

General Information		Pricing	
Building Name:	Ottawa At Hickory Pointe	Lease Rate:	\$15.00 per square foot; Gross
Location:	1701 Holland Road		Expense stop at \$6.30 per sf
City/State/Zip:	Maumee, OH 43537	Availability:	30 days
County:	Lucas	Contact:	Mark Rasmus
Closest Intersection:	Holland Road/Hickory Pointe		419.893.0334 (office)
Interstate Access:	US 23-I 475 and I 80/90		419.450.7676 (cell)

Building SF:	13,589 sf
Space Available:	3,775 sf (Suite B)
	2,558 sf (Suite D)
	900 sf (Suite F)
Lot Size:	1.75 acres
Parking:	85
Zoning:	CM
Building Type:	Office
Previous Use:	General office
Remarks:	
	<ul style="list-style-type: none"> • Glass entrance atrium • Broad expanse of windows across front of building • Excellent Holland Road location, easy access to interstates



Building Details			
Year Built:	1987	Roof:	Standing seam aluminum
Type Construction:	Pre-engineered steel frame, masonry metal stud exterior walls	Floor:	Concrete
Heat:	Gas, rooftop	Public Trans:	TARTA Bus #43
Air Conditioning:	Electric, rooftop	No. of Floors:	One (1)
Overhead Door(s):	No	Sprinkler System:	No
		Truck Wells:	No

2008 Actual Expenses		Utilities	
RE Tax & Ass't:	\$2.51	Water:	City of Maumee
Insurance:	\$0.19	Sanitary Sewer:	City of Maumee
CAM:	<u>\$5.97</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$8.67	Gas:	Columbia Gas of Ohio
		Electric:	First Energy (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.



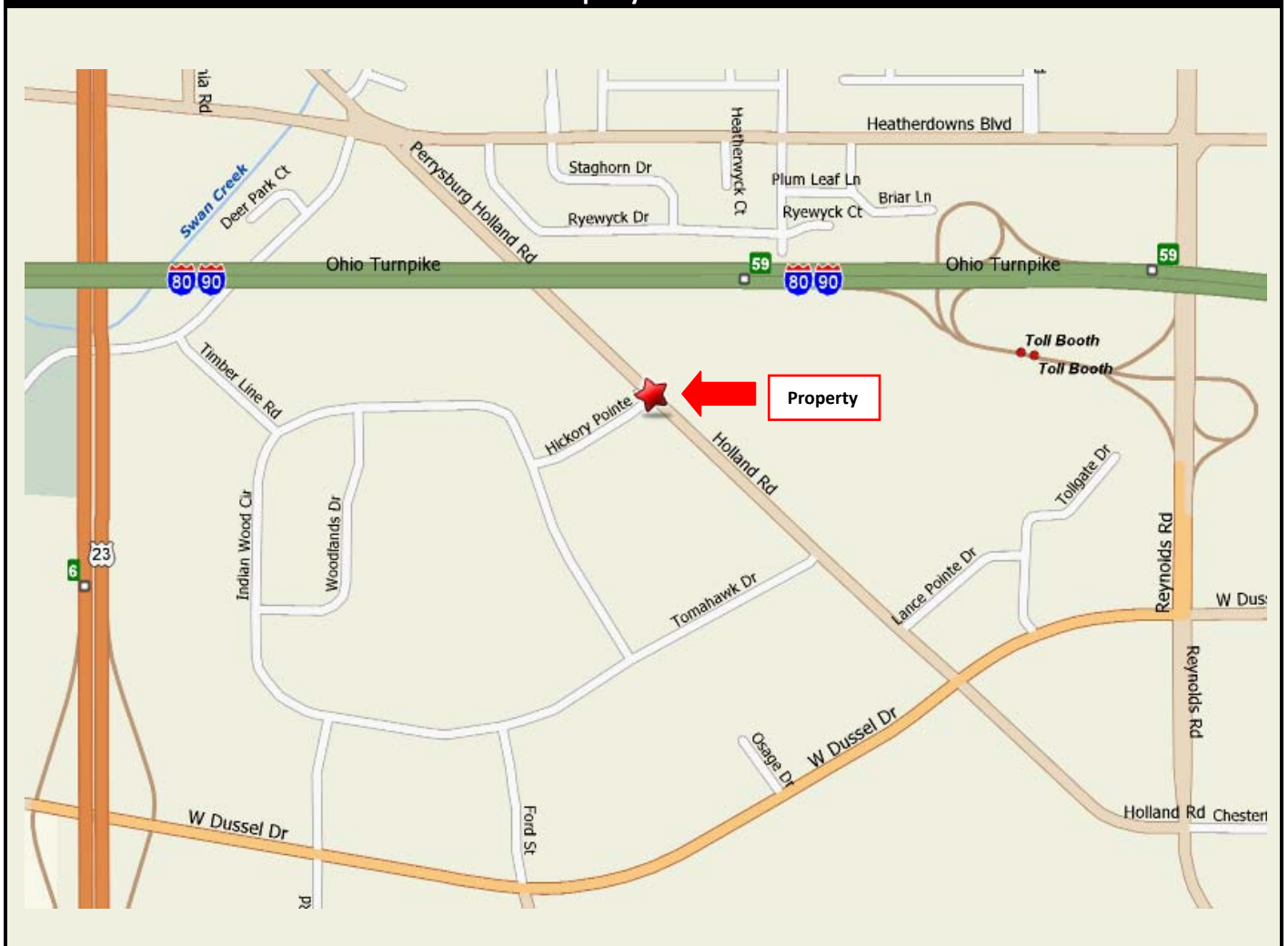
www.tomahawkco.com

Ottawa @ Hickory Pointe 1701 Holland Road

Lease Specifications

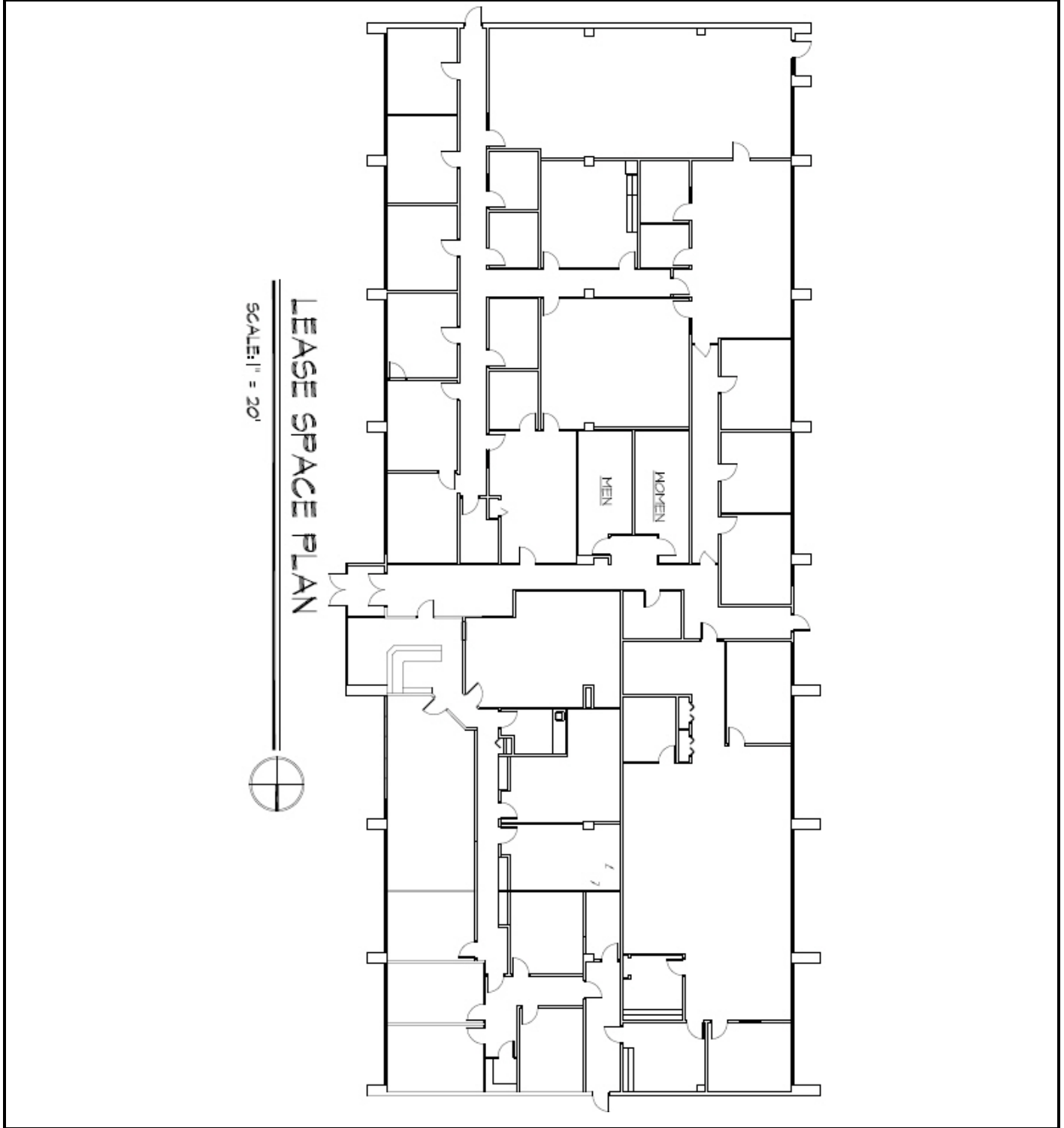
Gas:	By landlord*	Insurance:	Content and liability by tenant
Electricity:	By landlord*		Fire and extended coverage by landlord*
Water:	By landlord*	Lease Term:	Negotiable
Real Estate Taxes:	By landlord*	Improvements:	Negotiable
Janitorial	By tenant		<i>* Subject to expense stop</i>

Property Location



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Property Floor Plan



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