

3516 GRANITE CIRCLE
SYLVANIA TOWNSHIP, OH 43617

OFFICE SPACE FOR LEASE
16,100 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

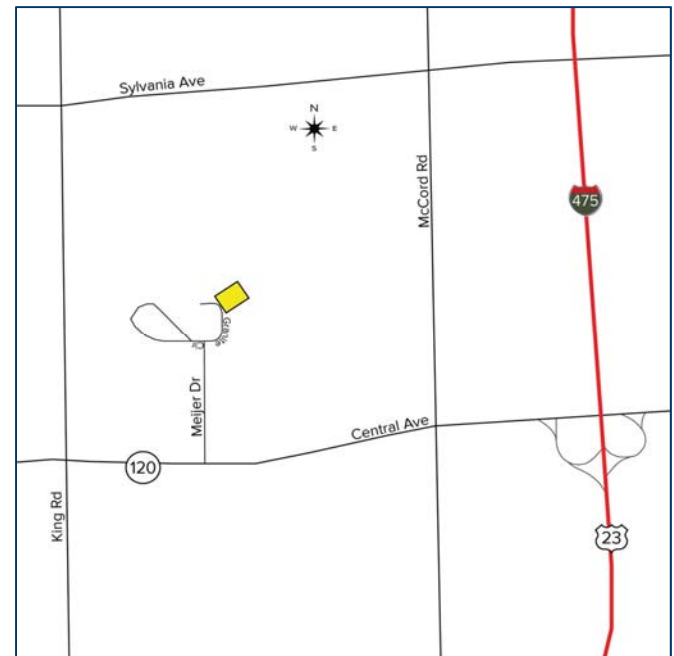
FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$21.00 per square foot gross
Space Available:	16,100 square feet*
Building Size:	31,925 square feet
Number of Stories:	2
Year Constructed:	1995
Condition:	Excellent
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	M-2
Parking:	128 spaces
Curb Cuts:	1
Street:	2 lane, 2 way

* Space available subject to final measurement.



For more information, please contact:

SAM ZYNDORF, CCIM
(419) 249 6300
szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

3516 Granite Circle, Sylvania Township, OH 43617

Office Space For Lease

16,100
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9'
Basement:	No
Heating:	Hot water
Air Conditioning:	Central
Power:	600 amp
Security System:	Yes
Restrooms:	4 on 1st floor; 2 on 2nd floor
Sprinklers:	Yes
Signage:	Monument
Delivery Area:	Rear

Comments:

- Class A office.
- Beautiful wooded setting.
- Sylvania Township income tax benefit.
- Entire first floor available.
- Adjacent to University Parks Trail.
- Fully sprinklered.

BUILDING INFORMATION

Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No

LEASE DETAILS

Term:	5 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for content and liability insurance.	

2017 REAL ESTATE TAXES

TD:	79
Parcel:	09871
Assessor Number:	30-332-008
Total Taxes:	\$76,228



For more information, please contact:

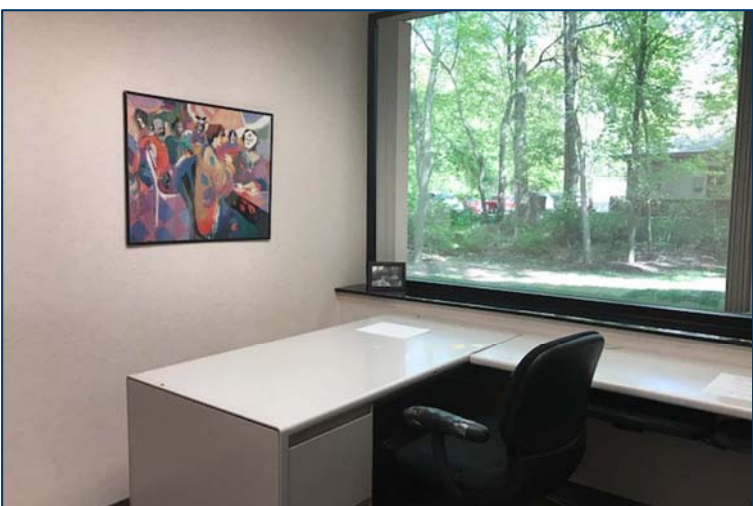
SAM ZYNDORF, CCIM
(419) 249 6300
szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

3516 Granite Circle, Sylvania Township, OH 43617

Office Space For Lease

16,100
Square Feet
AVAILABLE



For more information, please contact:

SAM ZYNDORF, CCIM

(419) 249 6300

szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

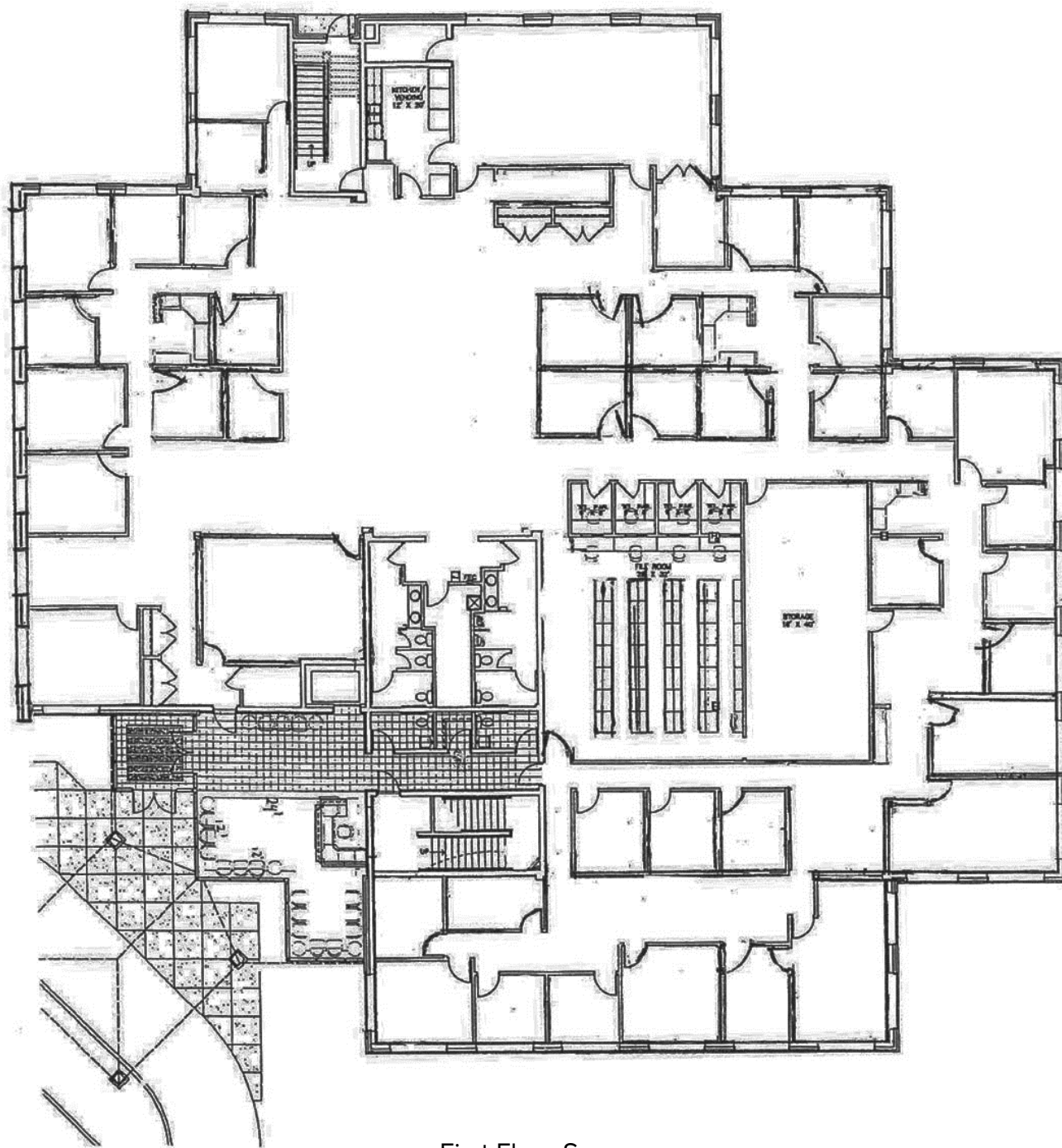
Toledo, Ohio 43604

www.signatureassociates.com

3516 Granite Circle, Sylvania Township, OH 43617

Office Space For Lease

16,100
Square Feet
AVAILABLE



First Floor Space

For more information, please contact:

SAM ZYNDORF, CCIM
(419) 249 6300
szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

3516 Granite Circle, Sylvania Township, OH 43617

Office Space For Lease

16,100
Square Feet
AVAILABLE



For more information, please contact:

SAM ZYNDORF, CCIM

(419) 249 6300

szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com