

General Information		Pricing	
Building Name:	Suffolk Square	Lease Rate:	\$14.00 per square foot
Location:	429-477 W. Dussel Dr.		Net/Net/Net
City/State/Zip:	Maumee, OH 43537	Availability:	Immediate
County:	Lucas	Contact:	George Lathrop
Closest Intersection:	Ford Street/Dussel Drive		419.893.0334
Interstate Access:	US 23 – I 475 – I 80/90		

Building SF:	56,310 sf
Space Available:	1,500 sf (471 W. Dussel) 1,500 sf (477 W. Dussel)
Lot Size:	Acres
Parking:	308
Zoning:	C-M
Building Type:	Retail
Remarks:	<ul style="list-style-type: none"> • Smaller units can be combined for larger suite • Located at Arrowhead Park's busiest intersection • Last available retail space on Dussel at Ford



Building Details			
Year Built:	2004	Roof:	Noncombustible membrane roof
Type Construction:	Masonry with steel bar joist framing	Floor:	Concrete
Heat:	Gas, rooftop	Public Trans:	TARTA Bus
Air Conditioning:	Electric, rooftop	No. of Floors:	One (1)
Overhead Door(s):	No	Sprinkler System:	No
		Truck Wells:	No

2022 Actual Expenses		Utilities	
RE Tax & Ass't:	\$3.42	Water:	City of Maumee
Insurance:	\$0.26	Sanitary Sewer:	City of Maumee
CAM:	<u>\$3.15</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$6.83	Gas:	Columbia Gas
		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.



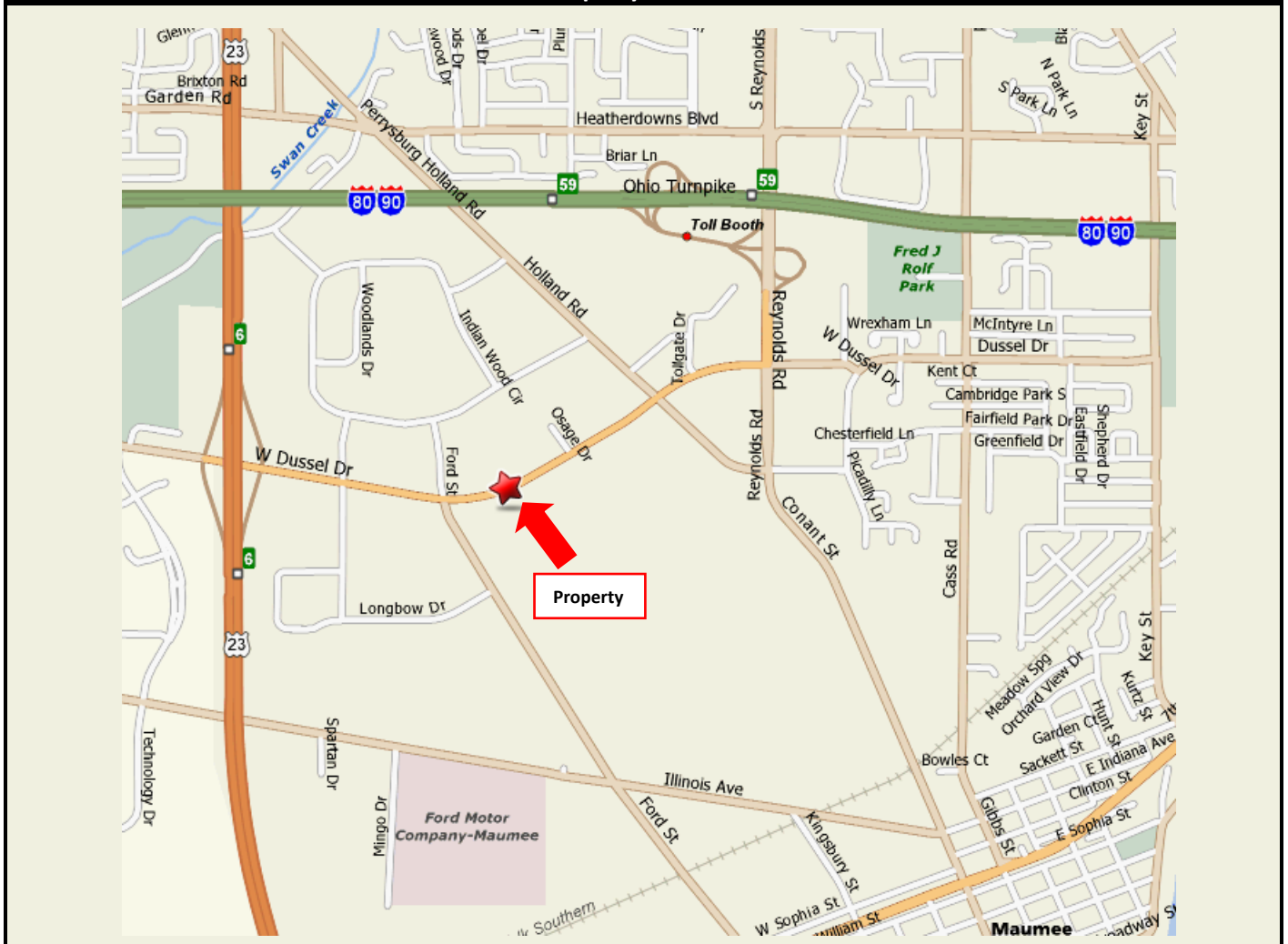
www.tomahawkco.com

Suffolk Square 429-477 W. Dussel Drive

Lease Specifications

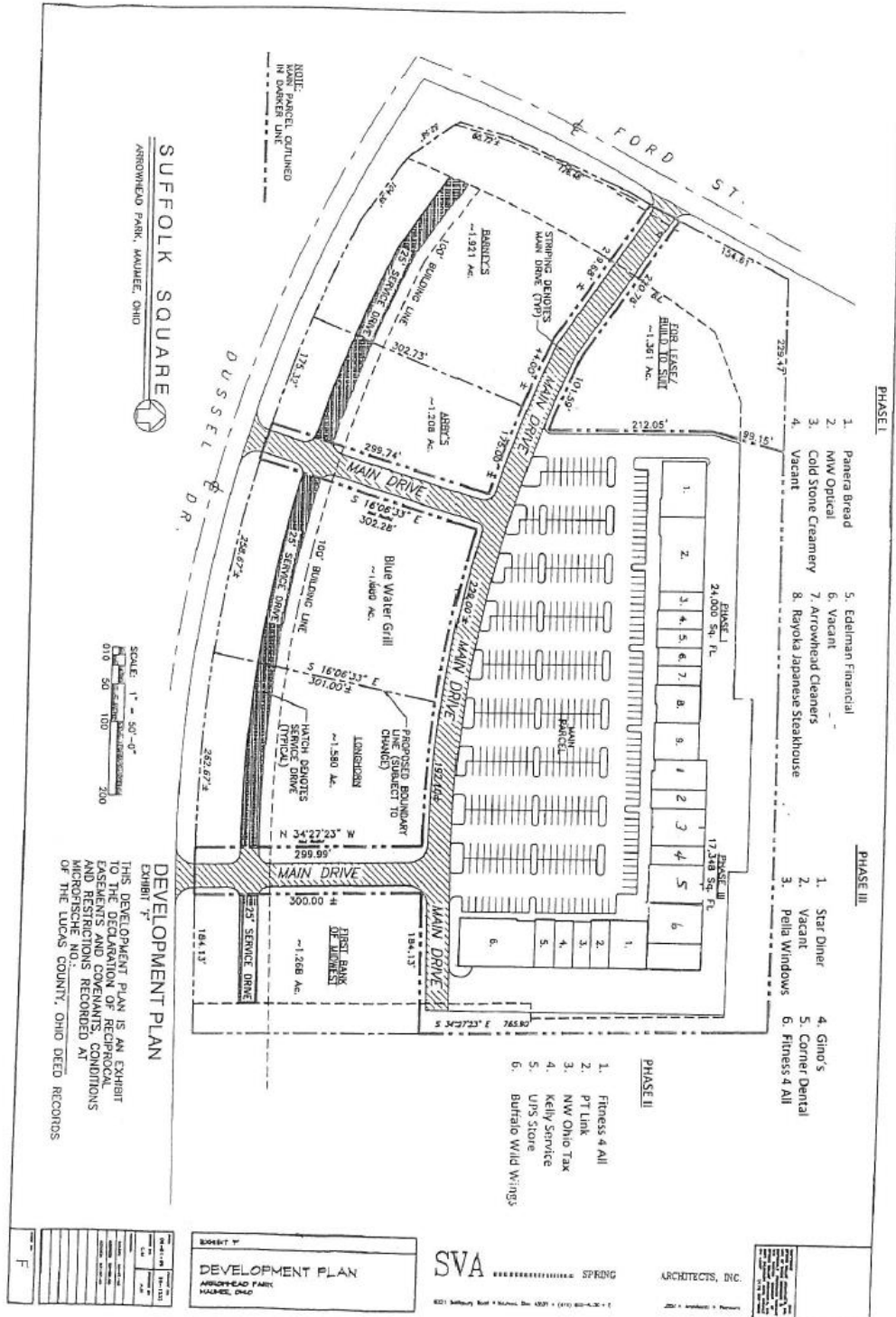
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Pro rata share by tenant		
Janitorial	By tenant		

Property Location



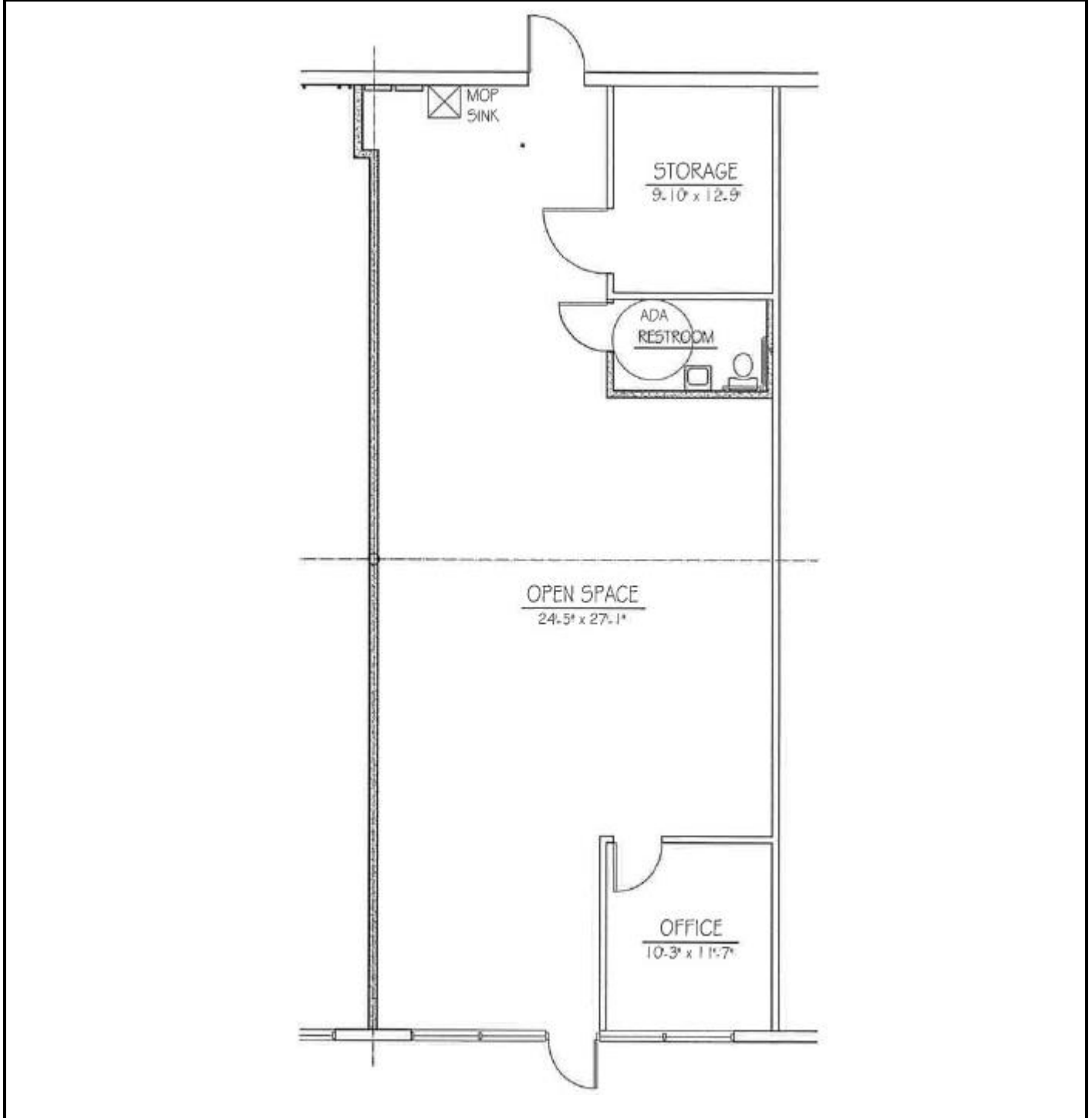
The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.

Site Plan



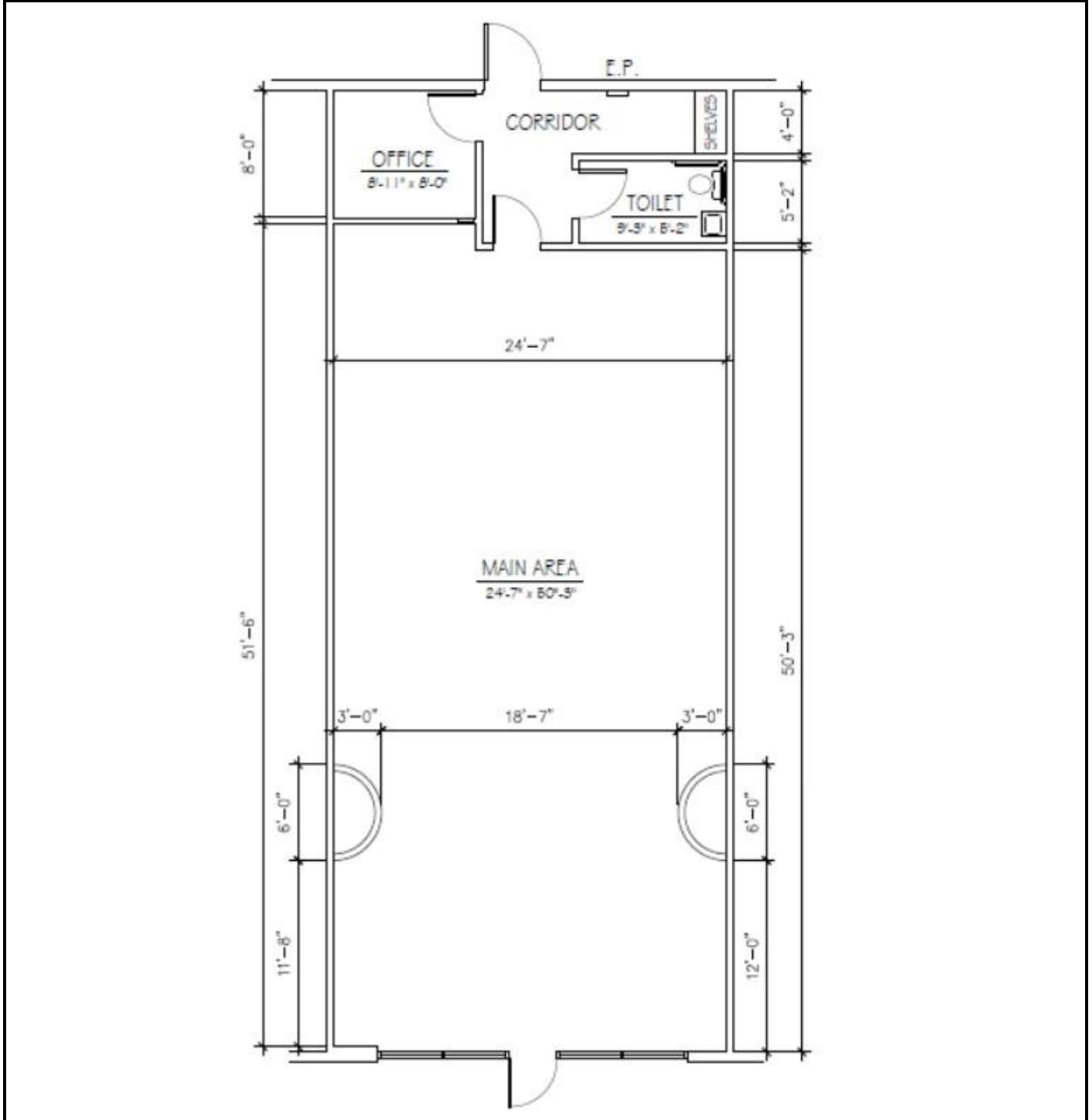
The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.

Property Floor Plan – 471 W. Dussel



*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.*

Property Floor Plan – 477 W. Dussel



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.