



DANBERRY NATIONAL, LTD.

OFFICES FOR LEASE- 405 MADISON AVE.

GENERAL INFORMATION:

LOCATION: 405 MADISON AVE
CLOSEST INTERSECTION: N. ST. CLAIR STREET
CITY/TOWNSHIP: TOLEDO
STATE/ZIP: OHIO, 43604
ZONING: C
CLASS: A

PRICING DETAILS: \$16.25/SF/YR

MIN DIVISIBLE: 900SF

LEASE TERM: 3 YEARS +

PROPERTY HIGHLIGHTS:

- CORNER LOCATION
- STREET SIDE PARKING
- ATTACHED PARKING GARAGE WITH RESERVED PARKING
- CENTRALLY LOCATED IN TOLEDO CBD
- BUILDING INCLUDES PNC BANK, SEVERAL LAW OFFICES, COMMUNICATION AND CABLE COMPANIES, PROFESSIONAL SERVICES, ICE RESTAURANT
- LOCATED ACROSS FROM LEVIS SQUARE AND POPULAR FOOD TRUCK AREA
- LOBBY TO BE UPDATED IN 2017
- EXECUTIVE BOARD ROOM
- AUDITORIUM
- WITHIN WALKING DISTANCE TO HUNTINGTON CENTER, SEAGATE CONVENTION CENTER, COURTHOUSE AND NEW PROMEDICA HEADQUARTERS



BUILDING HIGHLIGHTS:

- BUILT IN 1929
- BUILDING SIZE: 309,474SF
- 24 FLOORS
- PROPERTY TYPE: OFFICE AND RETAIL

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800 FAX: (419) 874-2899

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.

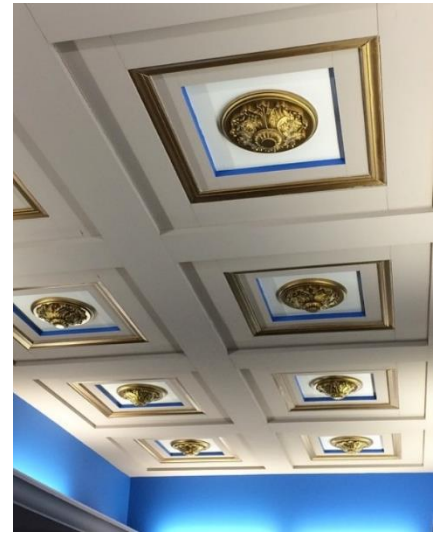
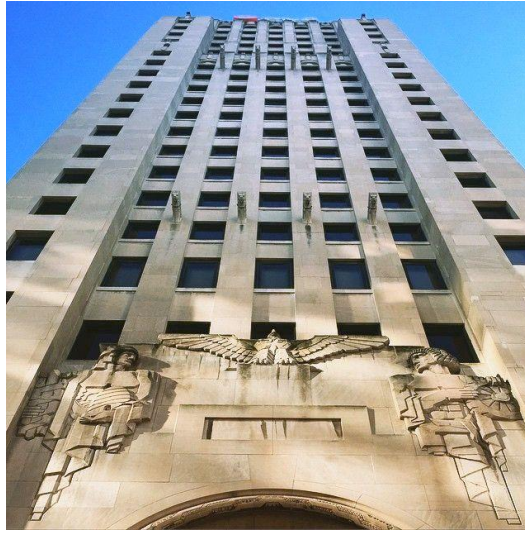


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- NEW OWNERSHIP
- ARCHITECTS: MILLS, RHINES, BELLMAN & NORDHOFF
- LIMESTONE WITH WISCONSIN BLACK GRANITE
- ENTRANCES FEATURE A 44FT ARCH, AFRICAN MAHOGANY, GREEN TERRAZZO FLOORS, BRONZE DOORS AND ENTRYWAYS

PHOTOS:



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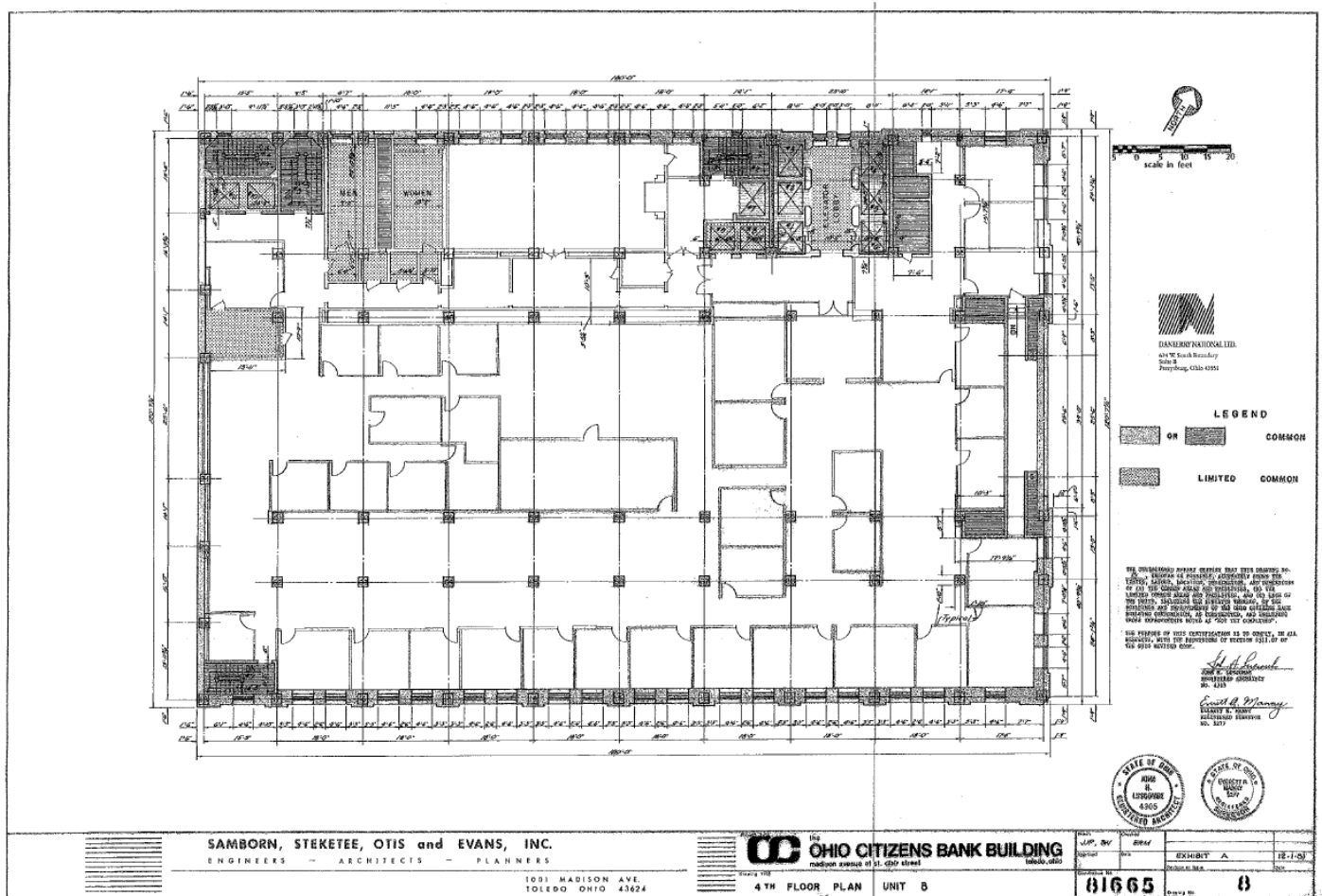
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FLOOR PLANS (THESE FLOORS MAY NOT BE AVAILABLE BUT ARE USED AS EXAMPLE ONLY):



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