

2300 NAVARRE AVENUE
OREGON, OHIO 43616

OFFICE SPACE FOR LEASE
2,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$850 per month plus utilities
Space Available:	2,000 square feet on the 2nd floor
Building Size:	7,200 square feet per Lucas County
Number of Stories:	2
Year Constructed:	1974
Condition:	Good
Closest Cross Street:	Just west of the I-280 interchange
County:	Lucas
Zoning:	C-2 General Commercial
Parking:	Approximately 40 spaces
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

CRAIG HERSCHEL
(419) 249 6325
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & frame
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9'
Basement:	No
Heating:	Forced air
Air Conditioning:	Central
Power:	2 – 200amp services and 1 – 125amp service
Security System:	No
Restrooms:	In common on each floor
Overhead Door:	No
Sprinklers:	No
Signage:	Freestanding
Delivery Area:	Front

Comments:

- Office space with easy access to I-280.
- Owner has made upgrades to the parking lot and other areas of the building.
- Second floor space has new carpet.
- Exposure/signage on Navarre Avenue.

BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	Negotiable
Other Tenants:	Pathology Laboratories and Atlantis Pain Management
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant responsible for natural gas, electric and content/liability insurance.	

2016 REAL ESTATE TAXES

TD:	44
Parcel Number:	64447
Total Taxes:	\$10,363.97

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,376	\$30,746
3 MILE	61,260	\$29,014
5 MILE	138,220	\$29,868

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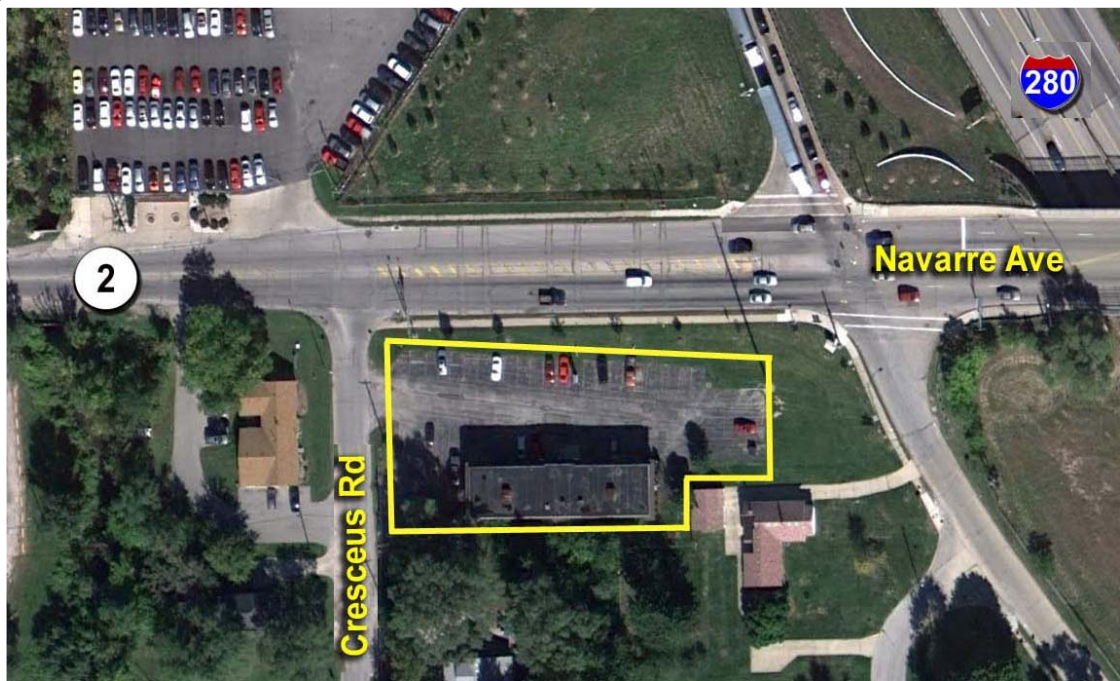
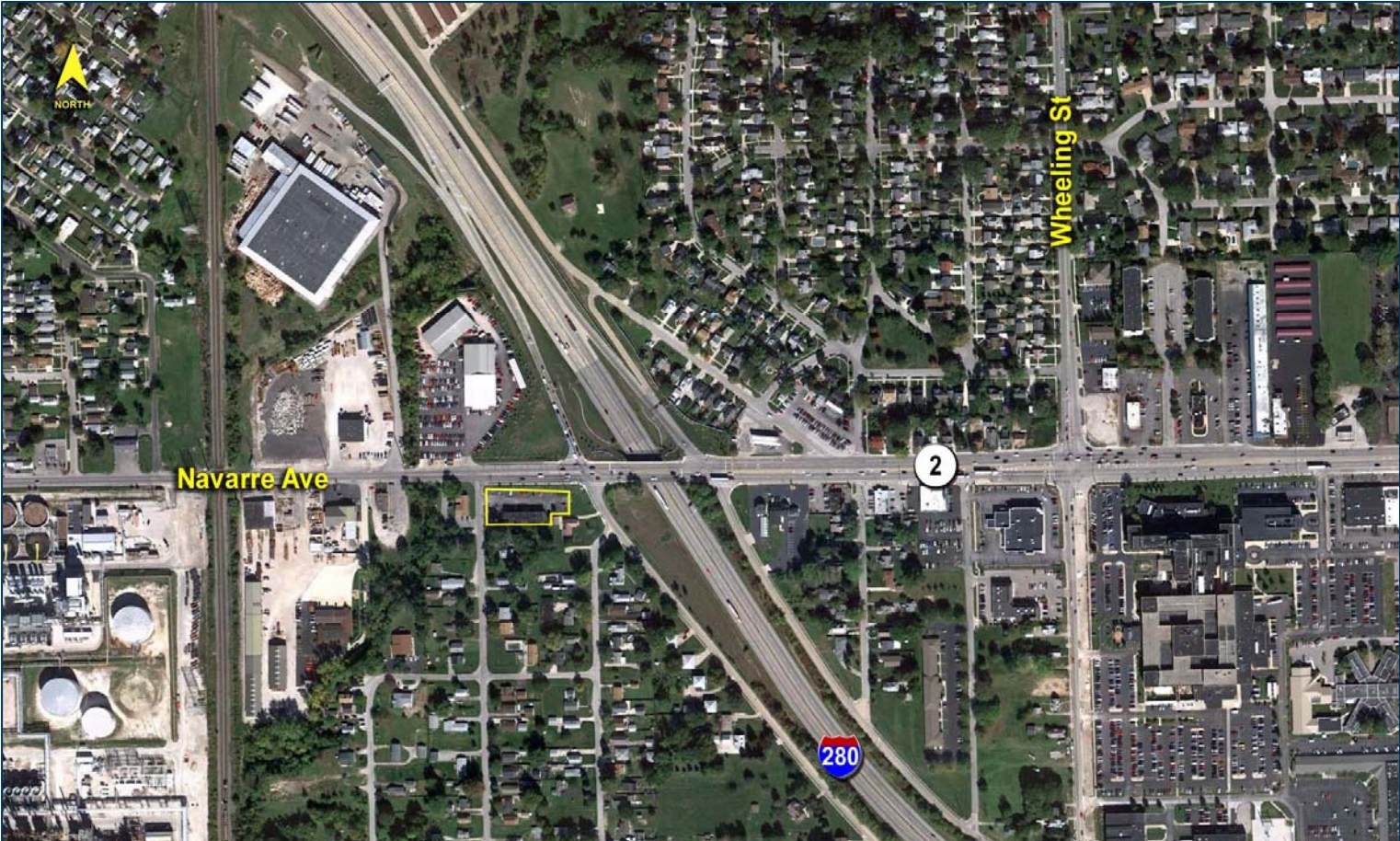
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