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For Lease

| General Information | | Pricing | |
|------------------------------|-----------------------------------|----------------------|-----------------------------------|
| Type of Building: | Corporate Headquarters | Lease Rate: | \$16.50 per sf |
| Location: | 480 W. Dussel Drive | | Gross (excl. in suite janitorial) |
| City/State/Zip: | Maumee, OH 43537 | Availability: | Immediately |
| County: | Lucas | Contact: | George Lathrop |
| Closest Intersection: | West Dussel Drive and Ford Street | | 419.893.0334 |
| Interstate Access: | US 23 – I-475 | | george@tomahawkco.com |

| | |
|---------------------------|--|
| Building SF: | 100,000 sf |
| Space Available: | 100,000 sf |
| Minimum Divisible: | 927 sf |
| Lot Size: | 7.412 acres |
| Parking: | 408 with more available next door |
| Zoning: | M-1 |
| Building Type: | Office |
| Previous Use: | Corporate headquarters for The Andersons, Inc. |
| Remarks: | <ul style="list-style-type: none"> • Class A executive office space • Most visible building in Arrowhead Park • Flexible space with a variety of layouts • Generous tenant improvement allowance |



| Building Details | | | |
|---------------------------|-----------------|--------------------------|------------|
| Year Built: | 1980 | Roof | Membrane |
| Type Construction: | Concrete panels | Floor: | Concrete |
| Heat: | Gas | Public Trans: | TARTA, Bus |
| Air Conditioning: | Electric | No. of Floors: | Two story |
| Overhead Door(s): | No | Sprinkler System: | Yes |
| | | Truck Wells: | Yes |

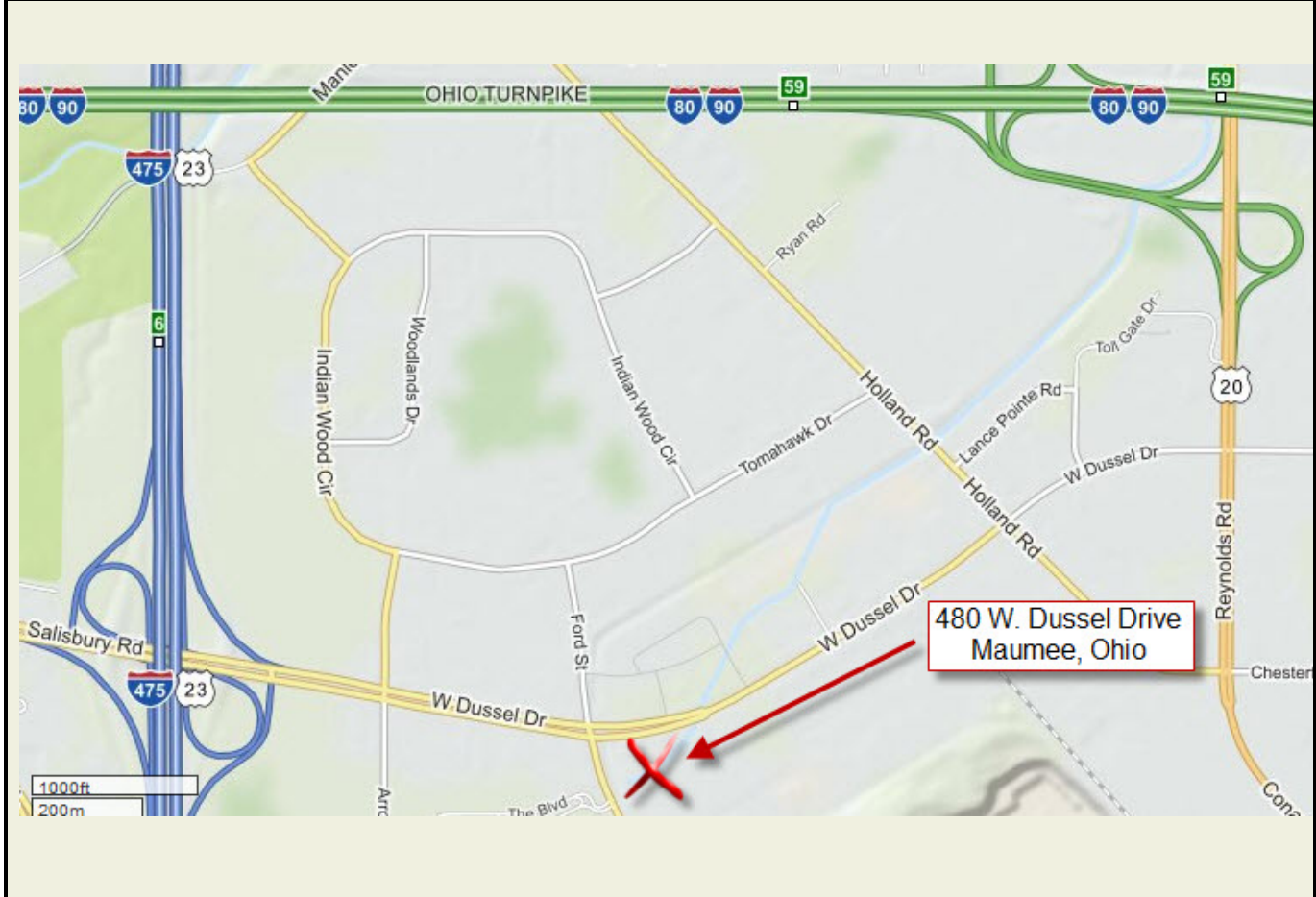
| 2017 Estimated Expenses | | Utilities | |
|----------------------------|-------------|------------------------|----------------------------|
| RE Tax & Ass't: | \$2.02 | Water: | City of Maumee |
| Insurance: | .20 | Sanitary Sewer: | City of Maumee |
| CAM: | <u>3.44</u> | Storm Sewer: | City of Maumee |
| Total Expenses: | \$5.66 | Gas: | Columbia Gas |
| | | Electric: | First Energy 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.

Lease Specifications

| | | | |
|---------------------------|--|----------------------|---------------------------------|
| Gas: | By landlord* | Insurance: | Content and Liability by tenant |
| Electricity: | By landlord* | Lease Term: | 5 year minimum |
| Water: | By landlord* | Improvements: | Negotiable |
| Real Estate Taxes: | By landlord* | | |
| Janitorial | By tenant | | |
| | <ul style="list-style-type: none"> As part of CAM | | |

Property Location



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Aerial View



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Main Entrance



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