

General Information		Pricing	
Building Name:	Suffolk Square	Lease Rate:	\$14.00 per square foot
Location:	431, 435, 445 & 477 W. Dussel Drive		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:	56,350 sf
Space Available:	1,500 sf (431 W. Dussel) 1,500 sf (435 W. Dussel) 4,479 sf (retail), 1,280 sf (warehouse) (445 W. Dussel) 1,500 sf (477 W. Dussel)
Lot Size:	Acres
Parking:	308
Zoning:	C-M
Building Type:	Retail
Previous Use:	Interior decorator
Remarks:	<ul style="list-style-type: none"> • Located at Arrowhead Park's busiest intersection • Last available retail space on Dussel at Ford



Building Details			
Year Built:	2004	Roof:	Non combustibile 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

2010 Actual Expenses		Utilities	
RE Tax & Ass't:	\$2.21	Water:	City of Maumee
Insurance:	\$0.23	Sanitary Sewer:	City of Maumee
CAM:	<u>\$2.17</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$4.61	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.



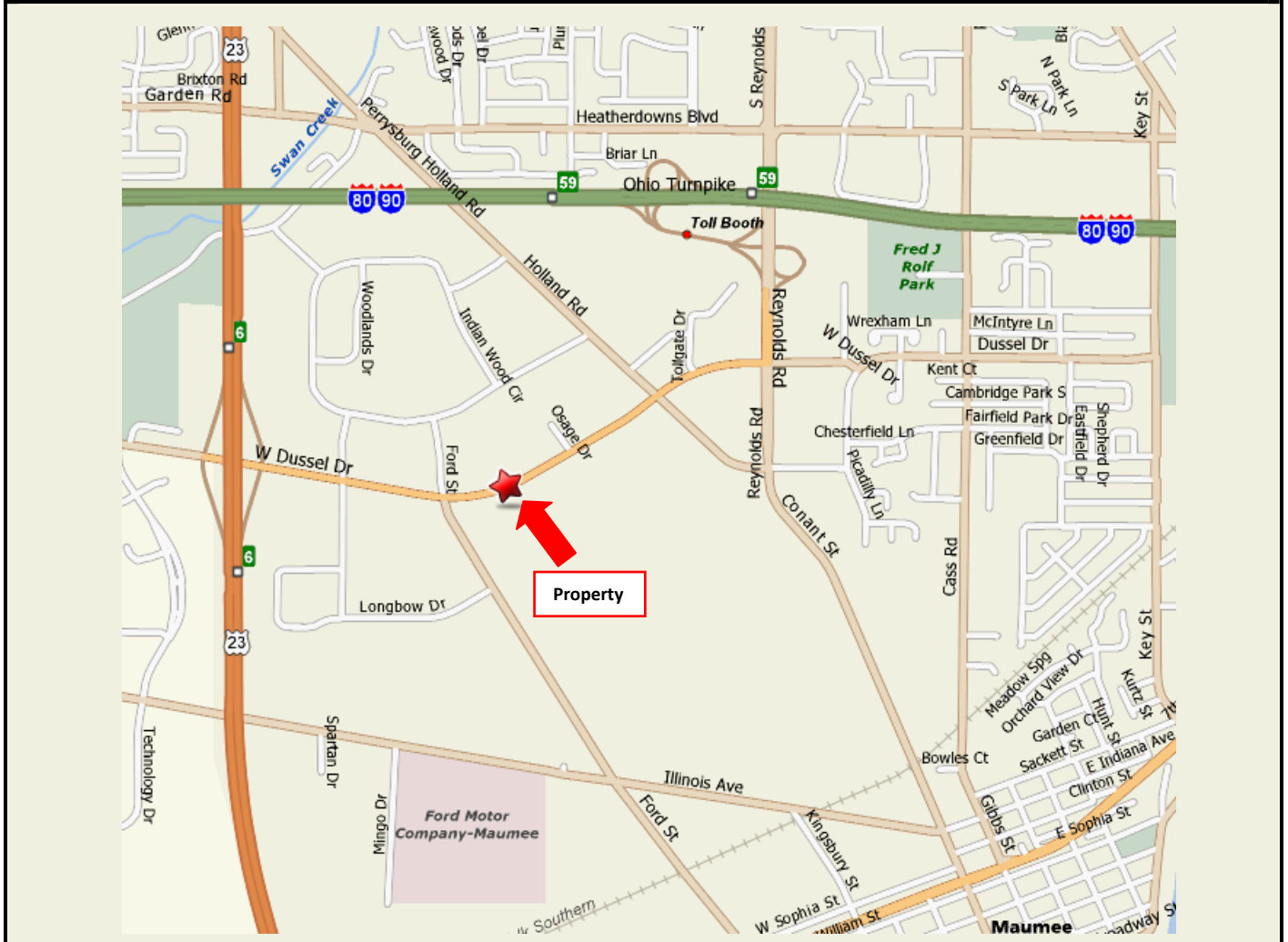
www.tomahawkco.com

Suffolk Square 431, 435, 445 & 477 W. Dussel Drive

Lease Specifications

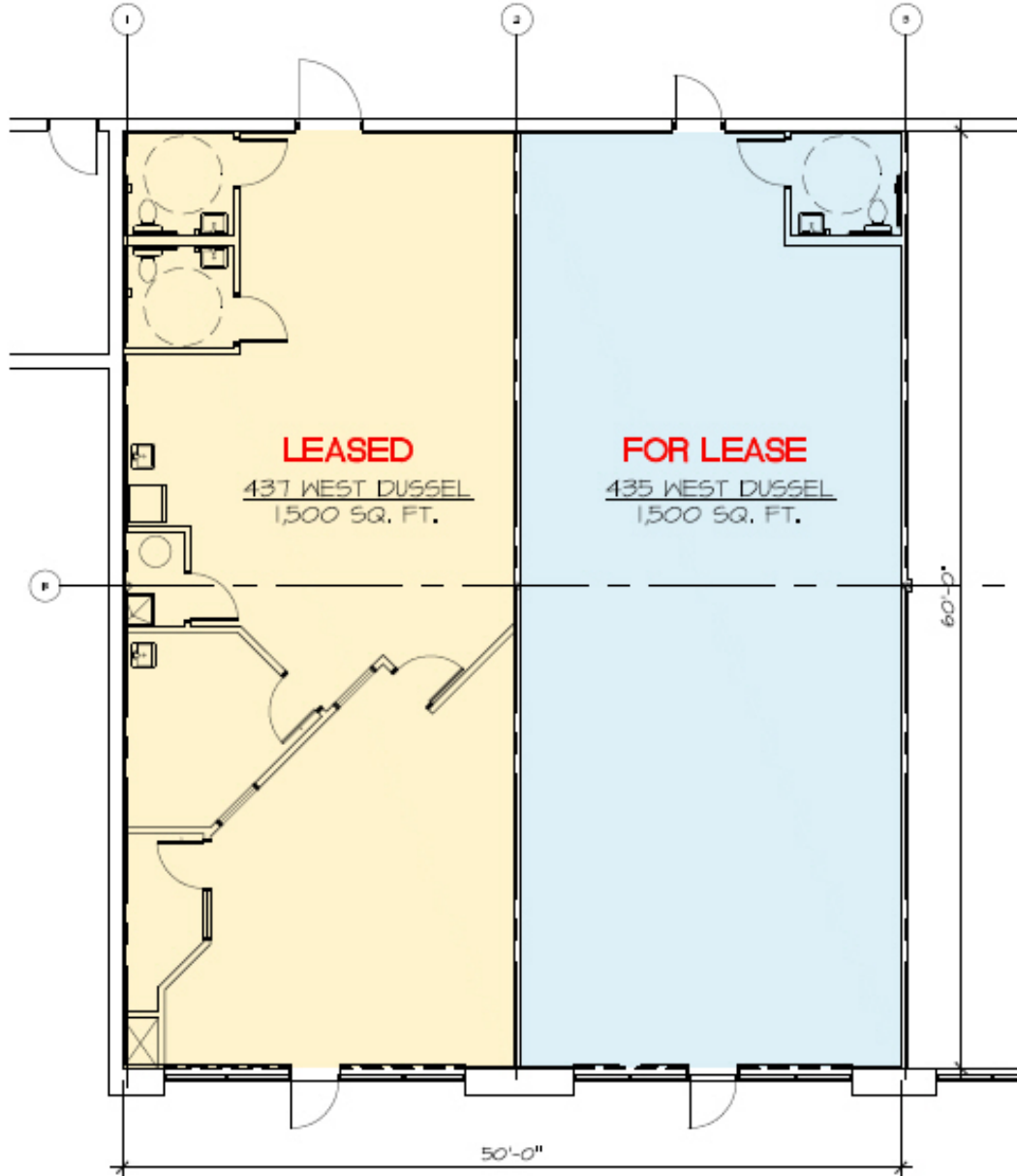
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Pro rata share by tenant		
Janitorial	By tenant		

Property Location



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Property Floor Plan – 435 & 437 W. Dussel

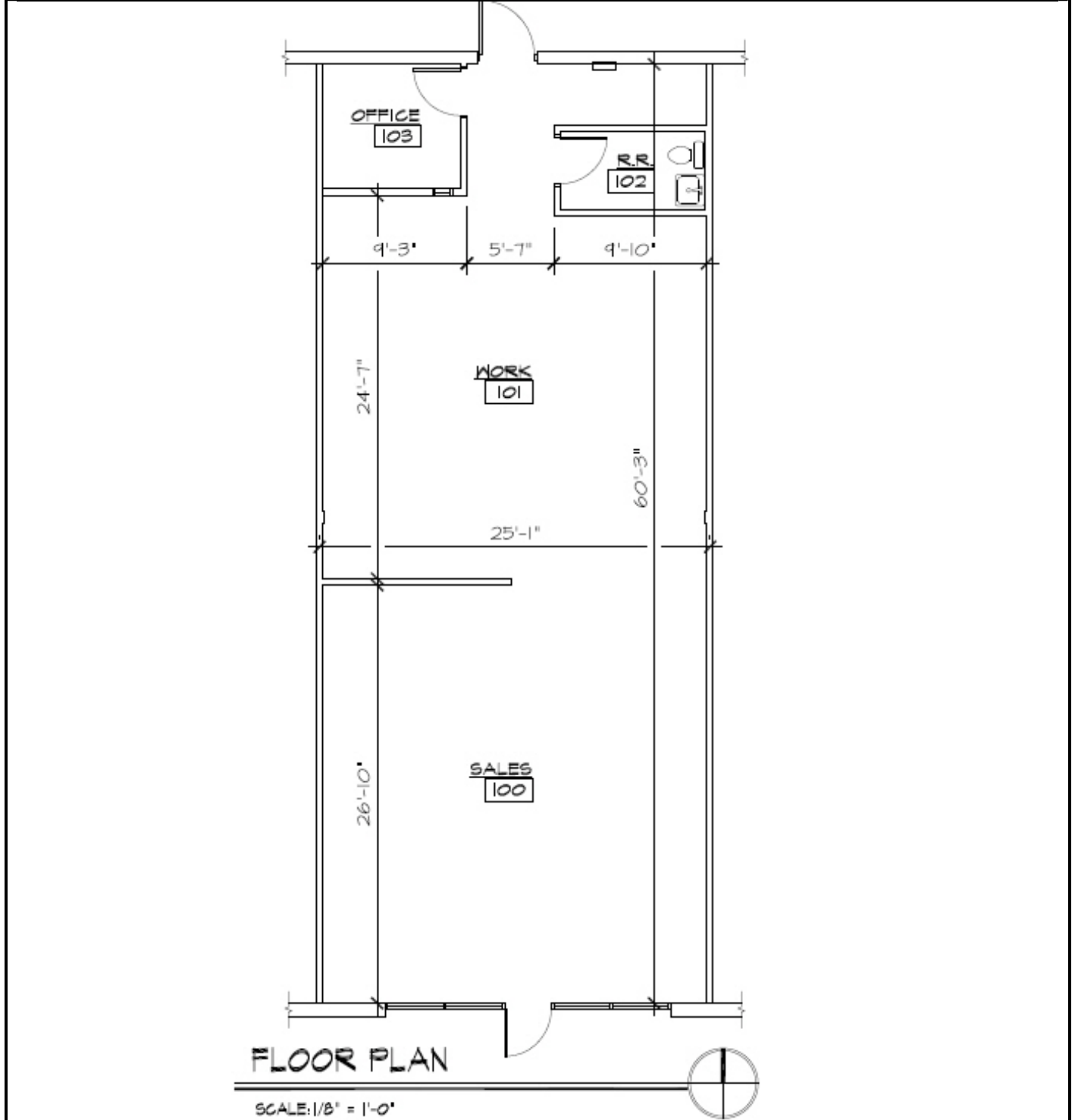


LEASE FLOOR PLAN

SCALE: 3/32" = 1'-0"

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Property Floor Plan – 477 W. Dussel



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