



General Information		Pricing	
Building Name:	The Boulevard at Arrowhead Park Phase I	Lease Rate:	Ford Street end cap - 8,000 square feet \$18.50 per SF; net/net/net
Location:	500-520 The Boulevard		Remaining 13,501 sf: \$15.00 per sf;
City/State/Zip:	Maumee, Ohio 43537		net/net/net
County:	Lucas	Lease Term:	Five (5) years
Closest Intersection:	Ford Street/Dussel Drive	Contact:	Mark Rasmus
Interstate Access:	US 23 – I 475 – I 80/90		419.893.0334 (office)
Availability:	Available now		419.450.7676 (cell)

Building and Site Details			
Building SF:	21,510 sf	Roof:	Non combustible membrane
Space Available:	19,965 sf	Floor:	Concrete
Lot Size:	3.403 acres	Public Transportation:	TARTA Bus
Parking:	160 (including 4 handicapped spaces)	No. of Floors:	One (1)
Zoning:	C-M (Commercial/Industrial)	Sprinkler System:	As required, by tenant
Building Type:	Retail	Heat:	Gas, rooftop
Year Built:	2007	Air Conditioning:	Electric, rooftop
Type Construction:	Masonry w/ steel bar joist roof framing		

2008 Estimated Expenses		Utilities	
RE Tax & Ass't:	\$1.63	Water:	City of Maumee
Insurance:	\$0.19	Sanitary Sewer:	City of Maumee
CAM:	<u>\$1.43</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$3.25	Gas:	Columbia Gas
All of above:	Pro rata share by tenant	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.



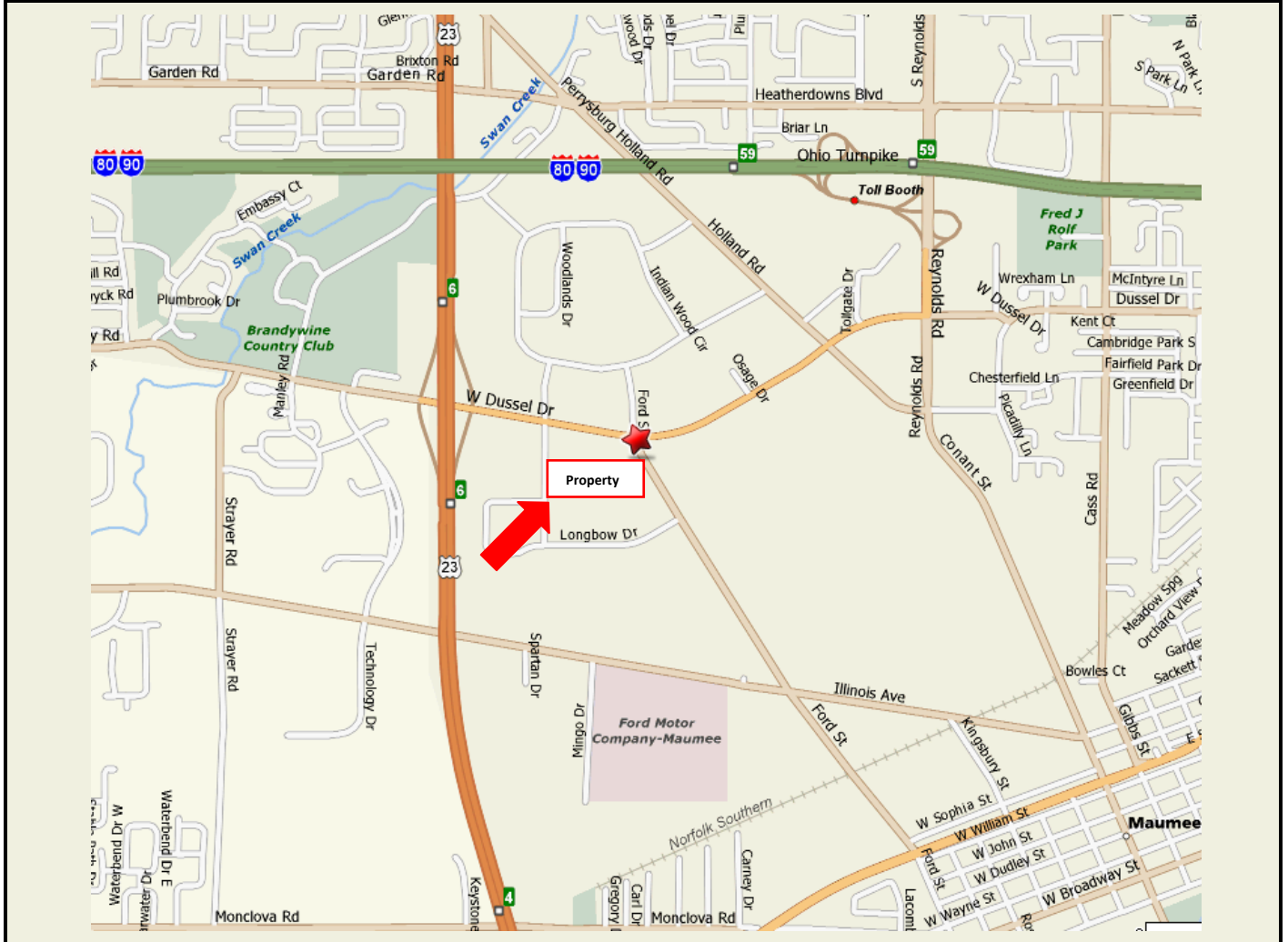
www.tomahawkco.com

The Boulevard at Arrowhead Park Phase I

Lease Specifications

Gas:	By tenant	Insurance:	Pro rata share by tenant
Electricity:	By tenant	Lease Term:	Pro rata
Water:	Pro rata share by tenant	Improvements:	By tenant; Vanilla Box by landlord
Janitorial	By tenant	Lease Term:	Five (5) years

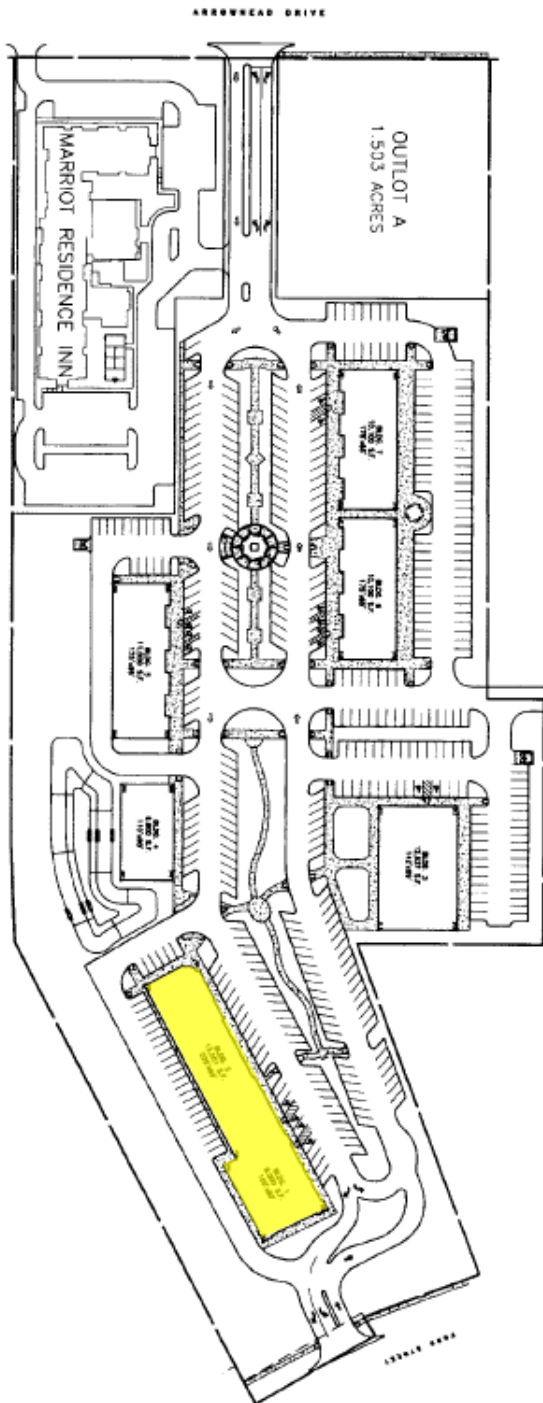
Property Location



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Property Site Plan: 500-520 The Boulevard

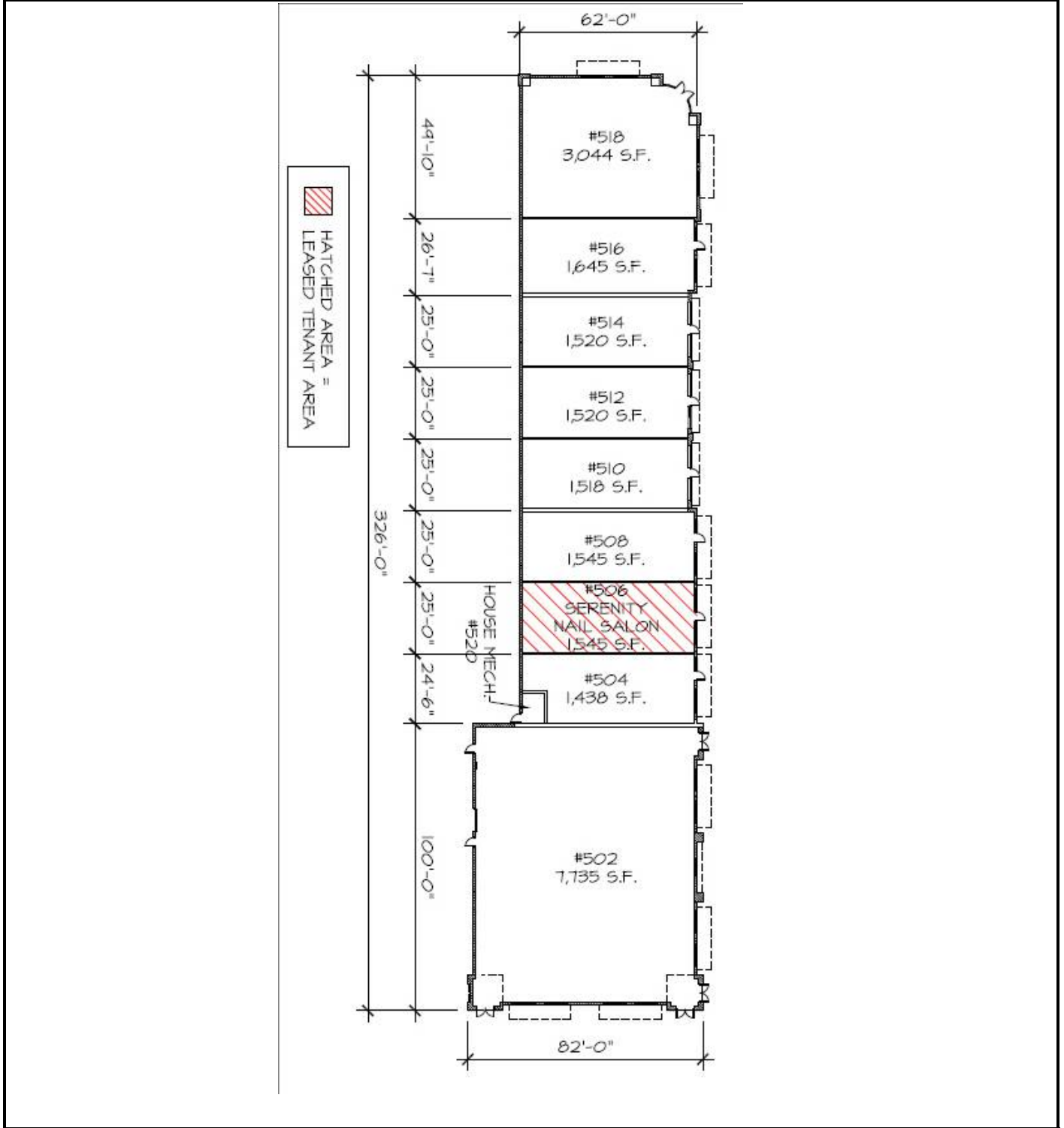
SITE PLAN FOR
The Boulevard at Arrowhead Park
CITY OF MAUMEE, LUCAS COUNTY, OHIO



OWNER/DEVELOPER
TOMAHAWK DEVELOPMENT
1701 HOLLAND, SUITE B
MAUMEE, OHIO 43537
419-893-0334

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Property Lease Plan: 500-520 The Boulevard



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