



PROPERTY DESCRIPTION

Access to both River Rd. & Detroit Ave.

1/2 mile to the Anthony Wayne Trail

Tenant Improvements & Renewal Options Negotiable

BUILDING INFORMATION

Building Size	2,400 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1971

OFFERING SUMMARY

Lease Rate:	\$1,300.00 per month (MG)
Number of Units:	2
Available SF:	Unit 1: 1,200 SF Unit 2: 1,200 SF
Security Deposit:	Equal to one month's rent
County:	Lucas
Zoning:	Condominium Office Units
APN:	3620728 & 3620729

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

HUNT SEARS

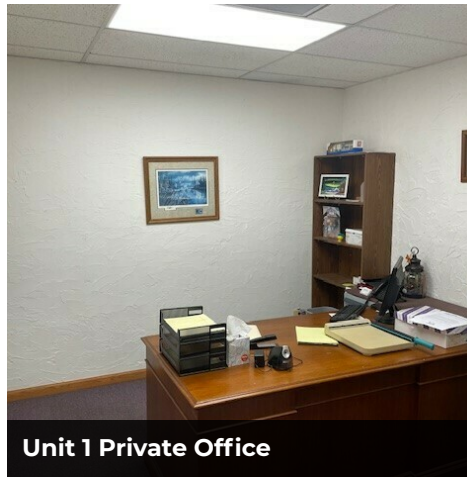
419.250.2769

hsears@millerdiversified.com

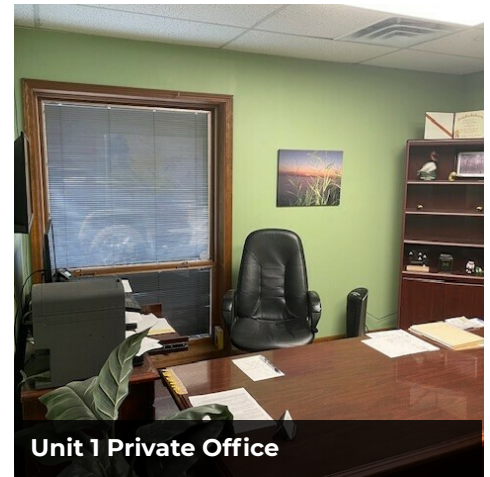




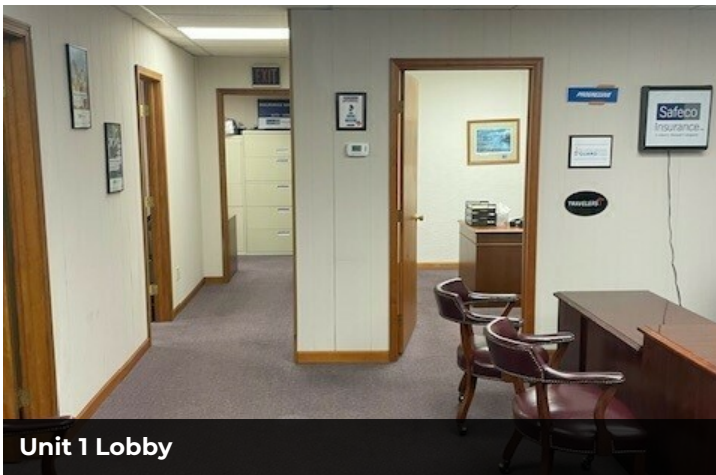
Unit 1 Lobby



Unit 1 Private Office



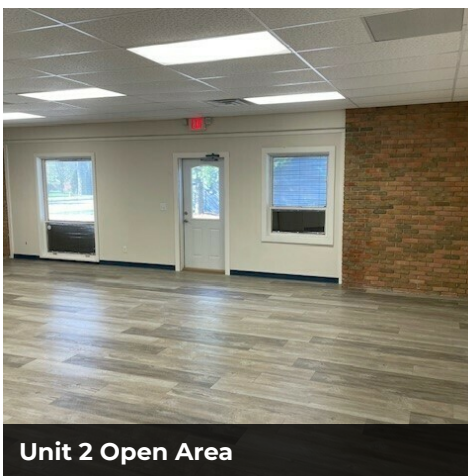
Unit 1 Private Office



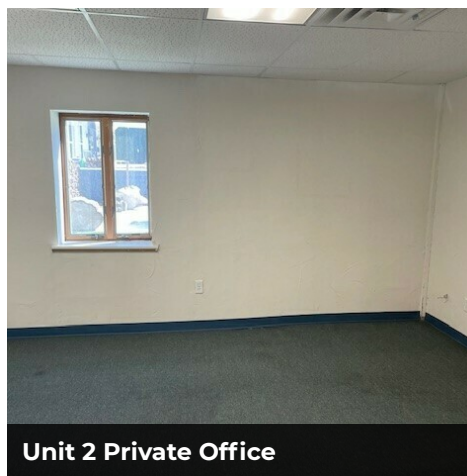
Unit 1 Lobby



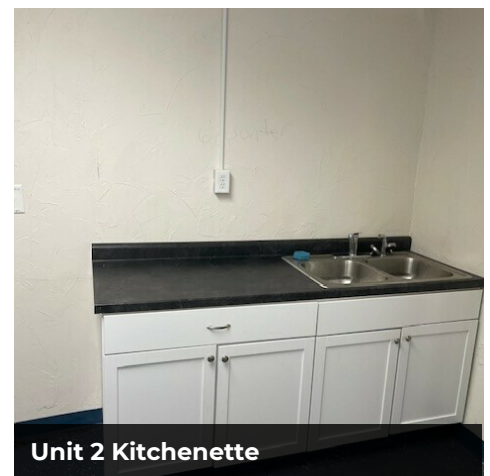
Unit 2 Open Area



Unit 2 Open Area



Unit 2 Private Office



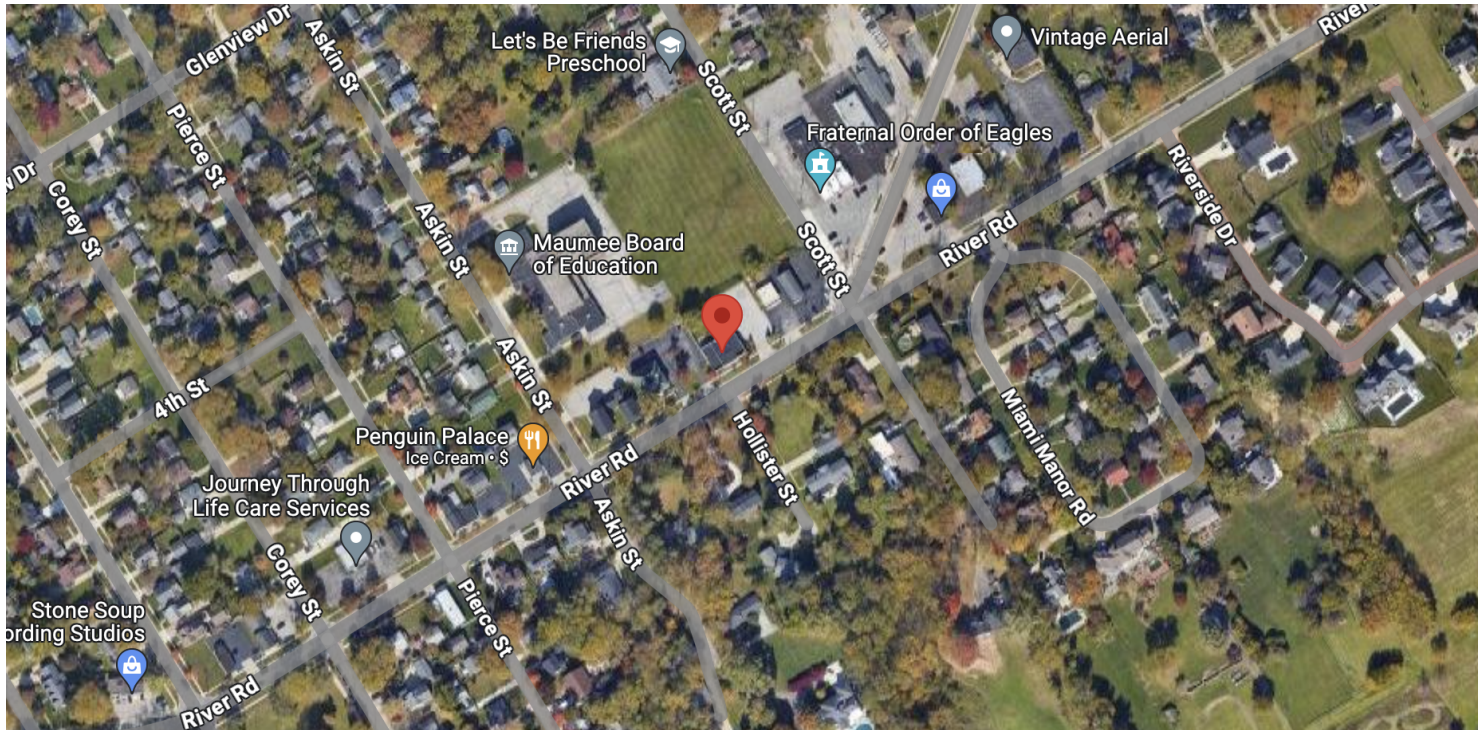
Unit 2 Kitchenette

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Each Unit Size:	1,200 SF	Lease Rate Per Unit:	\$1,300.00 per month

AVAILABLE SPACES

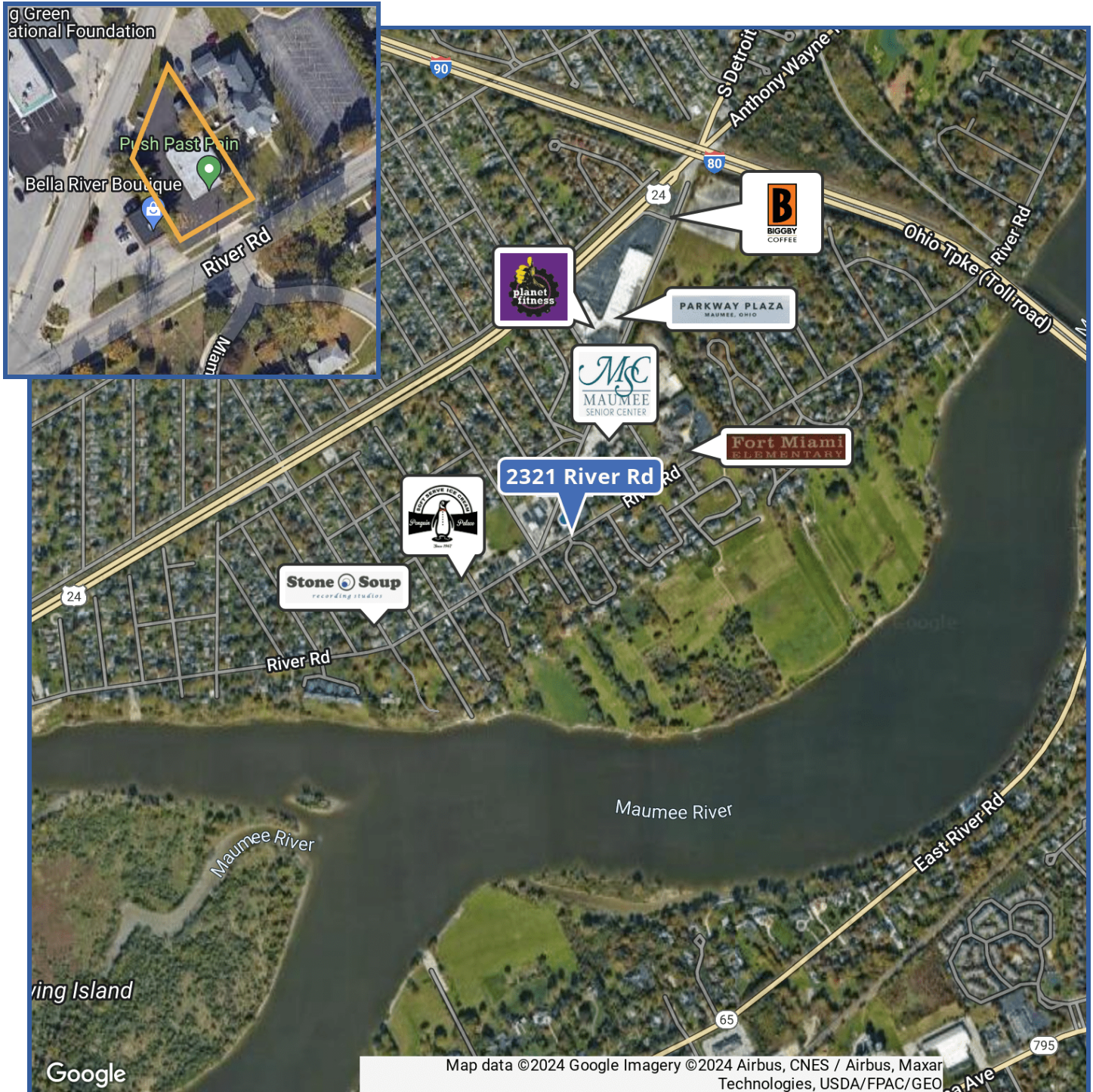
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,200 SF	Modified Gross	\$1,300 per month	Nice office space with Lobby, 3 private offices, storage room & 2 rest rooms Ideal for general office use, Insurance Companies excluded Tenant Responsibilities: Electric, Gas, Water/sewer, Phone, Internet, Suite Janitorial, Refuse
Unit 2	Available	1,200 SF	Modified Gross	\$1,300 per month	Large open area, 1 private office, kitchenette & 2 rest rooms Ideal for a Yoga or Dance Studio, Training facility. Insurance Companies excluded Tenant Responsibilities: Electric, Gas, Water/sewer, Phone, Internet, Suite Janitorial, Refuse

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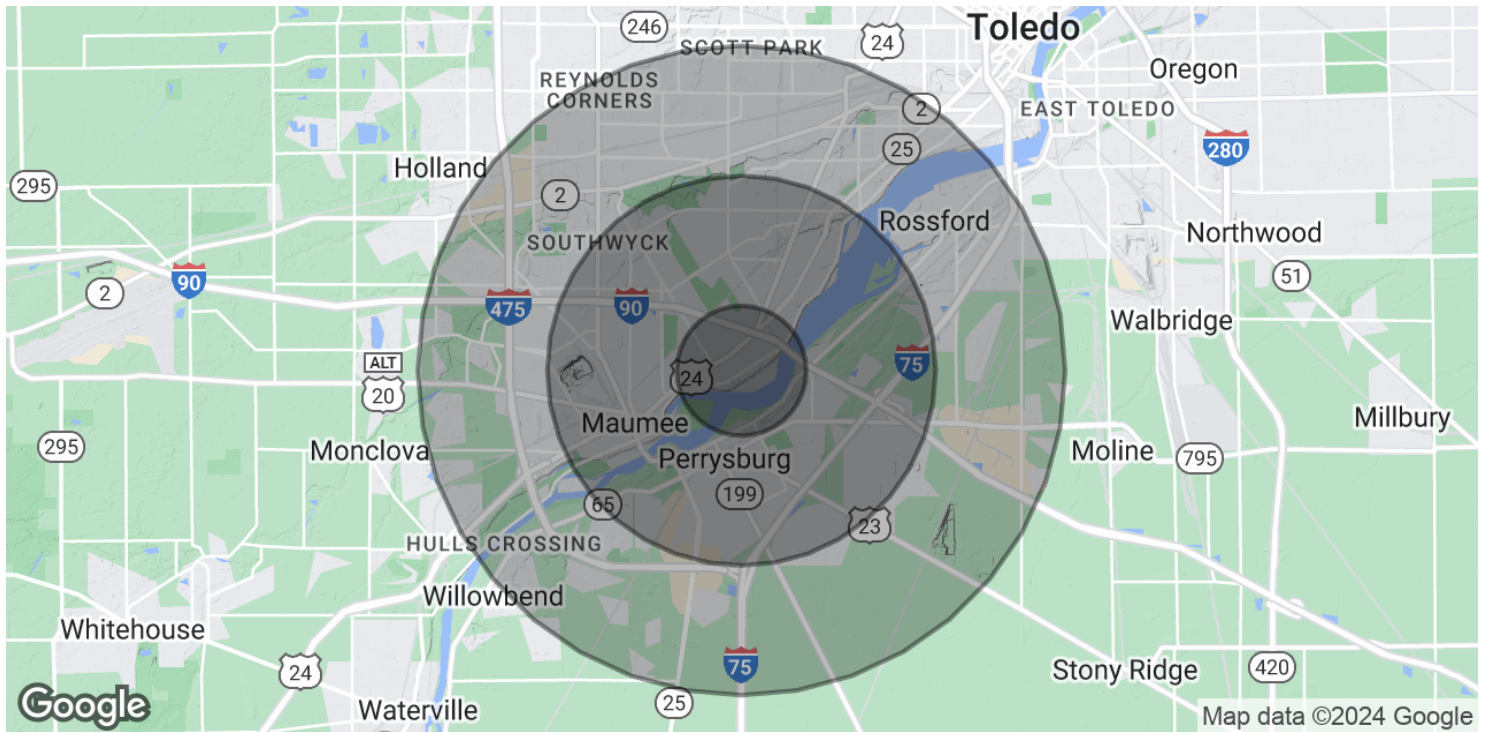


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	56,094	133,477
Average Age	42	43	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,060	25,513	59,196
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$95,542	\$90,673	\$86,992
Average House Value	\$233,607	\$228,509	\$207,330

Demographics data derived from AlphaMap

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