



Medical For Lease

Property Name: Professional Medical Office Building
Location: 3156 Dustin Road, Suite: 400 & 401
City, State: Oregon, OH
Cross Streets: Isaac Streets Drive & Coy Road
County: Lucas

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 16,612	Total Available Sq. Ft.: 1,480	Class: B
Typical Floor Plate: 16,612	Min / Max Cont. Sq. Ft.: 1,480 / 1,480	No. of Floors: 1

PROPERTY INFORMATION

Zoning: C-4 Dustin Road Business District	Parking: 85 - Spaces
Exterior Construction: Brick/siding	Power: 200 Amps
Structural System: Concrete blk	Security Systems: Yes, Per individual suite
Roof: Pitched rubber	Restrooms: 1 insuite & 1 in common hallway
Floors / Covering: Concrete/stone / Varies - VCT & carpet	Sprinklers: No
Heating: Natural Gas	Signage: Interior directory signage
Air-Conditioning: Central	Delivery Area: N/A
Ceiling Height: 8'	Date Available: Upon lease execution
Year Built: 1989 (Retrofit: 2019)	Acreage: 3.1762

Current Tenants: Dr. Alanis Fidencio - month to month

PRICING INFORMATION

Lease Rate: \$16.50 psf gross	Rentable/Usable: Usable	Impr Allowance: Negotiable
Lease Term: 3-5 years	Total Taxes: \$14,753.10 (2022)	Deposit: Equal to 1 month's rent
Options: Negotiable	Parcel #: 23191	

Tenant Responsibility: Content liability insurance, interior suite janitorial, and pass thurs

Comments: Medical/Professional office building with abundant parking, close proximity to 1-280 (1 mile), St. Charles Hospital and Bay Park Hospital. The building was recently renovated, which include exterior and interior updates. Tenant improvements available subject to terms negotiated.

Available Suites:
 Suite 400 - 335 SF (Expansion shell)
 Suite 401 - 1,145 SF
 Spaces must be leased together.

Megan Malczewski m: (419) 215-1008 Bob Mack m: (419)466-6225



Broker: SIGNATURE ASSOCIATES

Agent(s):

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