

General Information		Pricing	
<b>Building Name:</b>	Arrowhead Shops	<b>Lease Rate:</b>	\$13.00 per square foot
<b>Location:</b>	300 - 342 W. Dussel Drive		\$14.00 per square foot (340 W. Dussel)
<b>City/State/Zip:</b>	Maumee, OH 43537		Net/Net/Net
<b>County:</b>	Lucas	<b>Availability:</b>	Call for details
<b>Closest Intersection:</b>	Dussel Drive/Holland Road	<b>Contact:</b>	George Lathrop
<b>Interstate Access:</b>	US 23 – I 475 and I 80/90		419.893.0334

<b>Building SF:</b>	33,211 sf
<b>Space Available:</b>	326 W. Dussel – 2,500 sf 340 W. Dussel – 1,440 sf 342 W. Dussel – 1,200 sf
<b>Lot Size:</b>	4.15 acres
<b>Parking:</b>	180
<b>Zoning:</b>	CM
<b>Building Type:</b>	Retail businesses
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Suite located in busy retail strip center</li> <li>• Prime Dussel Drive frontage with easy access to the interstate systems</li> <li>• Mostly open floor plan, suitable for adding office space</li> </ul>



Building Details			
<b>Year Built:</b>	1986	<b>Roof:</b>	Non-combustible membrane roof
<b>Type Construction:</b>	Masonry, with steel bar joist roof framing	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas rooftop	<b>Public Trans:</b>	TARTA Bus
<b>Air Conditioning:</b>	Electric rooftop	<b>No. of Floors:</b>	One (1)
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b>	No
		<b>Truck Wells:</b>	No

2016 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$2.31	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$0.17	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$2.45</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$4.93	<b>Gas:</b>	Columbia Gas of Ohio
		<b>Electric:</b>	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.*



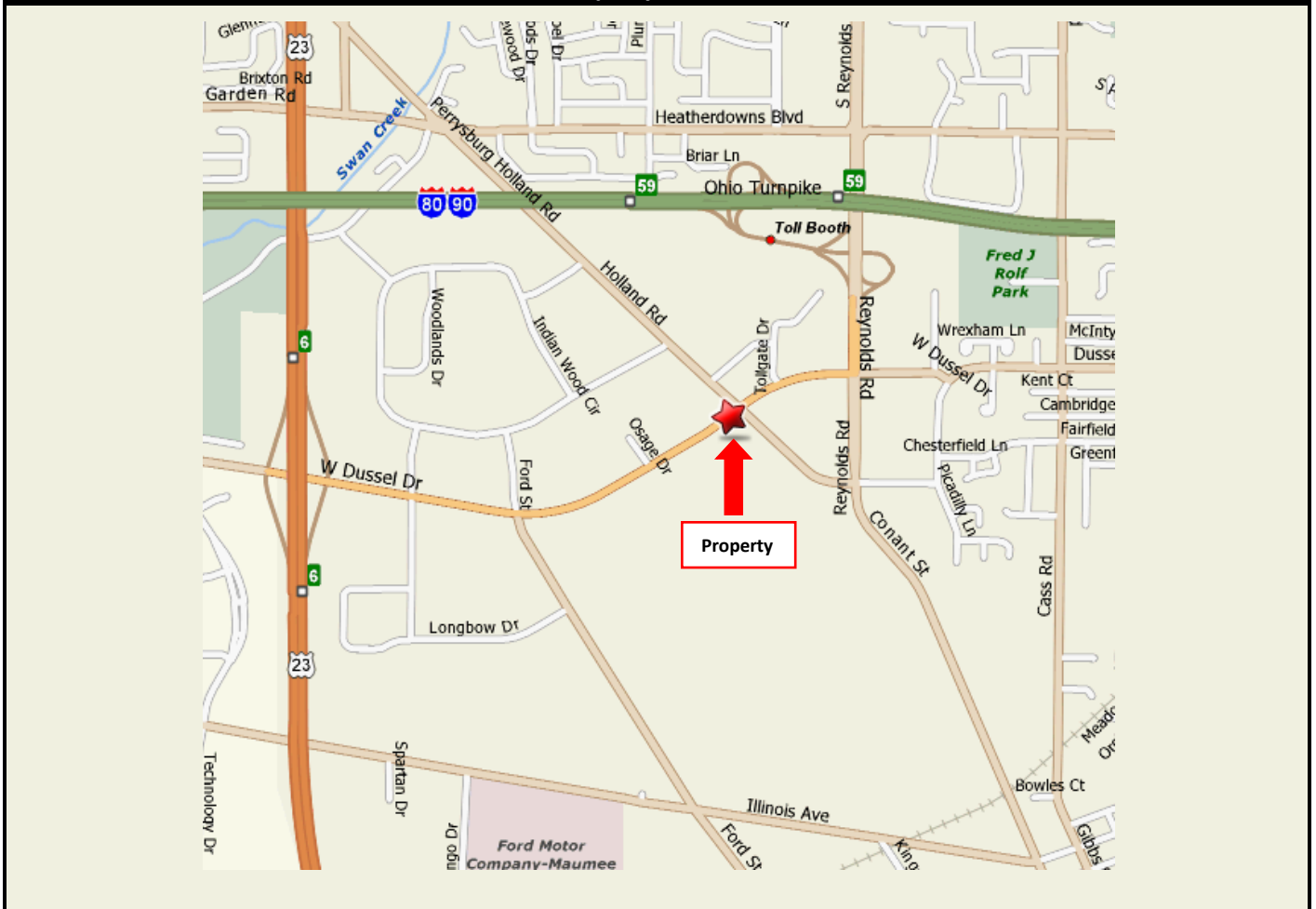
www.tomahawkco.com

# Arrowhead Shops 300 - 342 W. Dussel Drive

### Lease Specifications

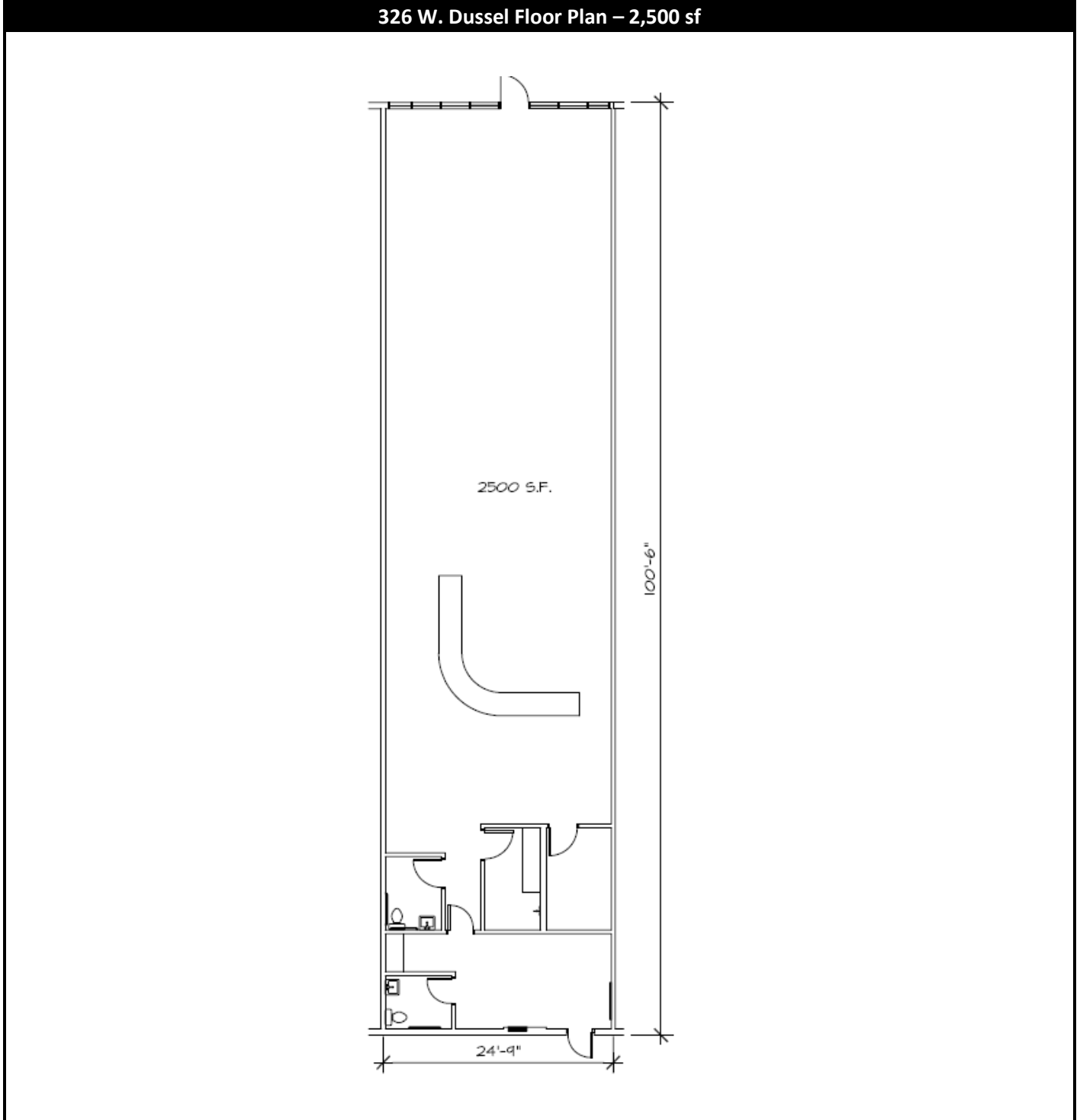
<b>Gas:</b>	By tenant	<b>Insurance:</b>	Content and liability by tenant
<b>Electricity:</b>	By tenant	<b>Lease Term:</b>	Negotiable
<b>Water:</b>	In CAM charges	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	Pro rata share by rent		
<b>Janitorial</b>	By tenant		

### Property Location



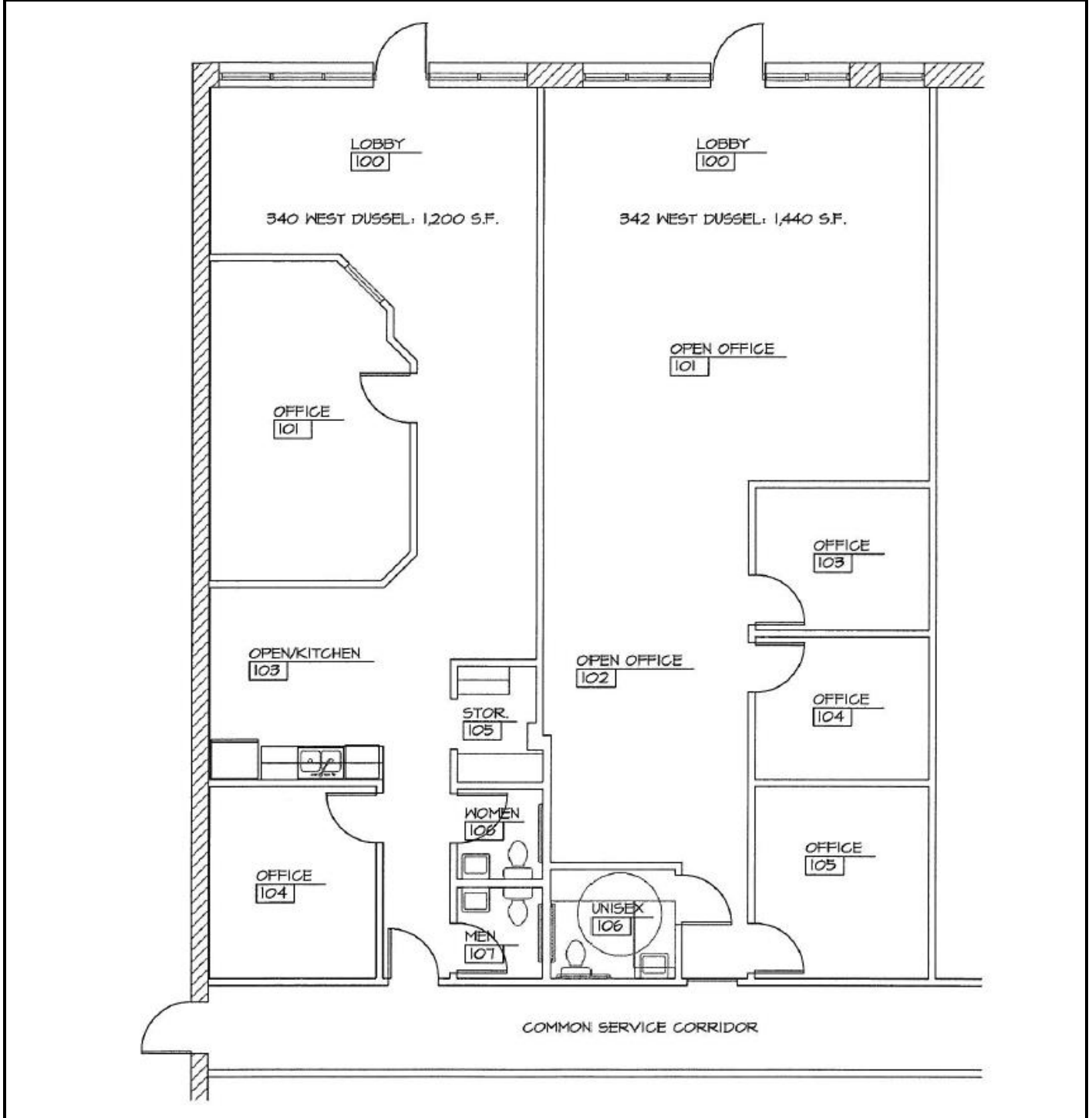
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**326 W. Dussel Floor Plan – 2,500 sf**



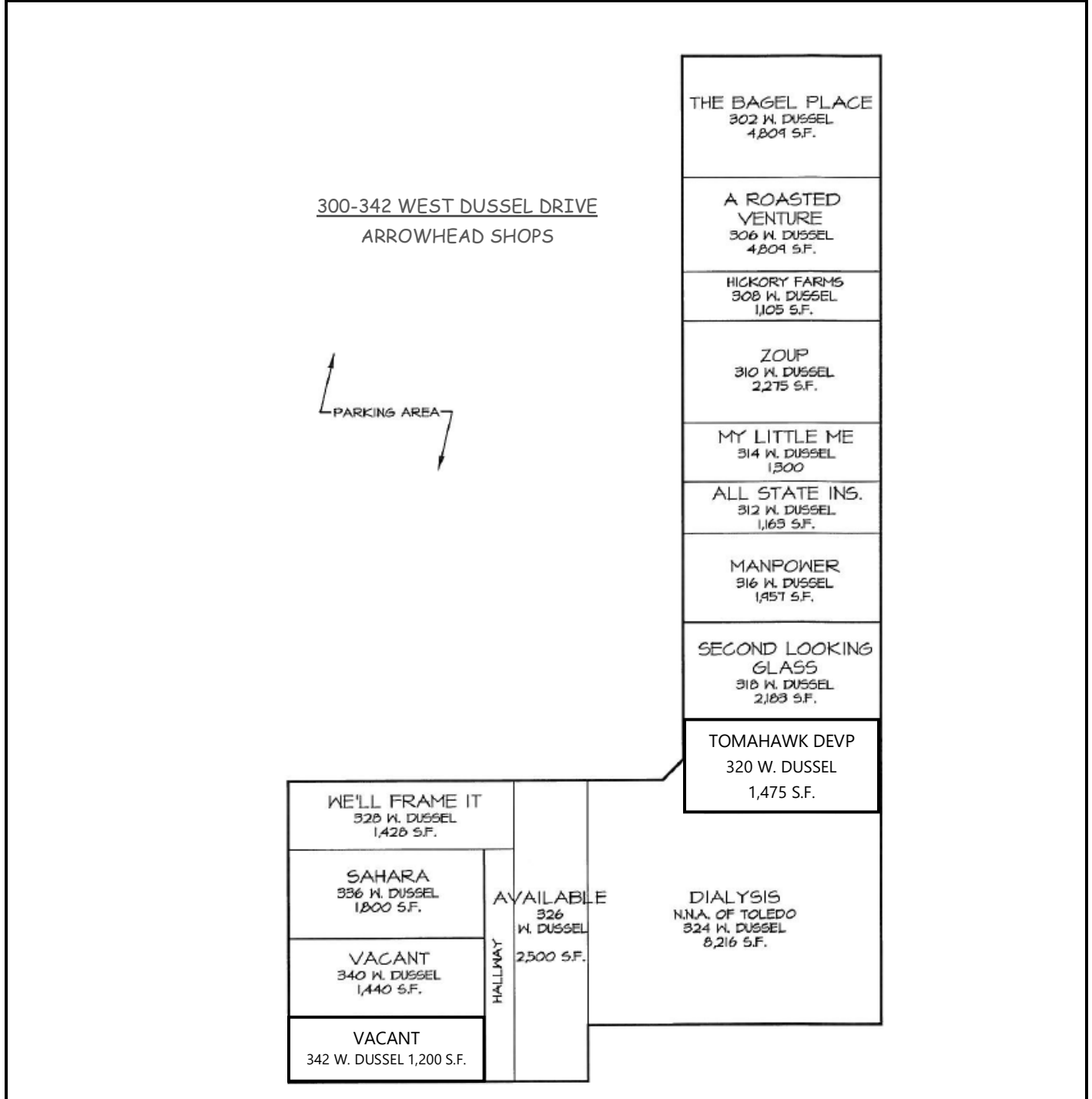
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### 340 and 342 W. Dussel Floor Plan – 1,200 sf



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### Property Site Plan



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