

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

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



Building Details			
<b>Year Built:</b>	Circa 1987	<b>Roof:</b>	Flat standing seam aluminum
<b>Type Construction:</b>	Pre-engineered frame with brick façade	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas rooftop	<b>Public Trans:</b>	TARTA Bus
<b>Air Conditioning:</b>	Electric rooftop	<b>No. of Floors:</b>	One (1)
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b>	No
		<b>Truck Wells:</b>	No

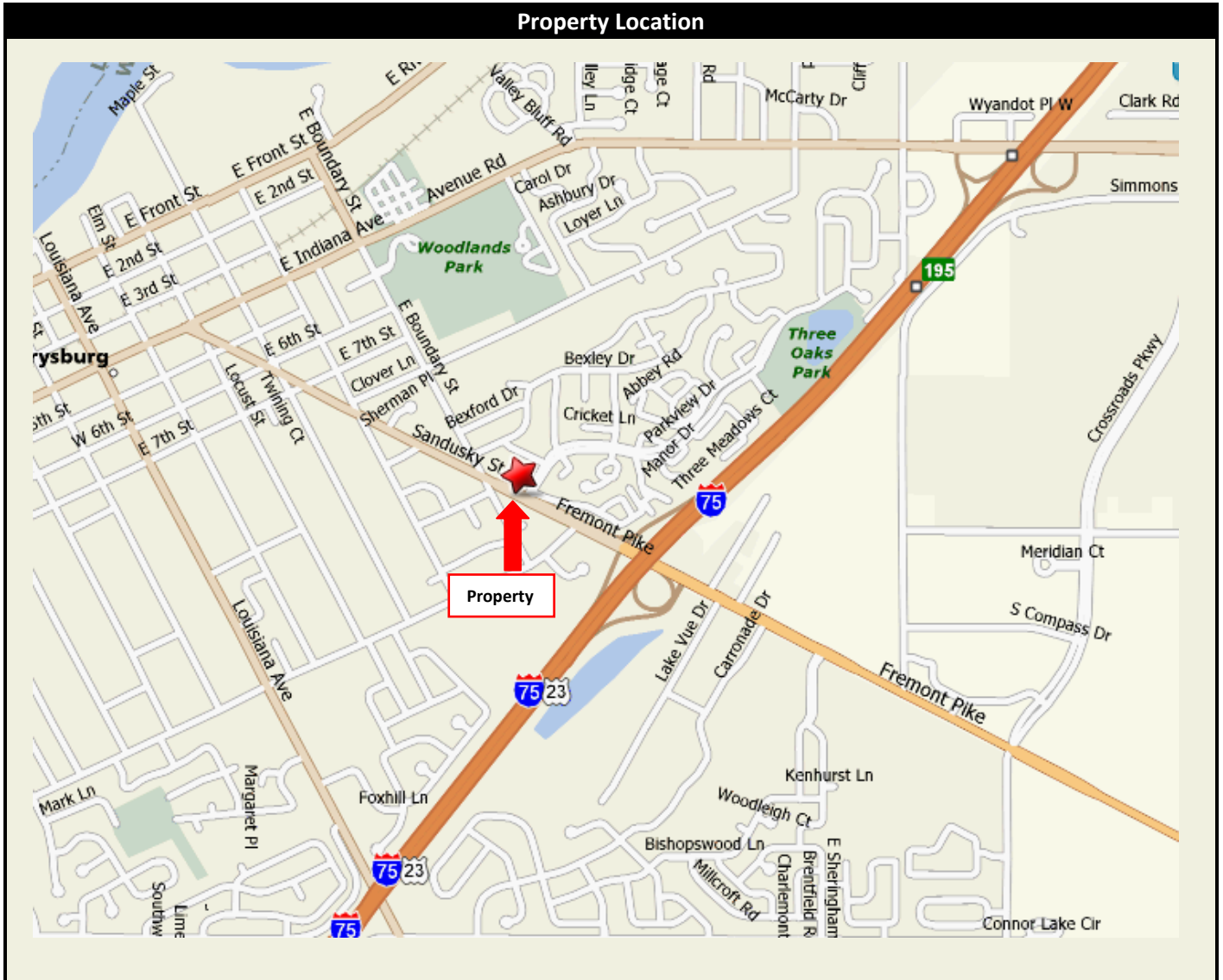
2009 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$1.58 per SF	<b>Water:</b>	City of Perrysburg
<b>Insurance:</b>	\$0.17 per SF	<b>Sanitary Sewer:</b>	City of Perrysburg
<b>CAM:</b>	<u>\$1.72</u> per SF	<b>Storm Sewer:</b>	City of Perrysburg
<b>Total Expenses:</b>	\$3.47	<b>Gas:</b>	Columbia Gas of Ohio
		<b>Electric:</b>	Toledo Edison

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

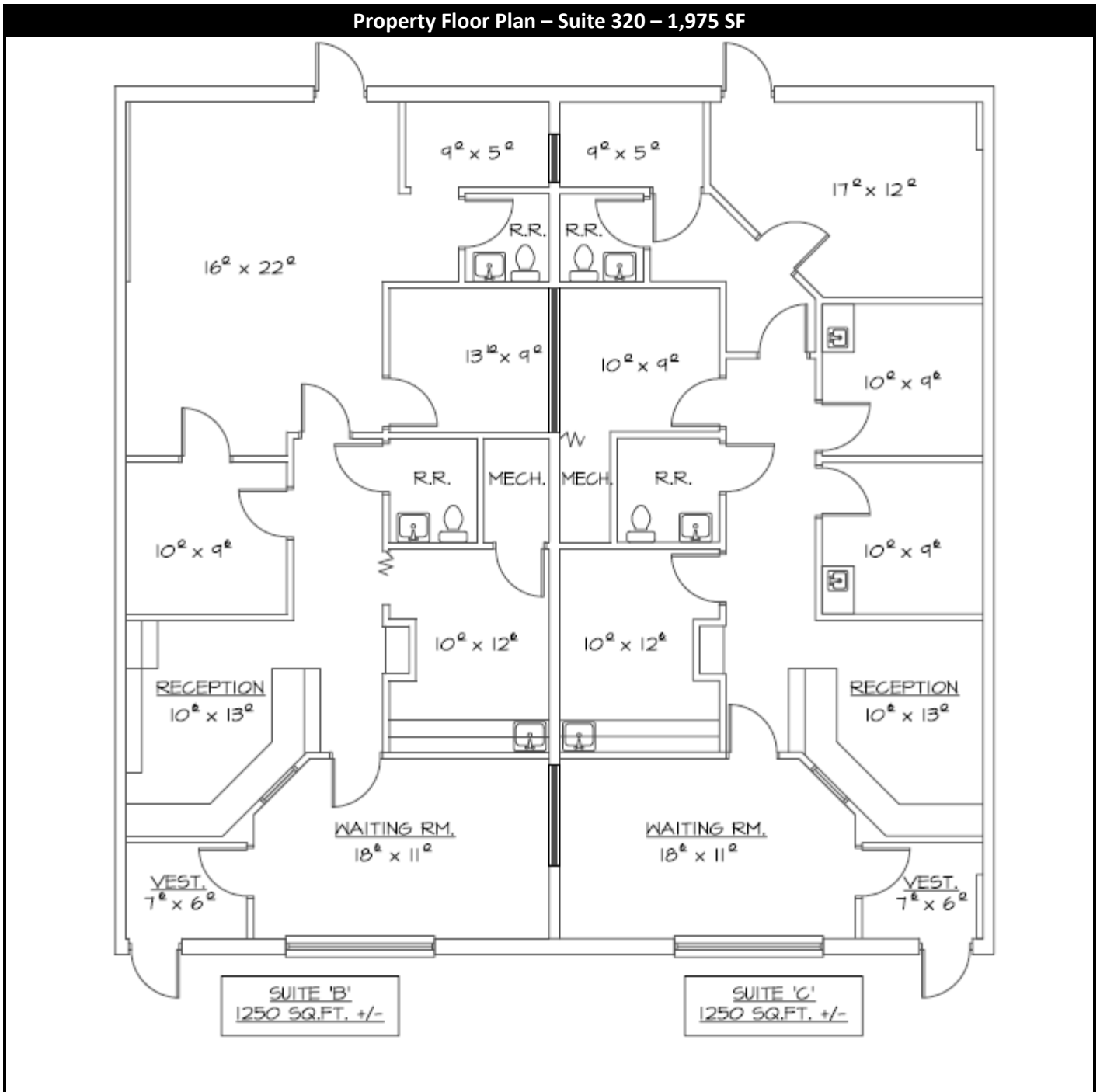
# Three Meadows Plaza 1021 Sandusky Street

## Property Location



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**Property Floor Plan – Suite 320 – 1,975 SF**



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# Three Meadows Plaza 1021 Sandusky Street

## Property Lease Plan – 1021 Sandusky Street

REMAX  
2,500 SQ. FT.

ST. CHARLES/  
MERCY HOSPITAL  
3,750 SQ. FT.

SUITE B+C  
VACANT  
2,500 SQ. FT.

DR. HENRY GREEN  
1,250 SQ. FT.

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