



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

Building and Site Details			
<b>Building SF:</b>	21,510 sf	<b>Roof:</b>	Non combustible membrane
<b>Space Available:</b>	13,356 sf	<b>Floor:</b>	Concrete
<b>Lot Size:</b>	3.403 acres	<b>Public Transportation:</b>	TARTA Bus
<b>Parking:</b>	160 (including 4 handicapped spaces)	<b>No. of Floors:</b>	One (1)
<b>Zoning:</b>	C-M (Commercial/Industrial)	<b>Sprinkler System:</b>	As required, by tenant
<b>Building Type:</b>	Retail	<b>Heat:</b>	Gas, rooftop
<b>Year Built:</b>	2007	<b>Air Conditioning:</b>	Electric, rooftop
<b>Type Construction:</b>	Masonry w/ steel bar joist roof framing		

2009 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$2.96	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$0.21	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$1.36</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$4.53	<b>Gas:</b>	Columbia Gas
<b>All of above:</b>	Pro rata share by tenant	<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.*



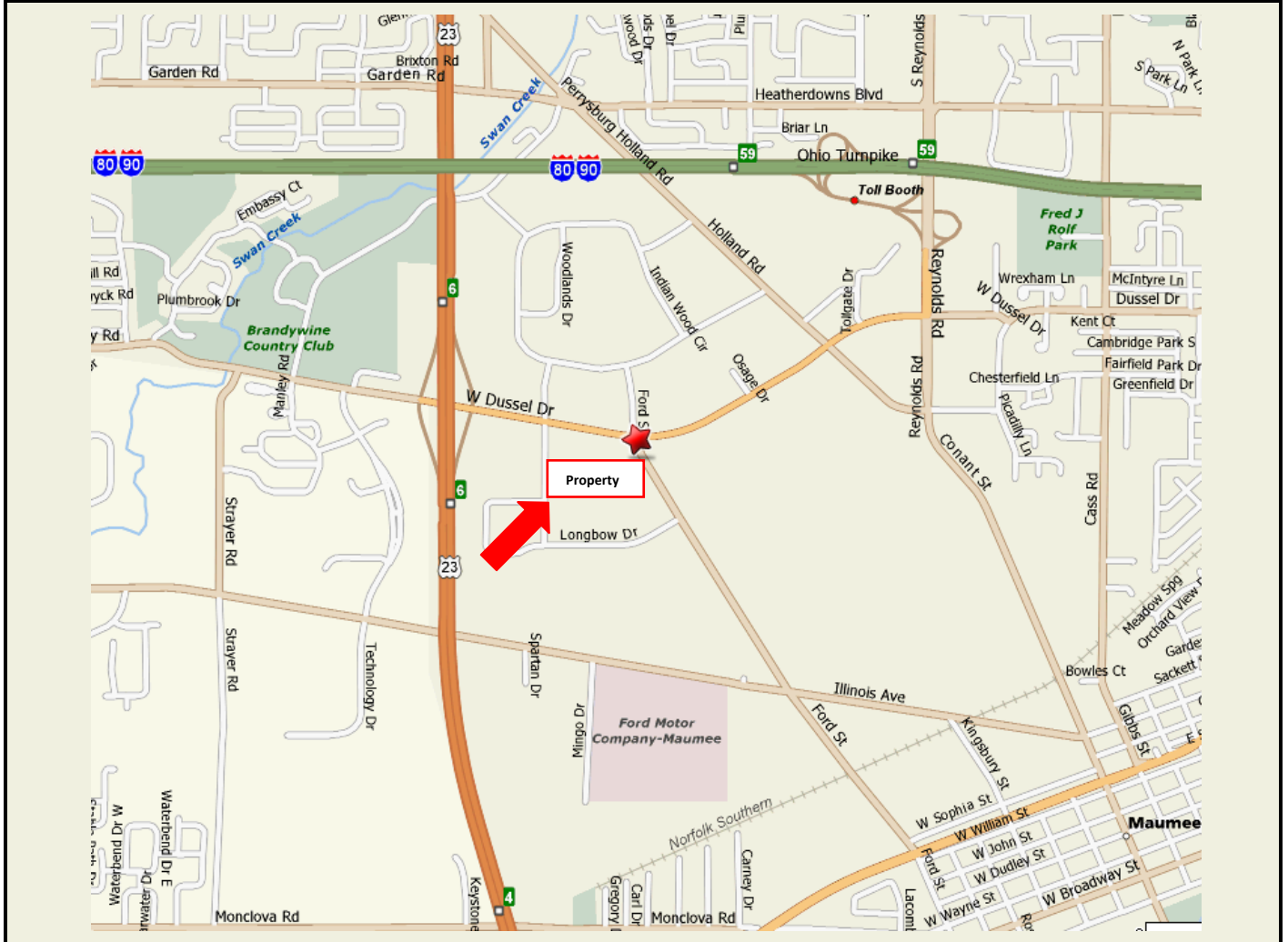
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# The Boulevard at Arrowhead Park Phase I

## Lease Specifications

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

## Property Location



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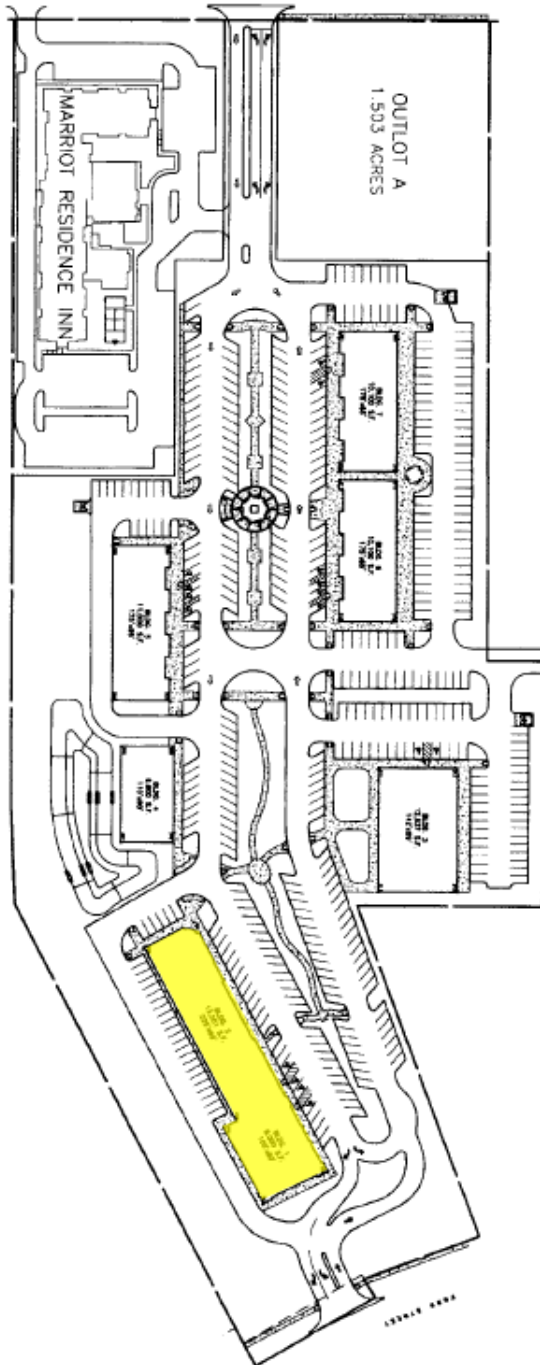


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# The Boulevard at Arrowhead Park Phase I

Property Site Plan: 500-520 The Boulevard

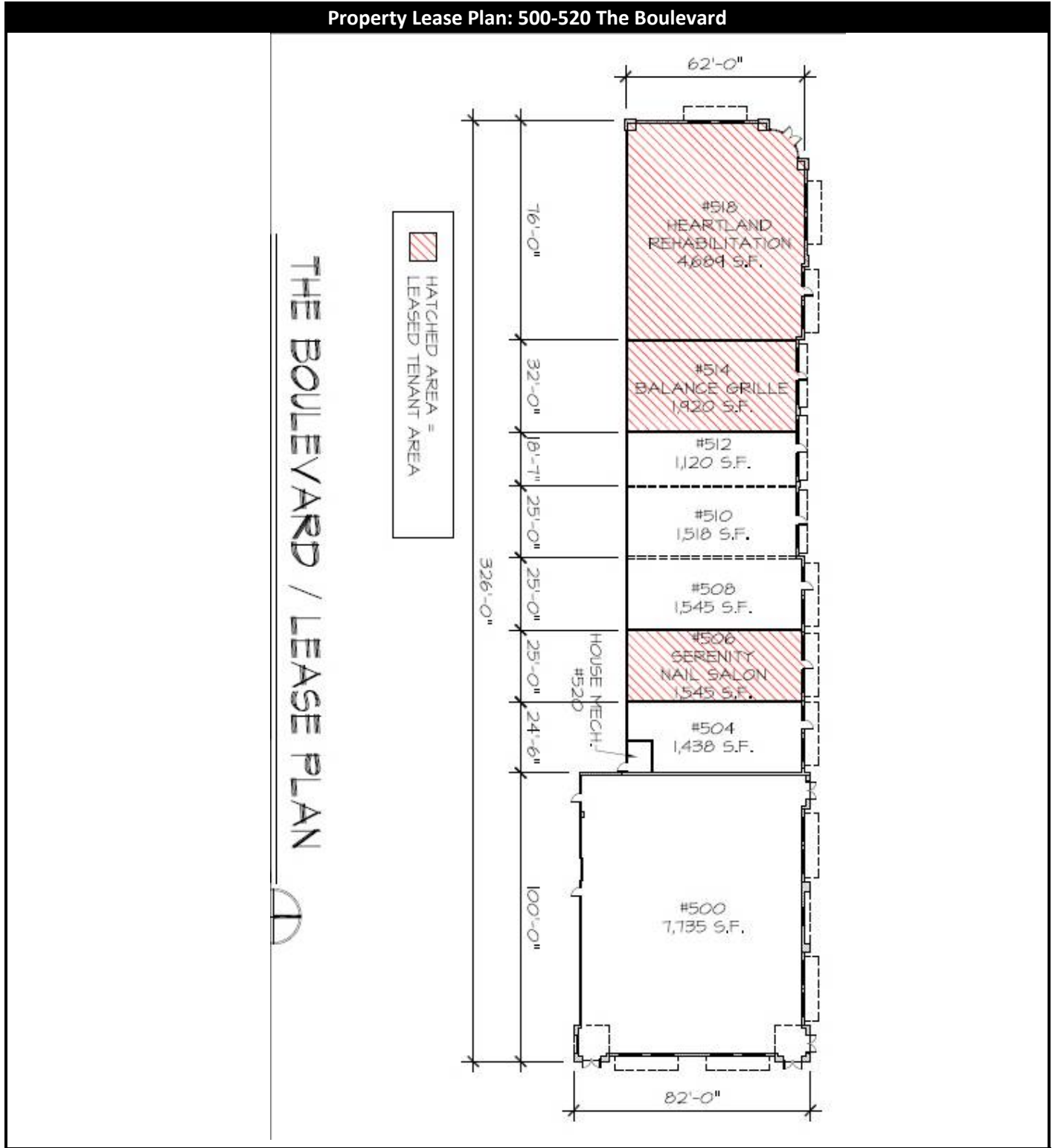
## SITE PLAN FOR *The Boulevard at Arrowhead Park* CITY OF MAUMEE, LUCAS COUNTY, OHIO



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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