

General Information		Pricing	
<b>Building Name:</b>	Three Meadows Office Building	<b>Lease Rate:</b>	\$14.00-\$16.00 per square foot
<b>Location:</b>	1011 Sandusky Street		Plus utilities and janitorial
<b>City/State/Zip:</b>	Perrysburg, OH 43551	<b>Availability:</b>	Immediate
<b>County:</b>	Wood	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	Sandusky and East Boundary		419.893.0334 (office)
<b>Interstate Access:</b>	I 75 and I 80/90		

<b>Building SF:</b>	11,879 sf
<b>Space Available:</b>	2,121 sf (Suite C)
	1,050 sf (Suite F)
	336 sf (Suite J) (2 <sup>nd</sup> fl)
	336 sf (Suite K) (2 <sup>nd</sup> fl)
	239 sf (Suite H) (2 <sup>nd</sup> fl)
<b>Parking:</b>	4+ per suite
<b>Zoning:</b>	C-1 City of Perrysburg
<b>Building Type:</b>	Office space
<b>Previous Use:</b>	Office
<b>Remarks:</b>	
	<ul style="list-style-type: none"> <li>Suites located in small office center</li> <li>Prime Sandusky Street frontage with easy access to the interstate systems</li> <li>Utilities are included for the smaller suites.</li> </ul>



Building Details		
<b>Year Built:</b>	1973	<b>Roof:</b> Shingle
<b>Type Construction:</b>	Brick	<b>Floor:</b> Concrete
<b>Heat:</b>	Gas	<b>Public Trans:</b> TARTA Bus
<b>Air Conditioning:</b>	Electric	<b>No. of Floors:</b> Two (2)
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b> No
		<b>Truck Wells:</b> No

Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	By landlord	<b>Water:</b>	City of Perrysburg
<b>Insurance:</b>	By landlord	<b>Sanitary Sewer:</b>	City of Perrysburg
<b>CAM:</b>	By landlord	<b>Storm Sewer:</b>	City of Perrysburg
<b>Total Expenses:</b>		<b>Gas:</b>	Columbia Gas
		<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.*



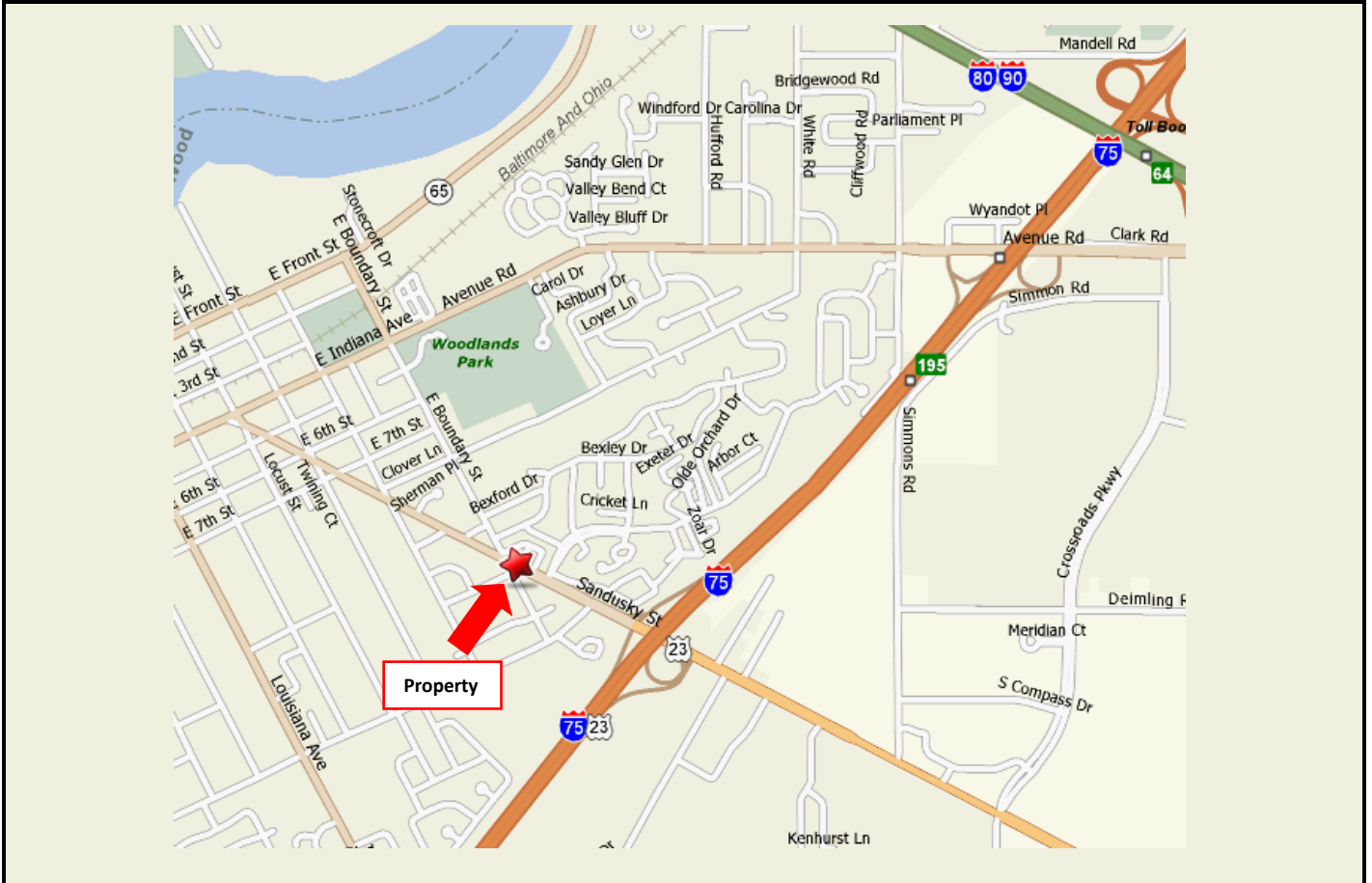
www.tomahawkco.com

# Three Meadows Office Building 1011 Sandusky Street

## Lease Specifications

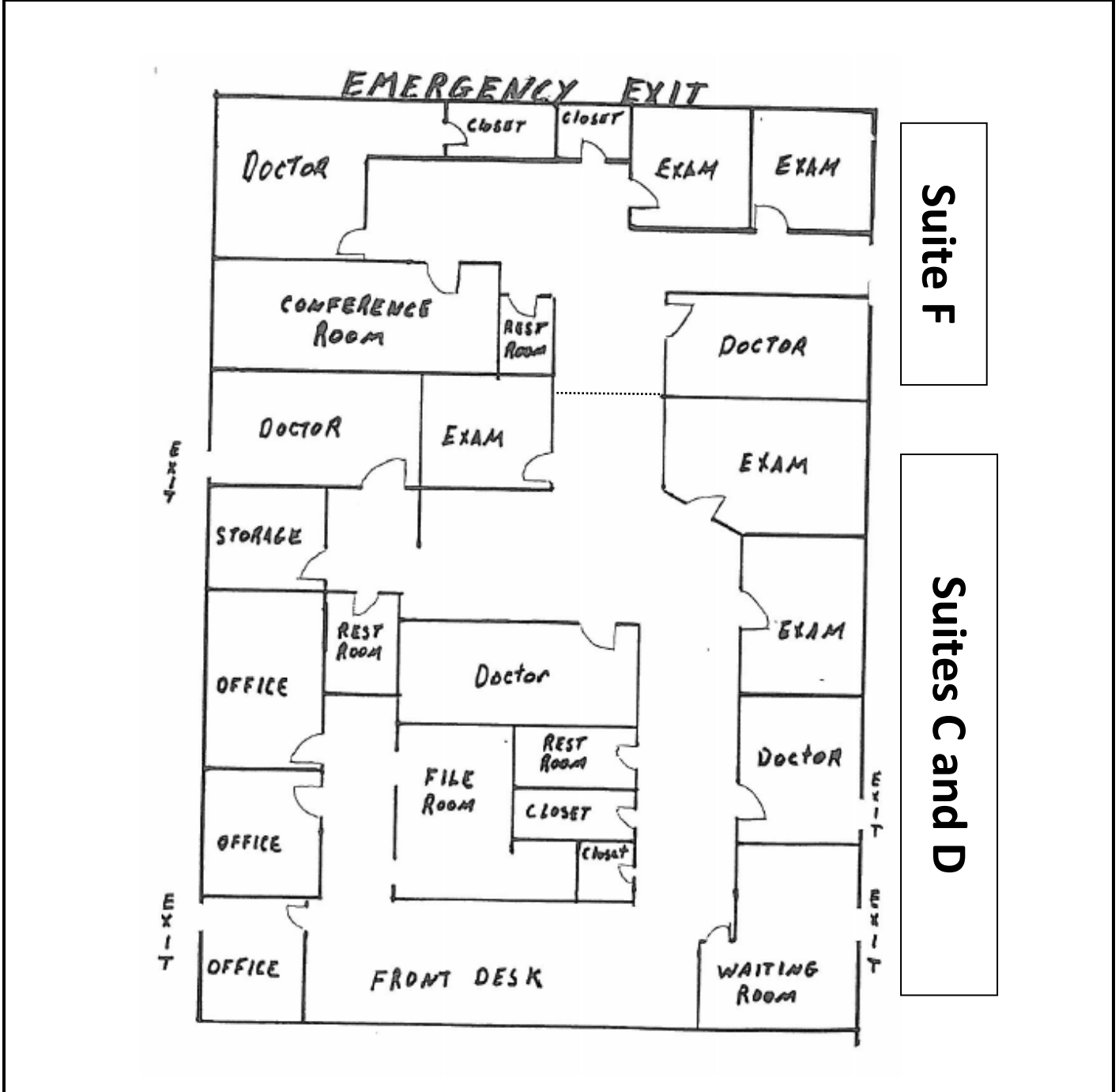
<b>Gas:</b>	By tenant	<b>Insurance:</b>	Content and liability by tenant
<b>Electricity:</b>	By tenant	<b>Lease Term:</b>	Negotiable
<b>Water:</b>	By landlord	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	By landlord		
<b>Janitorial</b>	By tenant		

## Property Location



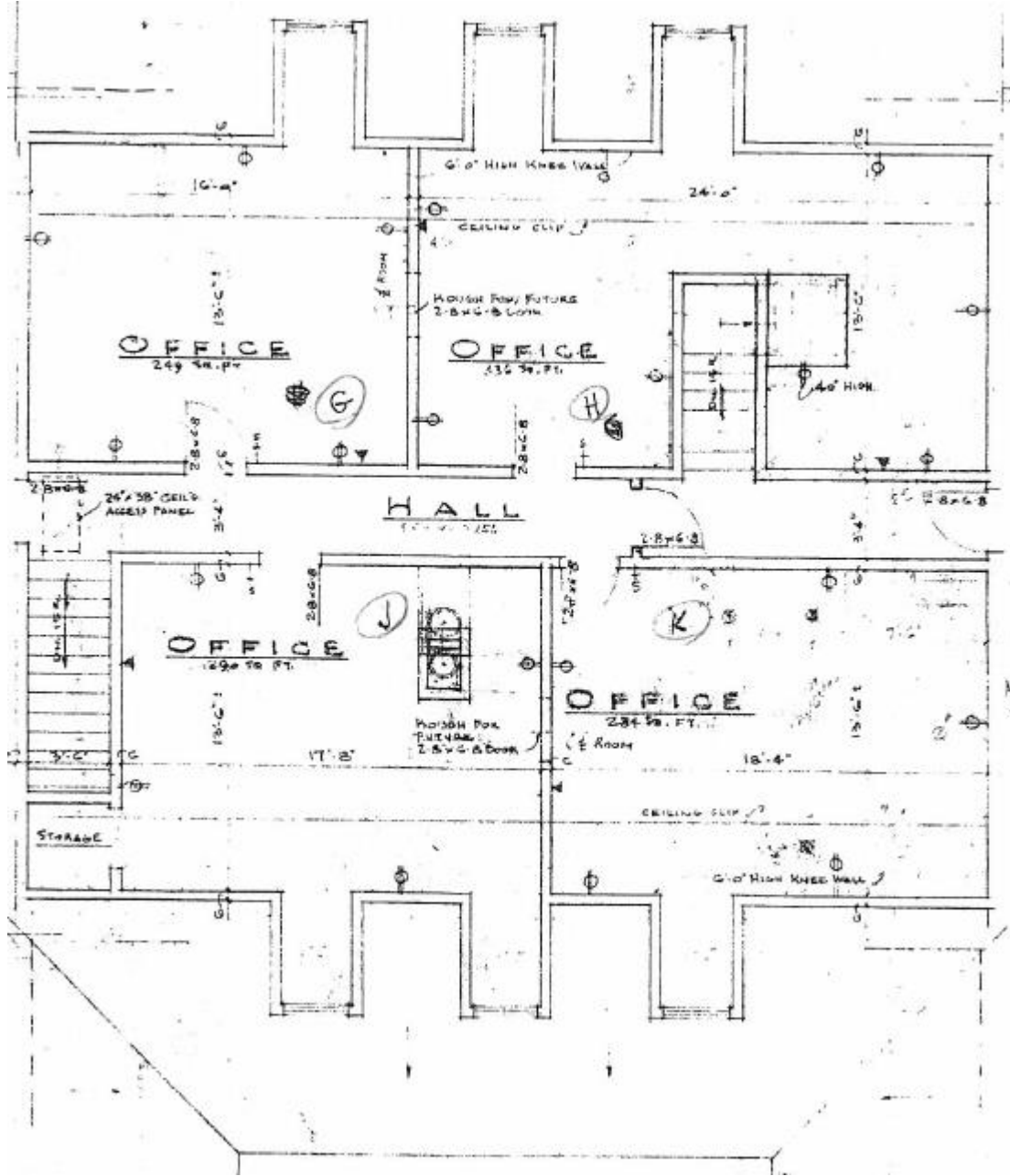
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**Floor Plan – Suite C, D, and F**



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### Site Plan



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