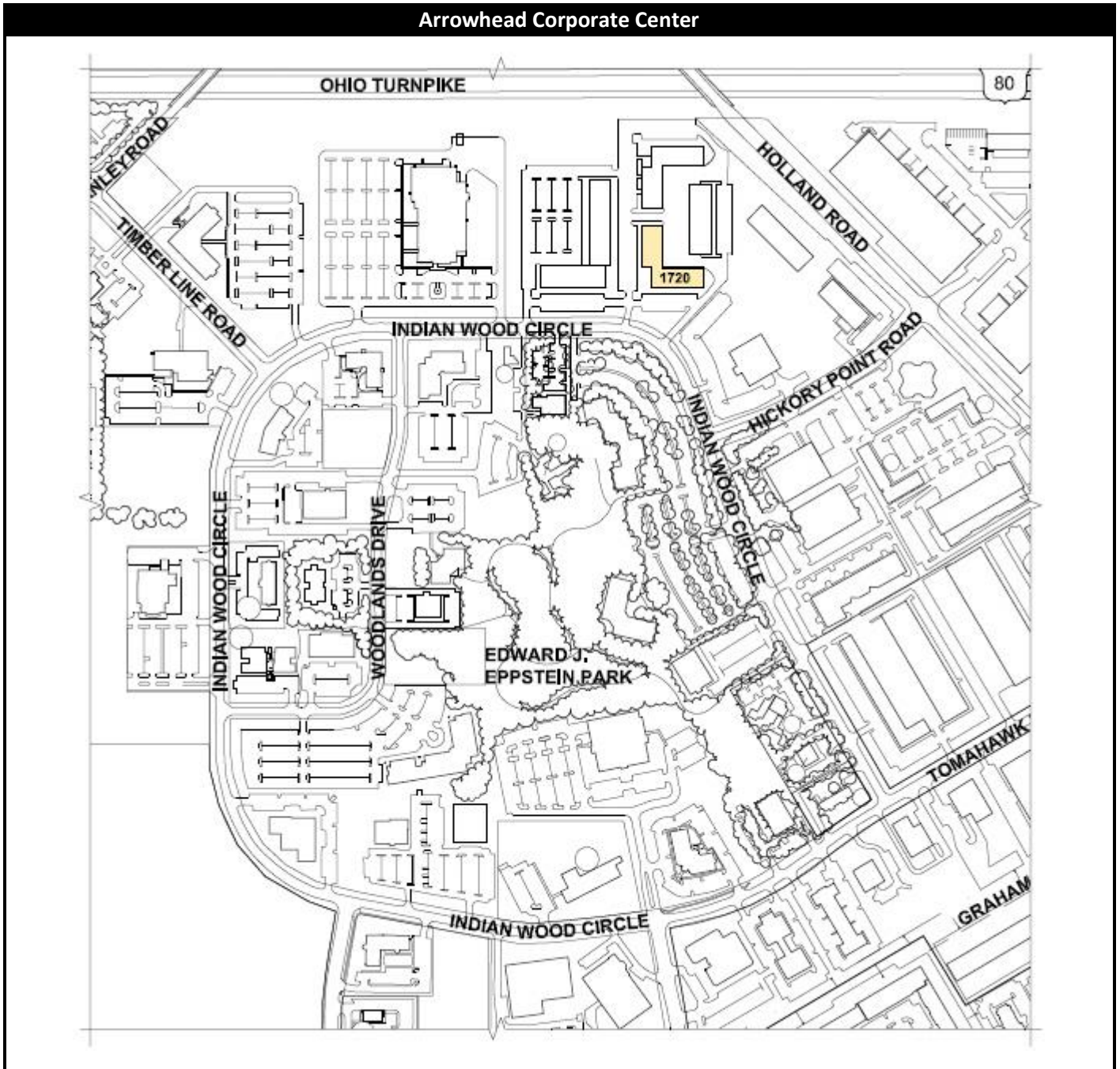
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ArroCorp I Lease Plan



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Arrowhead Corporate Center



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