



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:	13,356 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.



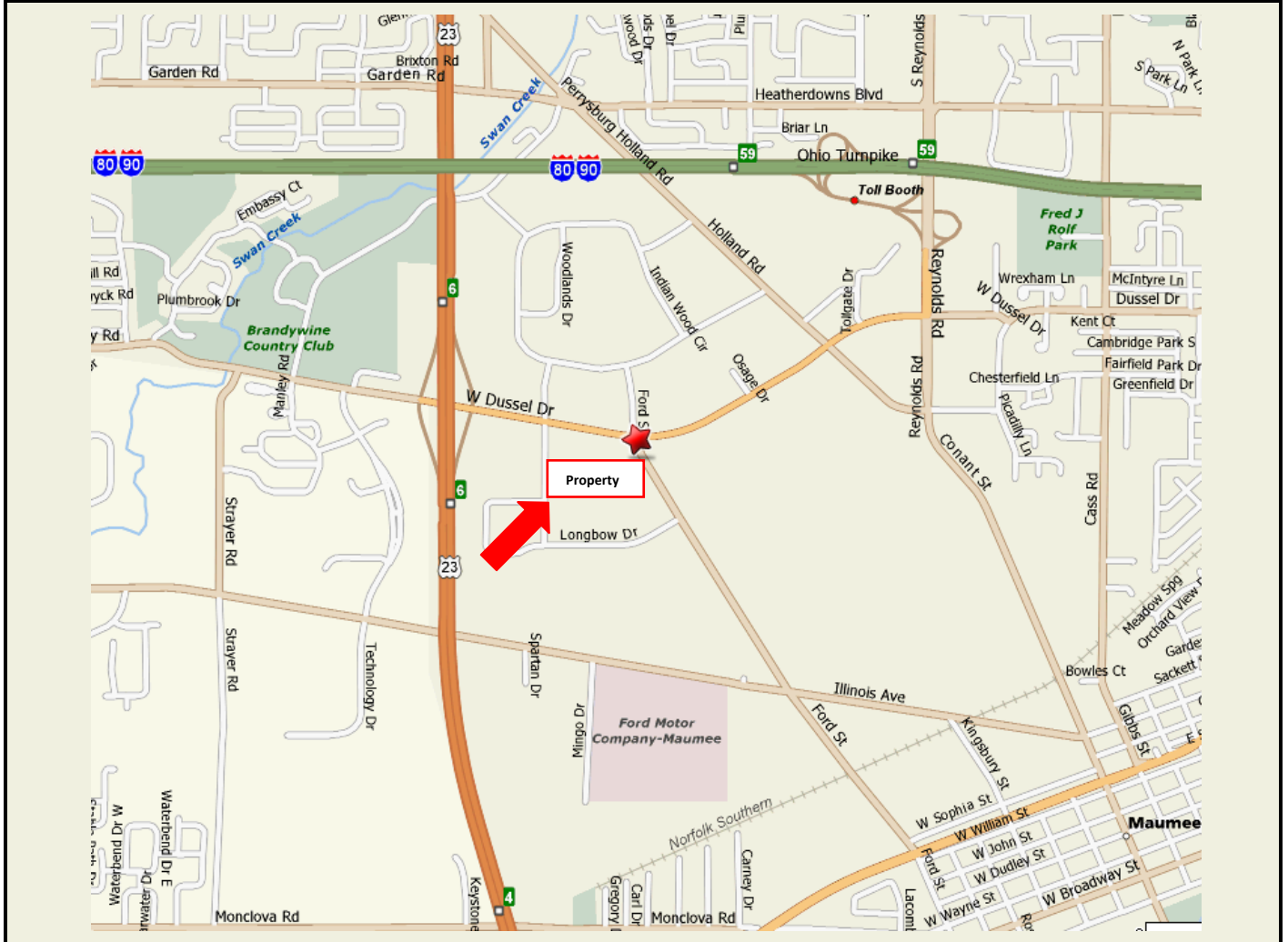
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The Boulevard at Arrowhead Park Phase I

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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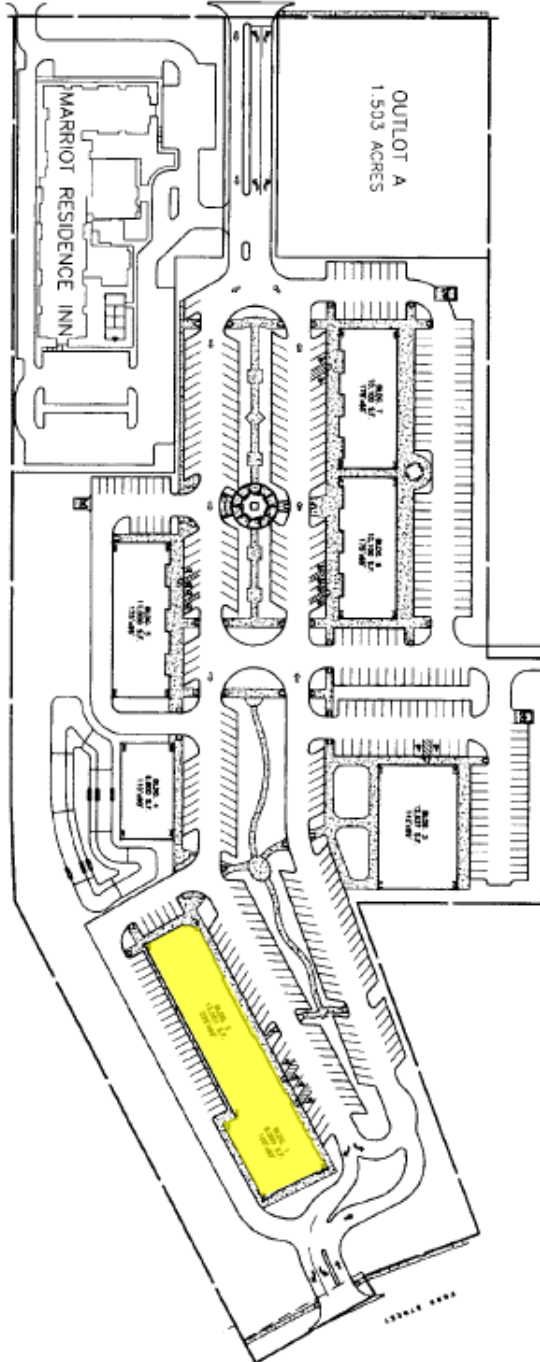


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The Boulevard at Arrowhead Park Phase I

Property Site Plan: 500-520 The Boulevard

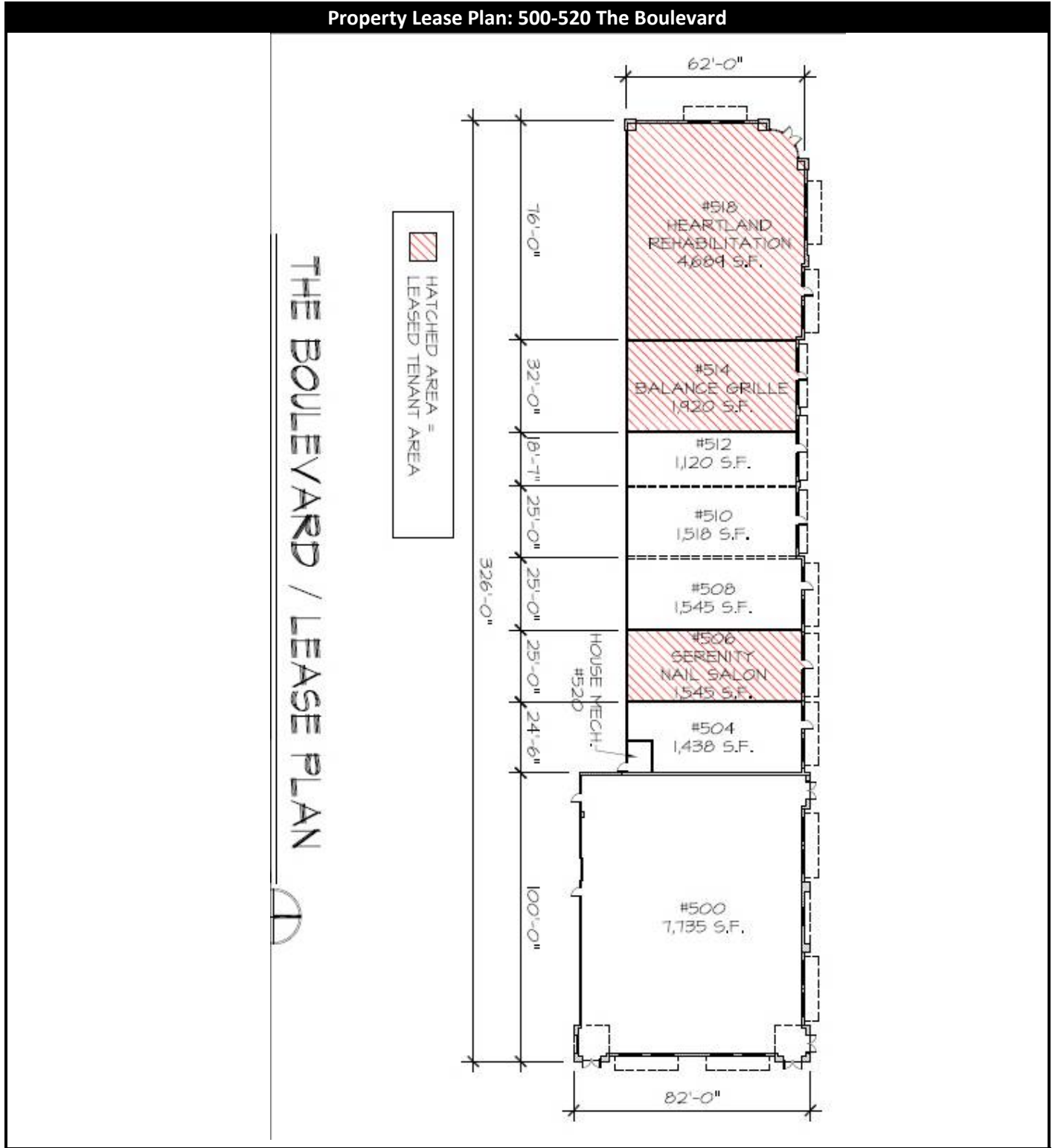
SITE PLAN FOR *The Boulevard at Arrowhead Park* CITY OF MAUMEE, LUCAS COUNTY, OHIO



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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