

27 BROADWAY STREET
TOLEDO, OH 43602

COMMERCIAL SPACE FOR LEASE
1,080 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

OLIVER HOUSE



GENERAL INFORMATION

| | |
|-----------------------|---|
| Lease Rate: | \$12.00/sf + utils. or \$1,080/mo. + utils. |
| Available Space: | 1,080 sf |
| Building Size: | 69,248 |
| Number of Stories: | 4 |
| Year Constructed: | 1890 |
| Condition: | Very good |
| Lot Dimensions: | Irregular |
| Acreage: | 1.01 ac |
| Closest Cross Street: | Ottawa Street |
| County: | Lucas |
| Zoning: | 10-CD |
| Parking: | 50 spaces |
| Curb Cuts: | 2 |
| Street: | 2 lane, 2 way |



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

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

27 Broadway Street, Toledo, OH 43602

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BUILDING SPECIFICATIONS

| | |
|--------------------|-------------------------|
| Exterior Walls: | Brick |
| Structural System: | Masonry |
| Roof: | Rubber |
| Floors: | Wood |
| Floor Coverings: | Luxury vinyl/tile/epoxy |
| Ceiling Height: | 10' |
| Heating: | GFA |
| Air Conditioning: | Central |
| Power: | 240v |
| Restrooms: | 1 shared |
| Security System: | At tenant's expense |
| Elevators: | 2 |
| Dock: | 2 – external |
| Sprinklers: | Partial |
| Signage: | Awning or window |

BUILDING INFORMATION

| | |
|-----------------------|--|
| Current Occupant: | Real estate office |
| Occupancy Date: | Upon lease execution |
| Other Occupants: | Maumee Bay Brewing, Rockwell's, Flower shop |
| Sign on Property: | Yes |
| Showing Instructions: | Call broker |

LEASE DETAILS

| | |
|-------------------------|-------------------------|
| Term: | 2-5 years |
| Security Deposit: | Equal to 1 month's rent |
| Options: | Negotiable |
| Tenant Responsible For: | Prorata utilities |

Comments:

- Renovated office space in Downtown Toledo.
- Ample free parking.
- Beautiful building with plentiful natural lighting.
- Restaurants and bars located within property.
- Turnkey office suite.

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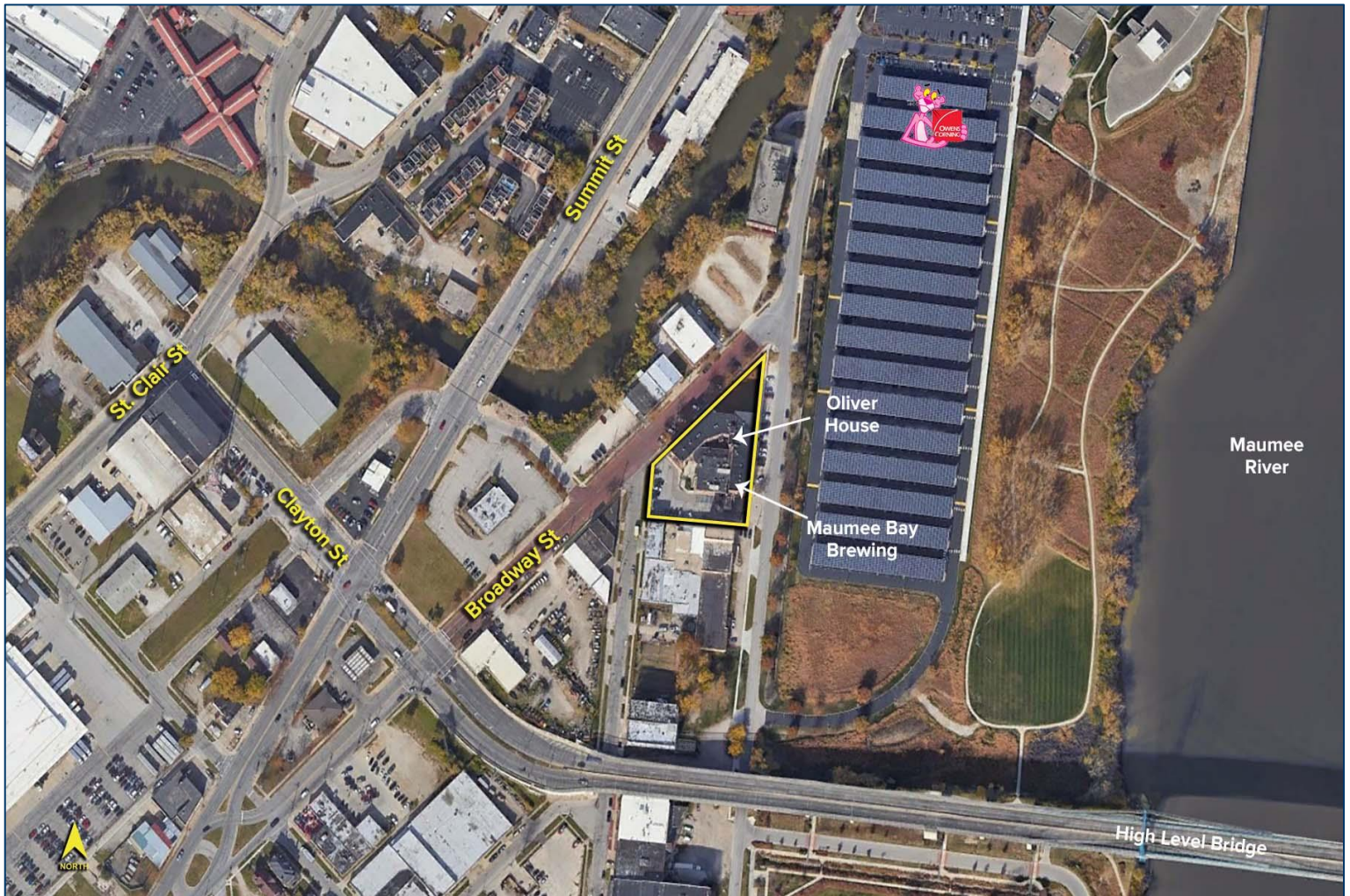
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TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|-------------------------------|
| 14,050 | S. Summit Street |
| 1,350 | Broadway Street |
| 24,200 | Clayton Street/Woodville Road |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 9,434 | \$31,927 |
| 3 MILE | 90,917 | \$38,972 |
| 5 MILE | 194,576 | \$48,897 |

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