

3030 W. SYLVANIA AVENUE
TOLEDO, OH 43613

OFFICE SPACE FOR LEASE
5,798 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Space Available/Lease Rate:

Main Floor

Suite 102 – 977 square feet @ \$750 per month

Suite 104 – 1,008 square feet @ \$750 per month

Suite 105 – 2,511 square feet @ \$2,000 per month

Basement

Suite 16 – 1,152 square feet @ \$675 per month

Suite 18 – 150 square feet @ \$100 per month

Total Space Available – 5,798 square feet

Building Size:	16,560 square feet
Number of Stories:	1 with finished basement
Year Constructed:	1972
Condition:	Good
Closest Cross Street:	Secor Road
County:	Lucas
Zoning:	CR Regional Commercial
Parking:	50 spaces
Curb Cuts:	2
Street:	2 lane, 2 way

For more information, please contact:

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

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

BUILDING SPECIFICATIONS

Exterior Walls:	Brick and stone
Structural System:	Frame
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	No
Restrooms:	4 in common
Sprinklers:	No
Signage:	Door
Delivery Area:	No

Comments:

- Office equipment available.
- Extra storage on site.
- Heavy traffic flow.
- Well maintained.
- Common area janitorial. Tenant janitorial prices upon request.
- Elevator and stair access to basement suites.
- Building and office plans will be available.

BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	At lease execution
Other Tenants:	Dr. Ott • Progressive Physical Therapy • Vestacare • Wellness Massage
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	1 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities, janitorial and prorata share of water and snow removal.	

2016 REAL ESTATE TAXES

TD:	09
Parcel:	25691
Assessor Number:	03-491-051
Total Taxes:	\$13,721.72

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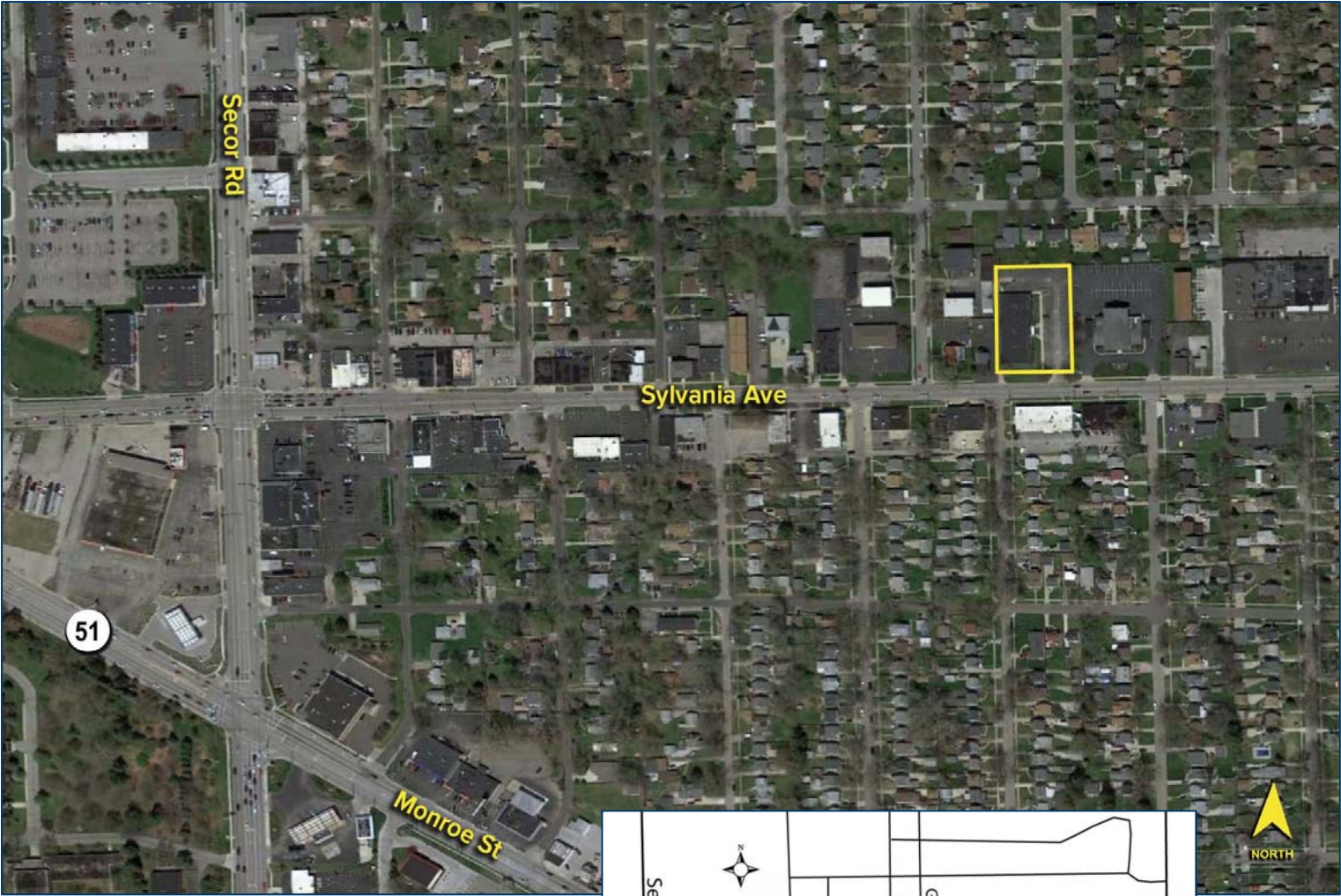
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.