

1217 JEFFERSON AVENUE  
TOLEDO, OH 43624

OFFICE SPACE FOR LEASE  
1,400 Square Feet Available



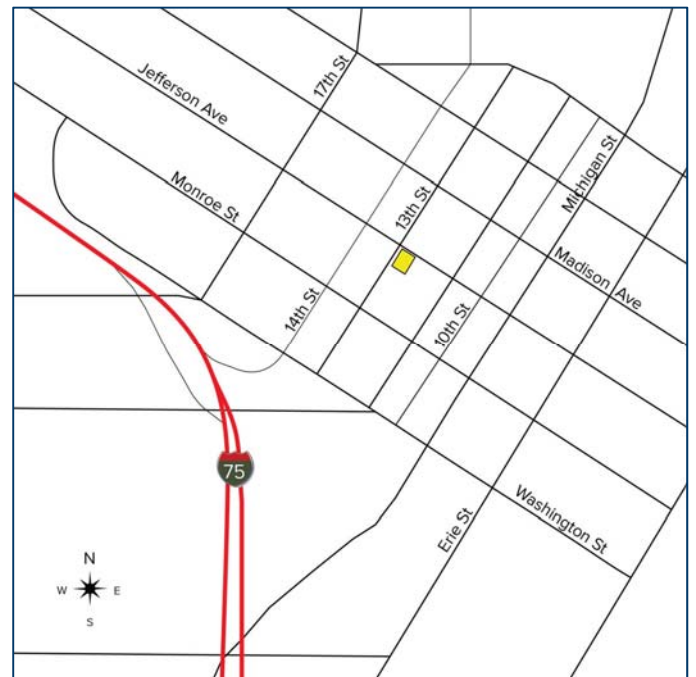
**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

|                       |                              |
|-----------------------|------------------------------|
| Lease Rate:           | \$1,200 per month            |
| Space Available:      | 1,400 square feet            |
| Building Size:        | 6,006 square feet            |
| Number of Stories:    | 1                            |
| Year Constructed:     | 1973                         |
| Condition:            | Very good                    |
| Closest Cross Street: | 13th Street                  |
| County:               | Lucas                        |
| Zoning:               | CR                           |
| Parking:              | 20 shared                    |
| Curb Cuts:            | 1                            |
| Street:               | 4 lane with center turn lane |



For more information, please contact:

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**BUILDING SPECIFICATIONS**

|                    |                            |
|--------------------|----------------------------|
| Exterior Walls:    | Brick                      |
| Structural System: | Block and steel joist      |
| Roof:              | Flat rubber                |
| Floors:            | Concrete                   |
| Floor Coverings:   | Carpet, vinyl and laminate |
| Ceiling Height:    | 9'                         |
| Basement:          | No                         |
| Heating:           | Gas forced air             |
| Air Conditioning:  | Central                    |
| Power:             | 200 amp                    |
| Security System:   | Yes                        |
| Restrooms:         | 2 in common                |
| Sprinklers:        | No                         |
| Signage:           | Awning and monument        |
| Delivery Area:     | Side door                  |

**Comments:**

- Very clean office space – recently remodeled.
- Includes parking.
- Centrally located.
- Monument sign scheduled for early 2017 construction.
- 6 offices.

**BUILDING INFORMATION**

|                   |  |
|-------------------|--|
| Current Tenant:   | The Firm                               |
| Occupancy Date:   | 30 days from lease execution           |
| Other Tenants:    | US Protection and Kurt Young, attorney |
| 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: | Gas and electric |

**2017 REAL ESTATE TAXES**

|                  |            |
|------------------|------------|
| TD:              | 12         |
| Parcel:          | 27397      |
| Assessor Number: | 01-336-020 |
| Total Taxes:     | \$4,196.00 |

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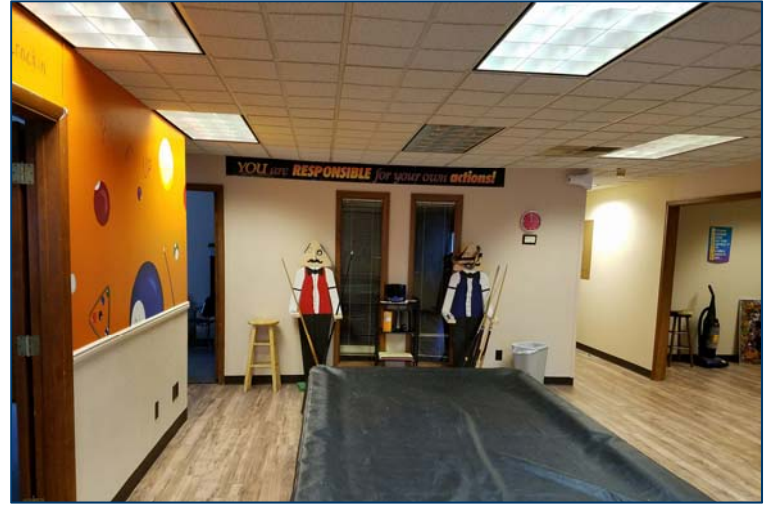
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# 1217 Jefferson Avenue, Toledo, OH 43624

## Office Space For Lease

1,400  
Square Feet  
AVAILABLE



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