

FOR LEASE · AVAILABLE DECEMBER 1, 2026

LEASING OFFERING MEMORANDUM

Private offices across from the Lucas County Courthouse

624 Adams Street, Suite 2 · Downtown Toledo, Ohio 43604

$495/mo
Per private office, full service

$1,395/mo
All three offices (Suite 2)

1,219 RSF
Suite 2 · 3 private offices

4 courts
Within about a 5-minute walk

OFFERING SUMMARY

One office, or all three.

Suite 2 is three lockable private offices on the ground floor of 624 Adams Street, a remodeled 1892 brick building at the corner of Adams & N. Erie, directly across from the Lucas County Courthouse. Tenants share a client waiting area, a kitchen and two updated restrooms. Rent is full service: utilities, gigabit internet, real estate taxes and building maintenance are all included.

Private office

$495 / month

One lockable office (about 185–210 SF) with use of the shared client waiting area, kitchen and restrooms.

All three offices · Suite 2

$1,395 / month

1,219 rentable SF: three adjoining private offices plus shared reception. About $13.73/SF/yr, full service.

Space at a glance

Suite	Suite 2, ground floor
Rentable area	1,219 RSF
Private offices	3 (≈210, ≈200, ≈185 SF)
Shared areas	Waiting area, kitchen, 2 restrooms
Lease type	Full service gross
Term	Flexible
Available	December 1, 2026
Zoning	CO, Office Commercial

Rent includes

- Electric
- Gas heat
- Water, sewer & trash
- Gigabit internet
- Secured door access
- Real estate taxes
- Building maintenance
- No CAM charges

Ideal for

- Criminal, family and probate attorneys
- Court reporters and interpreters
- Process servers and private investigators
- Mediators and court-adjacent practices

Location advantage: Lucas County Common Pleas and Probate courts are across the street, with Toledo Municipal Court, the U.S. District Court and Lucas County Juvenile Court all within about a 5-minute walk.

THE SPACE

Remodeled, ground floor, ready Dec 1.



Shared client waiting area



Shared kitchen: granite counters, stainless appliances



Hallway to the private offices



Shared workroom

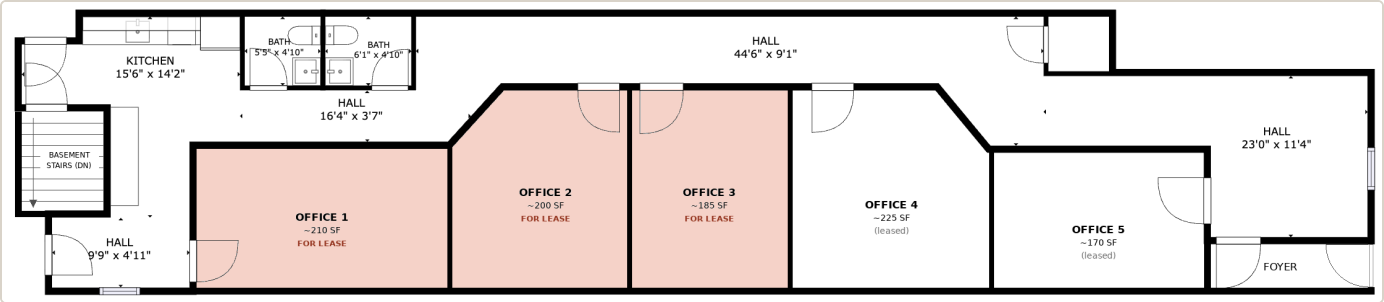


One of two updated restrooms

Photos of the private offices will be added December 1, when the current tenant moves out. Showings by appointment.

FLOOR PLAN

Three private offices, shared reception.



Suite 2 (available)

SPACE	APPROX. SIZE
Office 1	≈210 SF
Office 2	≈200 SF
Office 3	≈185 SF
Private offices total	**≈595 SF**
Suite 2 rentable area	**1,219 RSF**

Shared with the other tenant

- Client waiting area and front hall
- Kitchen with granite counters and stainless appliances
- Two updated restrooms
- Street-level entry foyer with secured door access

Offices 4 and 5 are leased to A-1 Bail Bonds. Office sizes are estimates prorated to the surveyed building area and will be confirmed by measurement on December 1. Plan not to scale.

LOCATION

Walk to four courts.



COURT	FROM THE DOOR
Lucas County Courthouse Common Pleas, Probate, Clerk of Courts	Across the street
Toledo Municipal Court 555 N. Erie St.	~3 min walk
U.S. District Court (federal) 1716 Spielbusch Ave.	~5 min walk
Lucas County Juvenile Court 1801 Spielbusch Ave.	~5 min walk

Around the block

- Adams Street Cafe, Ridge & River and Grindhrs coffee on the same block
- Toledo-Lucas County Public Library (Main) at Library Square
- On-street and surface-lot parking nearby
- TARTA transit hub a few blocks away; I-75 minutes away

THE BUILDING

An 1892 corner building, updated.





Building details

Address	624 Adams St, Toledo, OH 43604
Built / renovated	1892 / 2022
Stories	2, brick
Building footprint	≈2,300 SF per floor
Systems	New furnace (2024), updated electrical
Floors	Luxury vinyl plank
Parcel	15-49067
Management	Owner-managed

Lease terms

Rent	$495/office · $1,395 all three
Structure	Full service gross
Term	Flexible
Availability	December 1, 2026
Showings	By appointment
Brokers	Cooperating brokers welcome

CALL OR TEXT THE OWNER

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Photos, floor plan & map

624adams.com

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