

General Information		Pricing	
Building Name:	Three Meadows Plaza	Lease Rate:	\$11.00 per Square Foot
Location:	1021 Sandusky Street		Net/Net/Net
City/State/Zip:	Perrysburg, OH 43551	Availability:	Immediate
County:	Wood	Contact:	Mark Rasmus
Closest Intersection:	Sandusky Street & Three Meadows Drive		419.893.0334 (office)
Interstate Access:	I-75, less than ½ mile, I-80/90 one exit away		419.450.7676 (cell)

Building SF:	10,000 SF
Space Available:	Suite B – 1,250 SF Suite C – 1,250 SF Suites can easily be split.
Lot Size:	1.19 acres
Parking:	55 spaces
Zoning:	C-1 City of Perrysburg
Building Type:	Office Space
Previous Use:	Medical



Building Details			
Year Built:	Circa 1987	Roof:	Flat standing seam aluminum
Type Construction:	Pre-engineered frame with brick façade	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

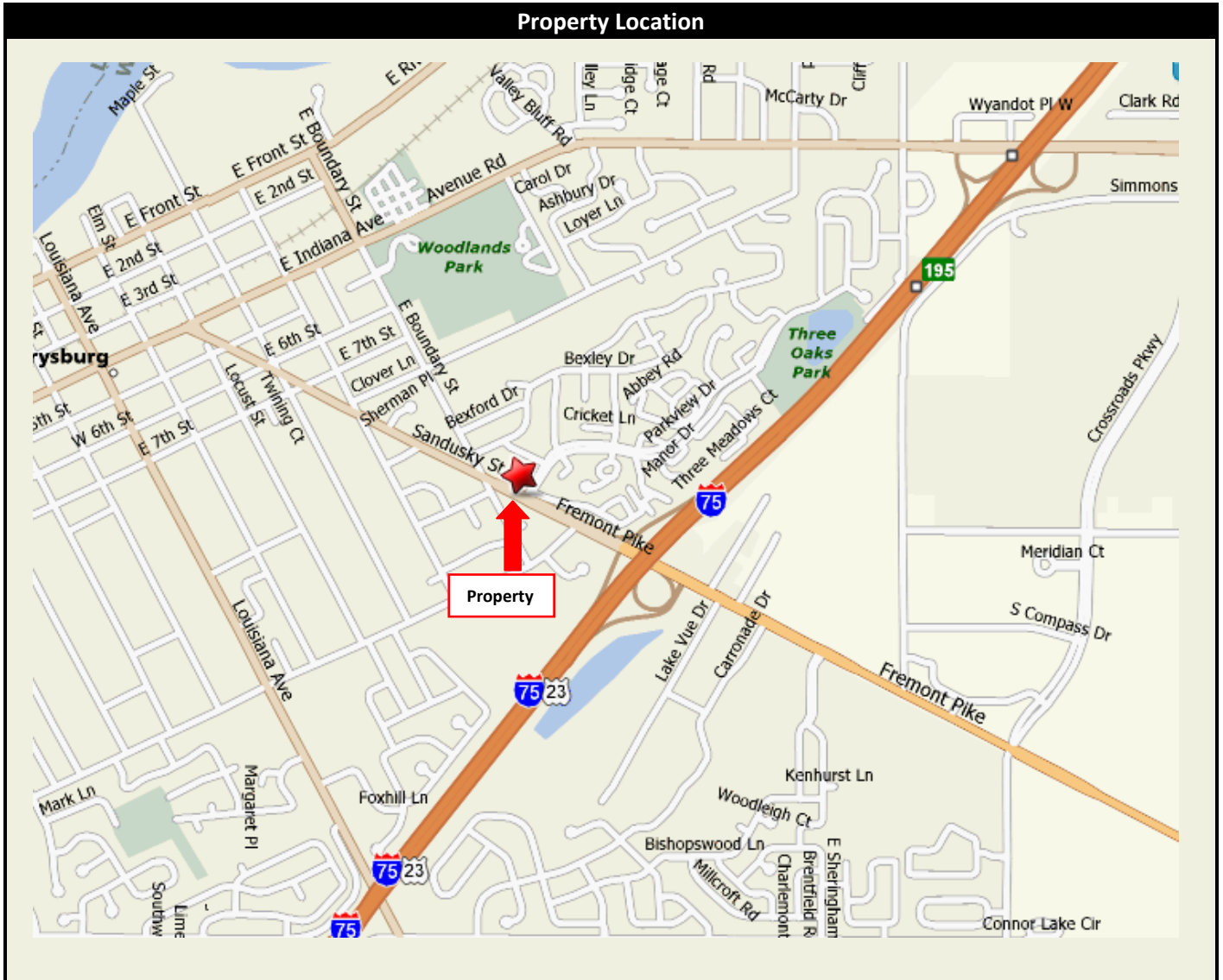
2008 Actual Expenses		Utilities	
RE Tax & Ass't:	\$1.48 per SF	Water:	City of Perrysburg
Insurance:	\$1.52 per SF	Sanitary Sewer:	City of Perrysburg
CAM:	<u>\$0.61</u> per SF	Storm Sewer:	City of Perrysburg
Total Expenses:	\$3.61	Gas:	Columbia Gas of Ohio
		Electric:	Toledo Edison

Lease Specifications			
Gas:	By tenant	Insurance:	Content and liability by tenant Fire insurance pro rata share by tenant
Electricity:	By tenant	Common Area Maint.:	Pro rata share by tenant
Water:	In CAM charges	Lease Term:	Negotiable
Real Estate Taxes:	Pro rata share by tenant	Improvements:	Negotiable
Janitorial	By tenant		

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.

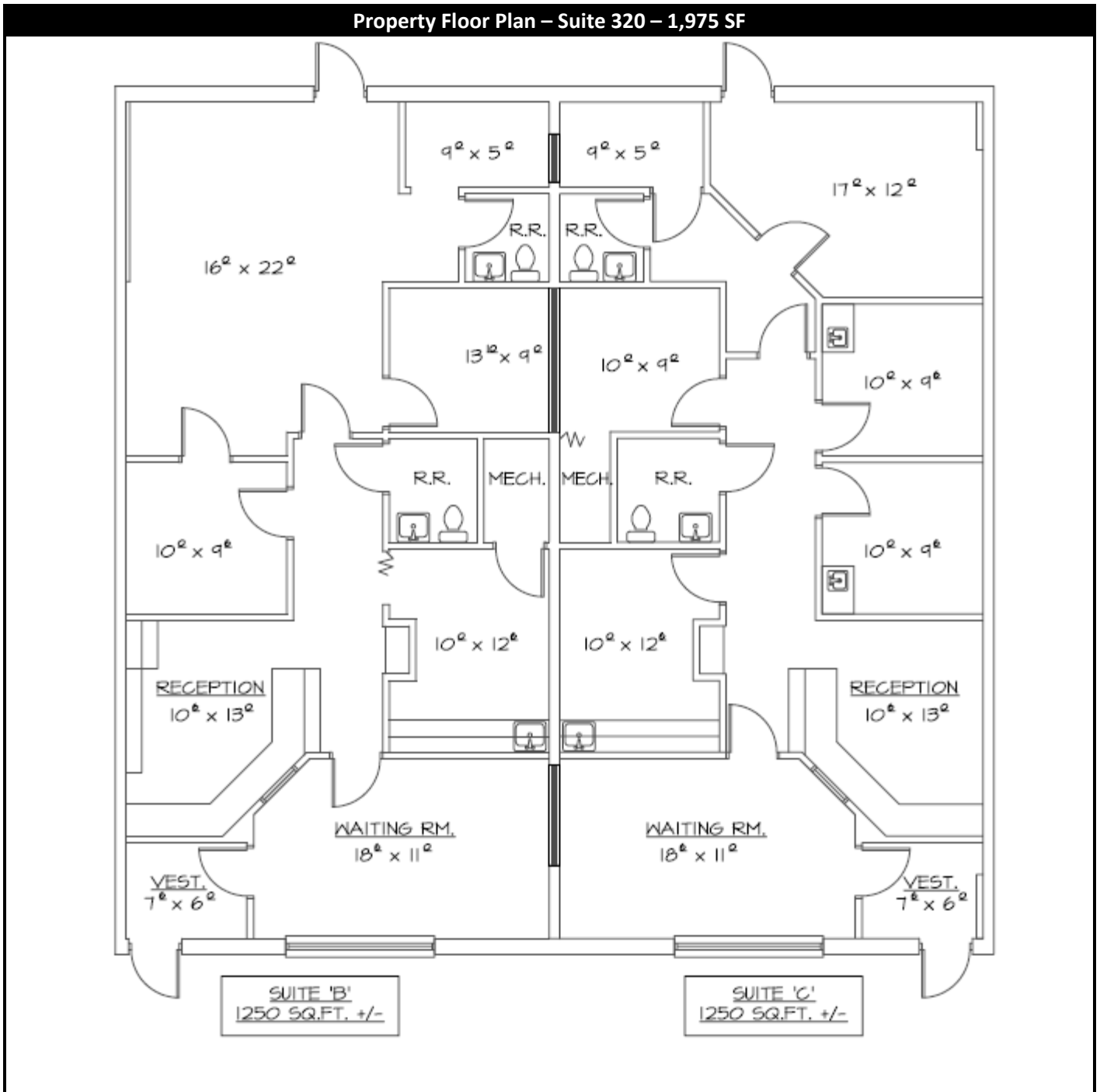
Three Meadows Plaza 1021 Sandusky Street

Property Location



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Property Floor Plan – Suite 320 – 1,975 SF



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