

104 & 108 E. MAIN STREET  
WOODVILLE, OH 43469

OFFICE SPACE FOR LEASE  
1,000 & 2,600 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**WOODVILLE COMMONS**



## GENERAL INFORMATION

### Space Available/Lease Rate:

Suite 104 (medical office) 2,600 sf @ \$2,000 per month  
Suite 108 (retail) 1,000 sf @ \$600 per month

Building Size: 8,327 square feet

Number of Stories: 1

Year Constructed: 1900, renovated 2006

Condition: Good

Closest Cross Street: Walnut Street

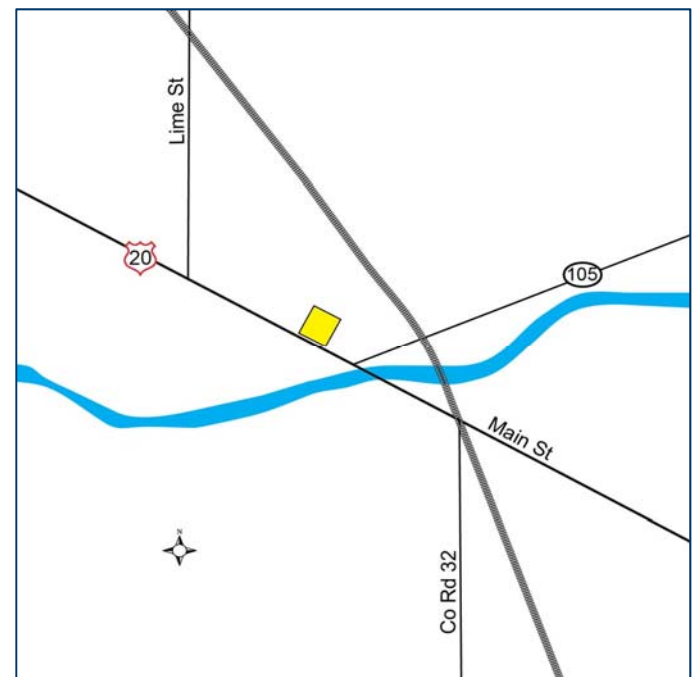
County: Sandusky

Zoning: Commercial

Parking: 30 spaces plus street

Curb Cuts: 1 plus alley

Street: 4 lane, 2 way



For more information, please contact:

**AARON LEWANDOWSKI**  
(419) 249 6326  
alewandowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick
Roof:	Rolled
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	No
Heating:	Gas
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	3
Sprinklers:	No
Signage:	Facia with city approval
Delivery Area:	No

**BUILDING INFORMATION**

Current Tenant:	Available space is vacant
Occupancy Date:	At lease execution
Other Tenants:	Peak Physical Therapy
Sign on Property:	Yes
Key Available:	Yes

**LEASE DETAILS**

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities and janitorial

**2016 REAL ESTATE TAXES**

Parcel:	30-50-00-0008-00
Total Annual Taxes:	\$4,500.00

**Comments:**

- Ideal business location along Main Street.
- Security system in building.
- Restrooms are ADA compliant.
- Well maintained.

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## Office Space For Lease

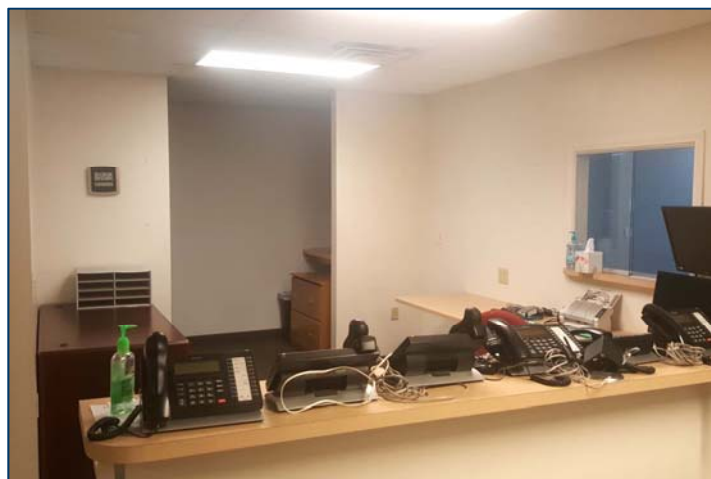
1,000 & 2,600  
Square Feet  
AVAILABLE



Waiting Area



Lab



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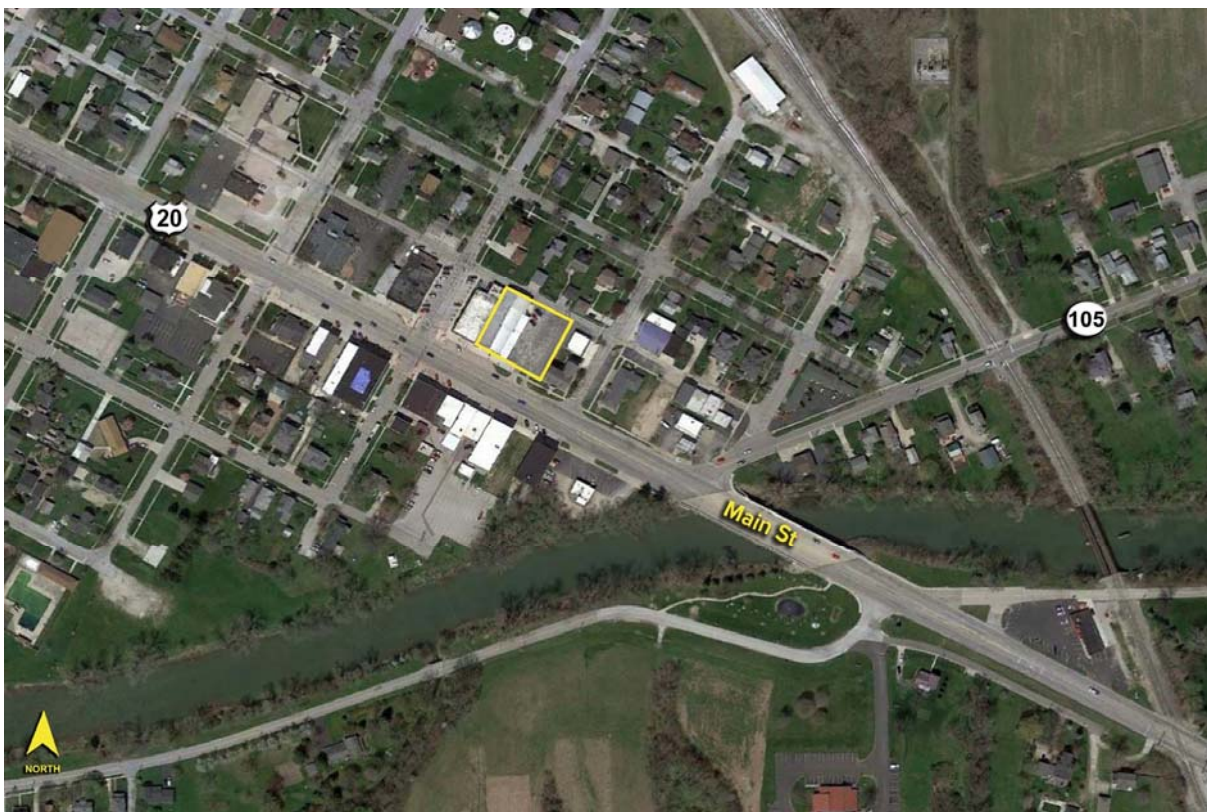
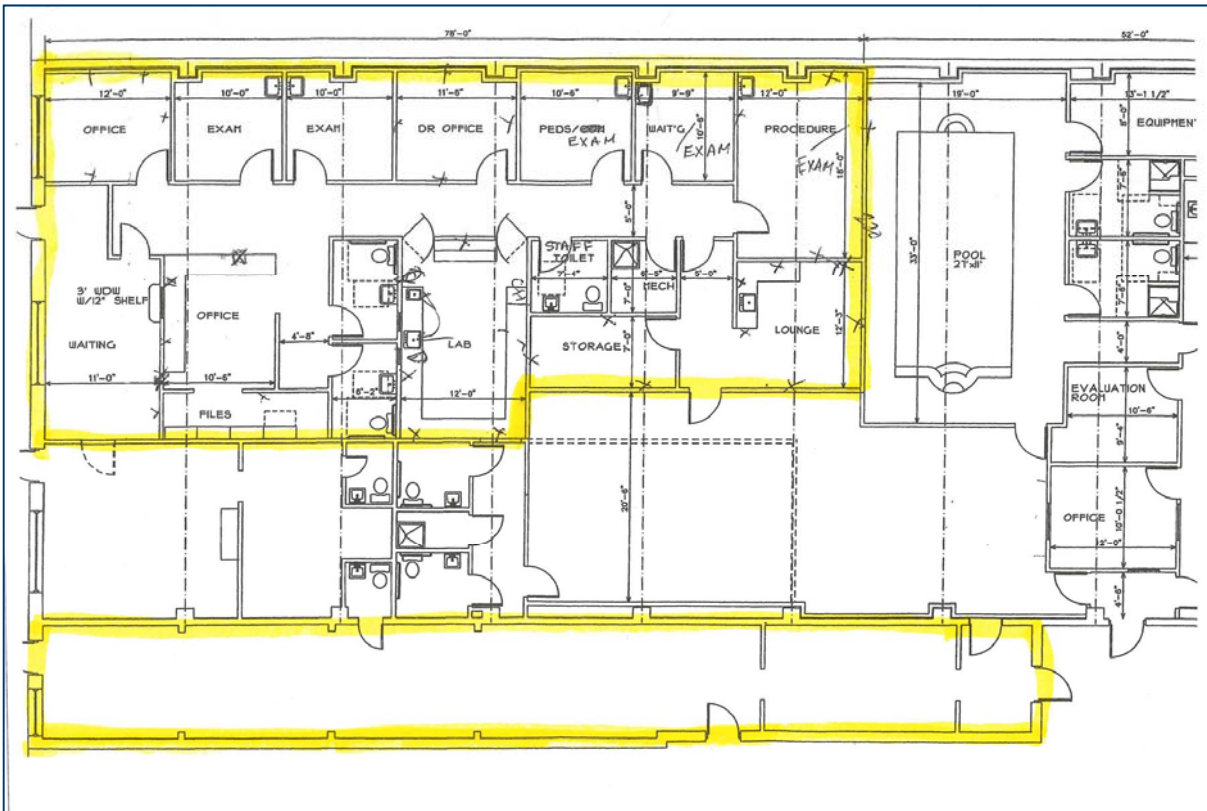
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