



3425 Executive Pkwy

Toledo, Ohio 43606

Property Highlights

- First-floor medical space available
- Complex professionally owned and locally managed
- First-floor suite near main entrance to the building
- Four (4) exam rooms, one (1) business office
- Large intake/reception area with 12-seat waiting area
- Break area with kitchenette
- Separate IT room
- First-floor restroom is in common area
- Current Lease Expires 8/31/2030

Offering Summary

Lease Rate:	\$11.50 SF/yr
Building Size:	39,904 SF
Available SF:	1,008 SF

For More Information



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Property Description

Prime commercial property offers many amenities. This location is perfect for medical practices seeking a professional and convenient workspace. The well-maintained exterior and ample parking make it welcoming for both employees and patients. This opportunity is for 1,008 SF first-floor medical office. Lease rate is \$11.50 SF/yr NNN.

Location Description

Located on Executive Parkway in one of the busiest office/retail corridors of Secor Road and West Central Avenue. This space is minutes from the I-475 expressway and has immediate access to grocery, fast-casual and sit-down restaurants.

Site Description

A two-story, brick office building with 1,008 SF of space available on the first floor. It is an excellent building with exterior monument signage and lobby signage. Total building size is 39,904 SF.

Lease Rate	\$11.50 SF/Yr (NNN) Current Lease Expires 8/31/2030
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Location Information

Street Address	3425 Executive Pkwy
City, State, Zip	Toledo, OH 43606
County	Lucas
Market	Toledo
Sub-market	West Toledo/Sylvania
Cross-Streets	Secor Road and West Central Avenue

Building Information

Building Size	39,904 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1987
Year Last Renovated	2006
Gross Leasable Area	1,008 SF
Construction Status	Existing
Condition	Excellent
Roof	Shingle/Pitched
Structure	Frame/Brick
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Various
Exterior Signage	Yes, monument
Interior Signage	Yes, in lobby
Restrooms	One (1) in-suite, Four (4) in common area

Property Information

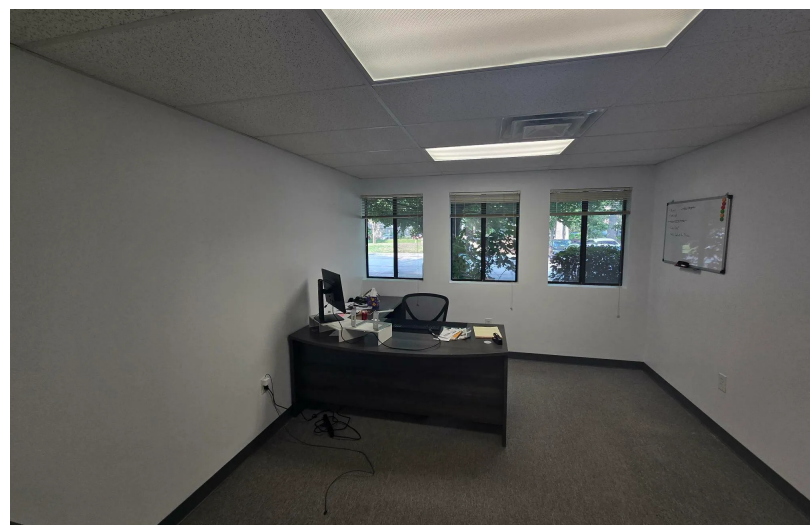
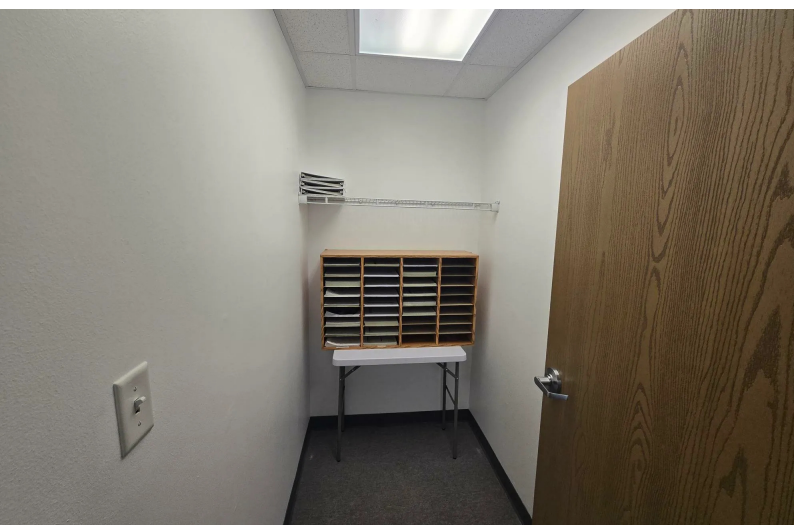
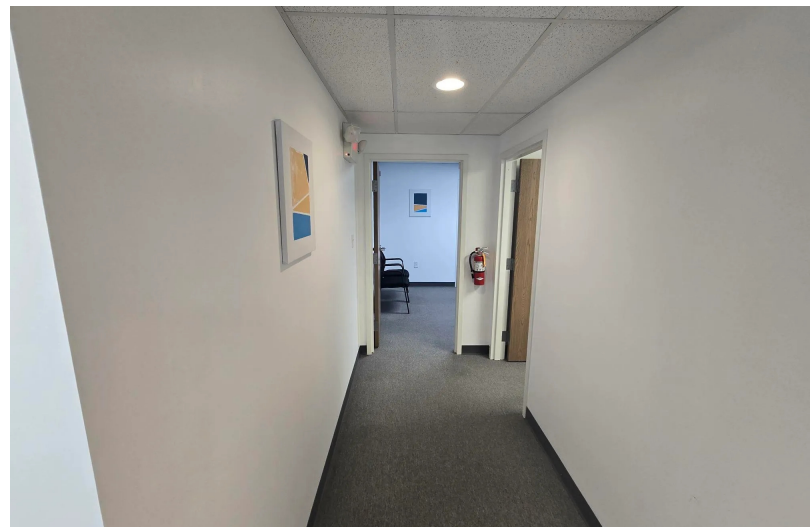
Property Type	Office
Zoning	10-CO (Office Commercial)
Lot Size	3.08 Acres
APN #	23-73967
Traffic Count	20,085 VPD
Traffic Count Street	Secor Road at West Central Avenue
Amenities	First-floor medical office space Climate-controlled system Gas-Forced Air Exterior and Interior Signage Close to retail, restaurants, and grocery stores Minutes from Interstate 475

Parking & Transportation

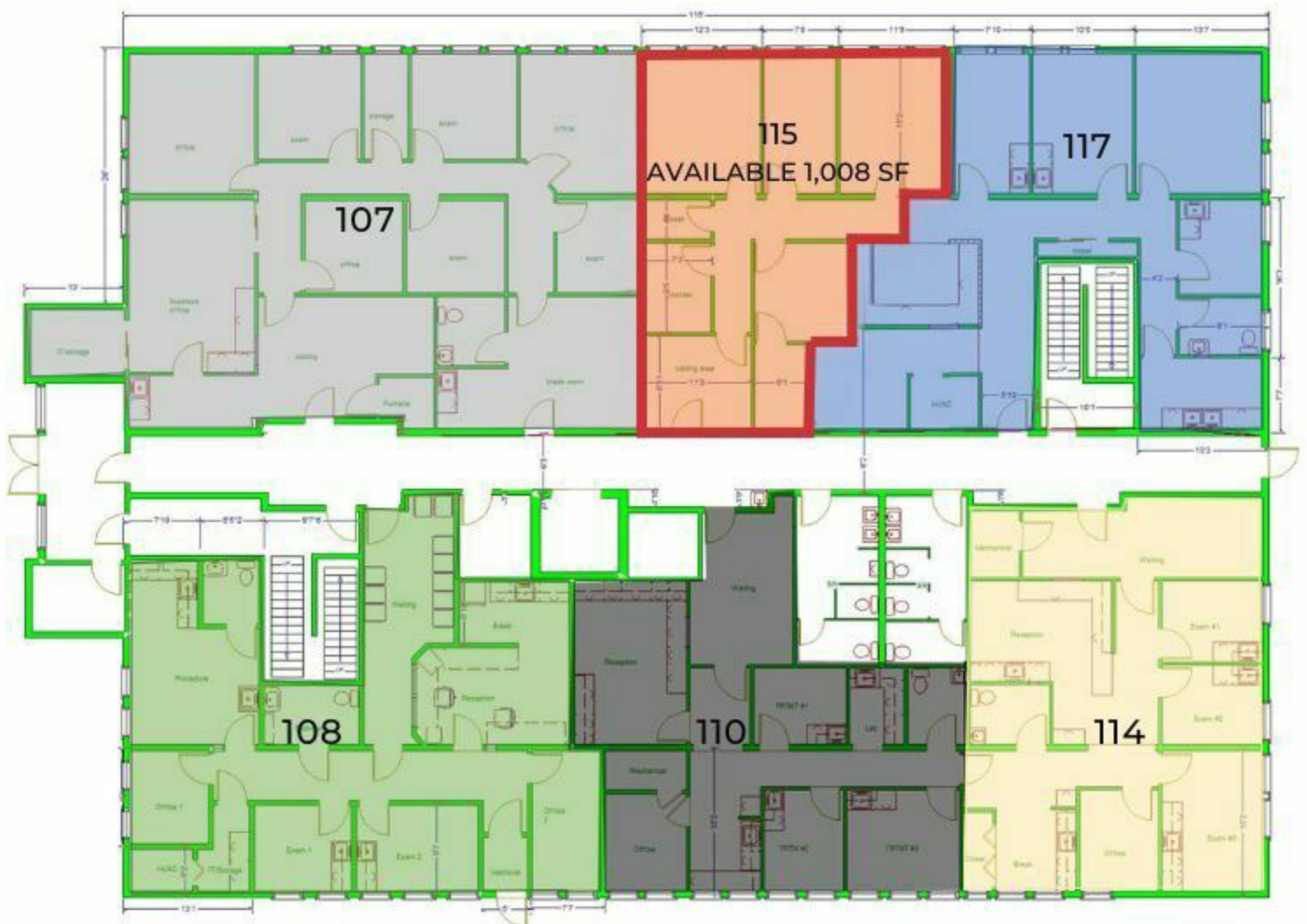
Parking Type	Surface
Number of Parking Spaces	185

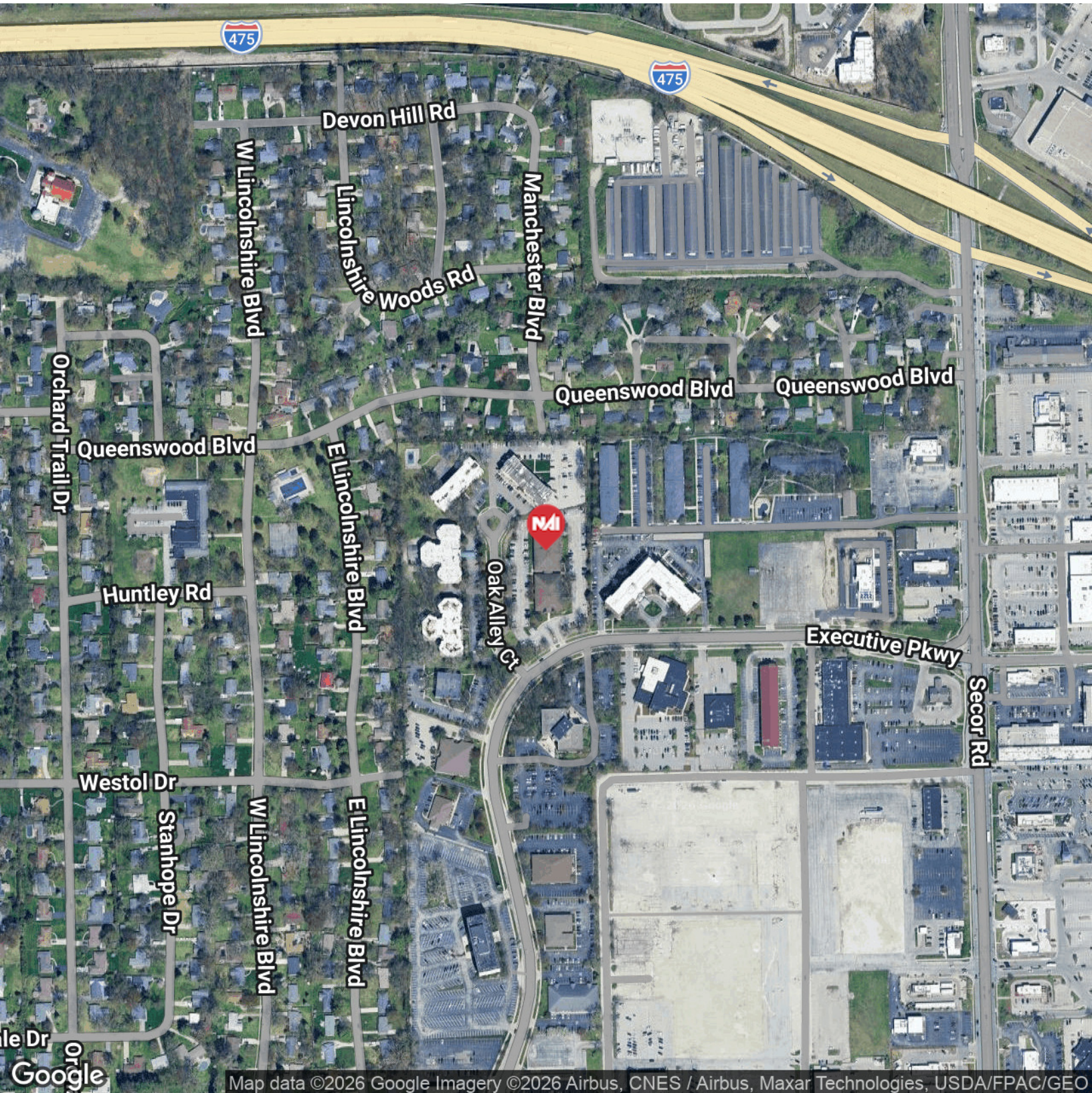
Utilities

Internet	Buckeye Broadband
Power	Toledo Edison
Gas	Columbia Gas
Water	City of Toledo



3425 Executive Parkway: 1st Floor

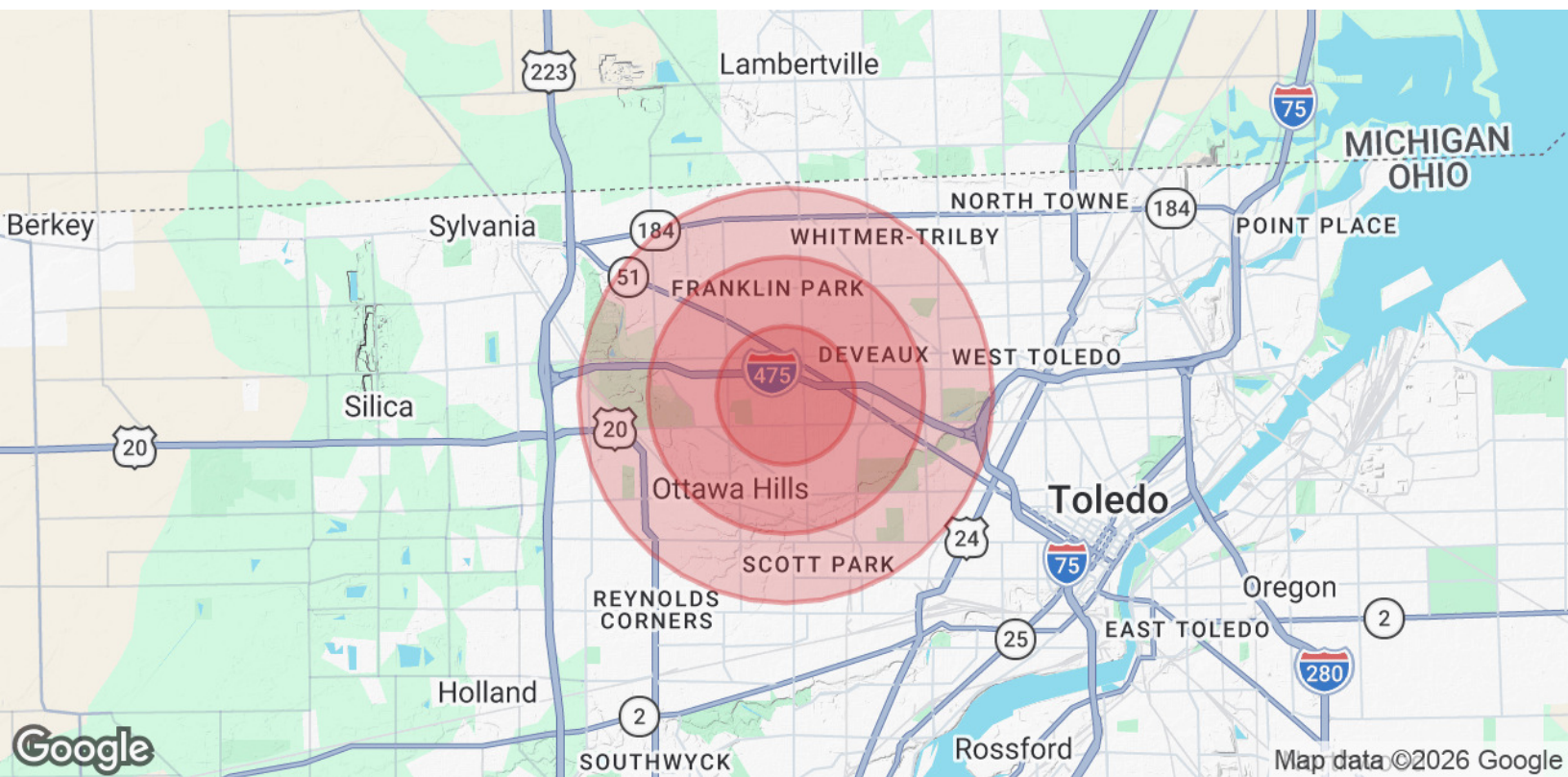




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Population	1 Mile	2 Miles	3 Miles
Total Population	9,952	49,219	103,657
Average Age	44	40	39
Average Age (Male)	42	38	38
Average Age (Female)	46	41	41
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,965	21,262	44,844
# of Persons per HH	2	2.3	2.3
Average HH Income	\$87,125	\$91,447	\$80,567
Average House Value	\$226,455	\$203,663	\$182,076

2020 American Community Survey (ACS)