

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

Building SF:	11,879 sf
Space Available:	1,050 sf (Suite F) 1,260 sf (Suite I) 1,678 sf (Suite P)
Parking:	4+ per suite
Zoning:	C-1 City of Perrysburg
Building Type:	Office space
Previous Use:	Office
Remarks:	<ul style="list-style-type: none"> Suites located in small office center Prime Sandusky Street frontage with easy access to the interstate systems Utilities are included for the smaller suites.



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

Expenses		Utilities	
RE Tax & Ass't:	By landlord	Water:	City of Perrysburg
Insurance:	By landlord	Sanitary Sewer:	City of Perrysburg
CAM:	By landlord	Storm Sewer:	City of Perrysburg
Total Expenses:		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.



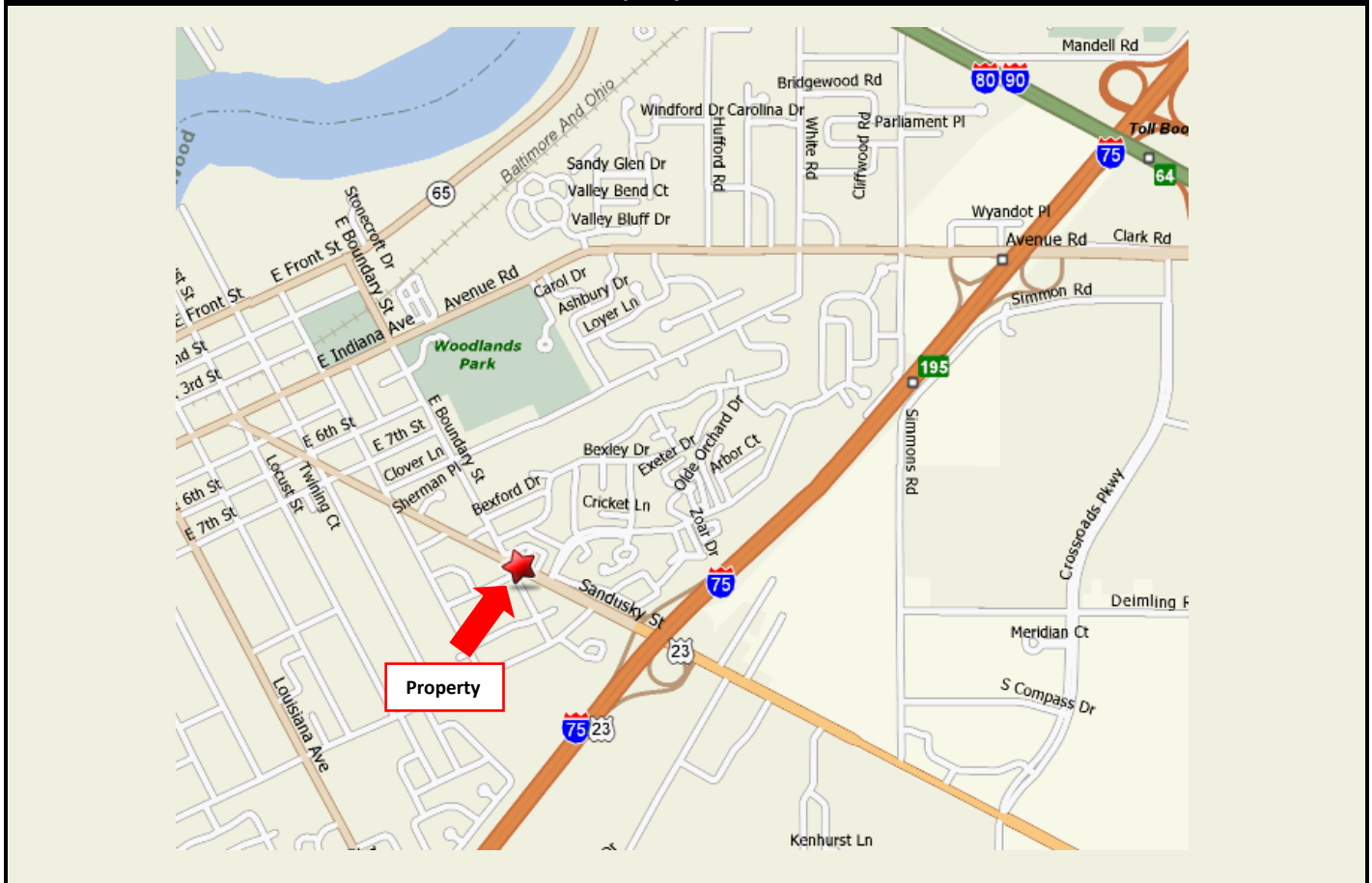
www.tomahawkco.com

Three Meadows Office Building 1011 Sandusky Street

Lease Specifications

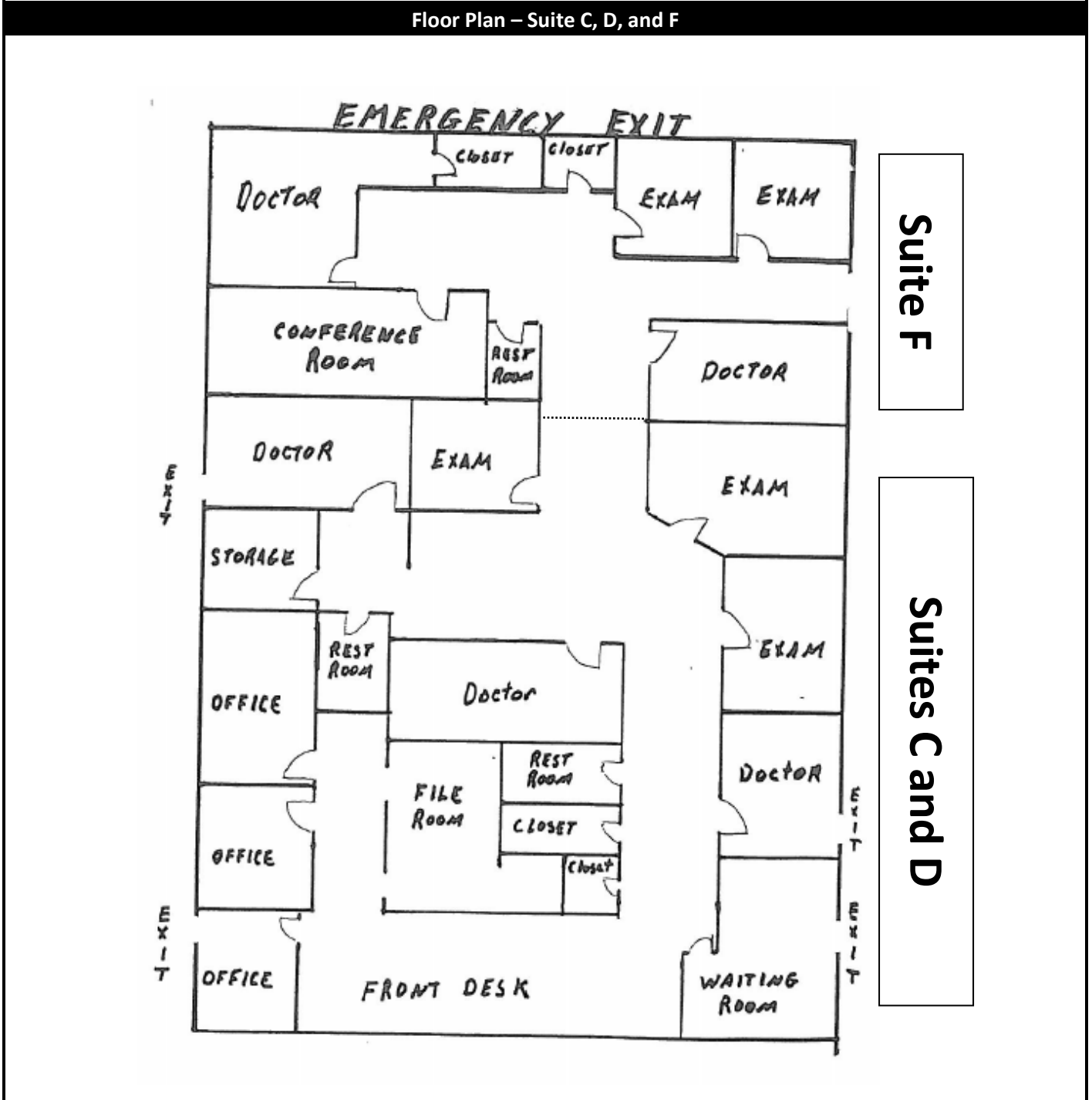
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	By landlord	Improvements:	Negotiable
Real Estate Taxes:	By landlord		
Janitorial	By tenant		

Property Location



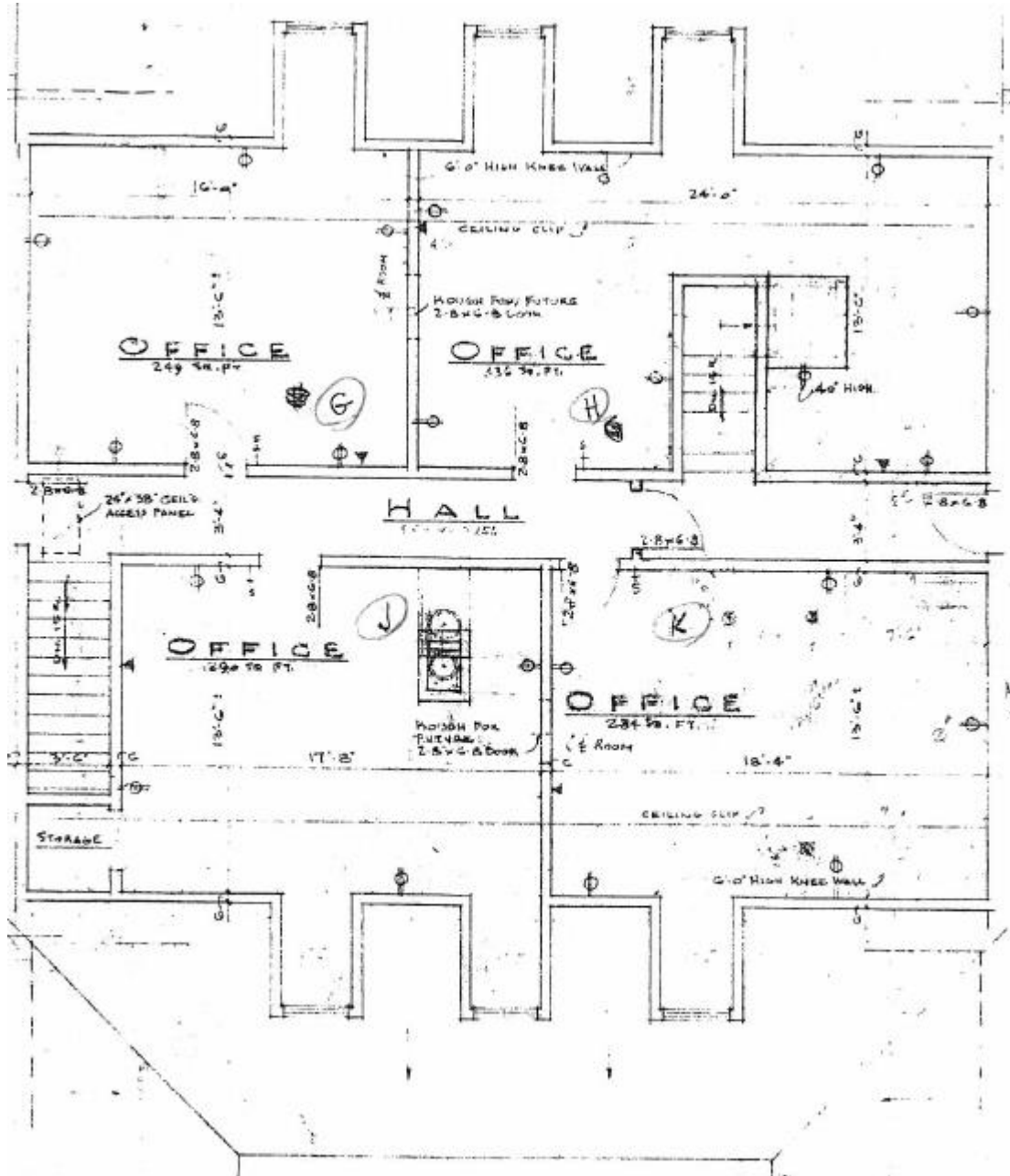
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Floor Plan – Suite C, D, and F



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Site Plan



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