

1217 JEFFERSON AVENUE
TOLEDO, OH 43624

OFFICE SPACE FOR LEASE
1,200 Square Feet Available



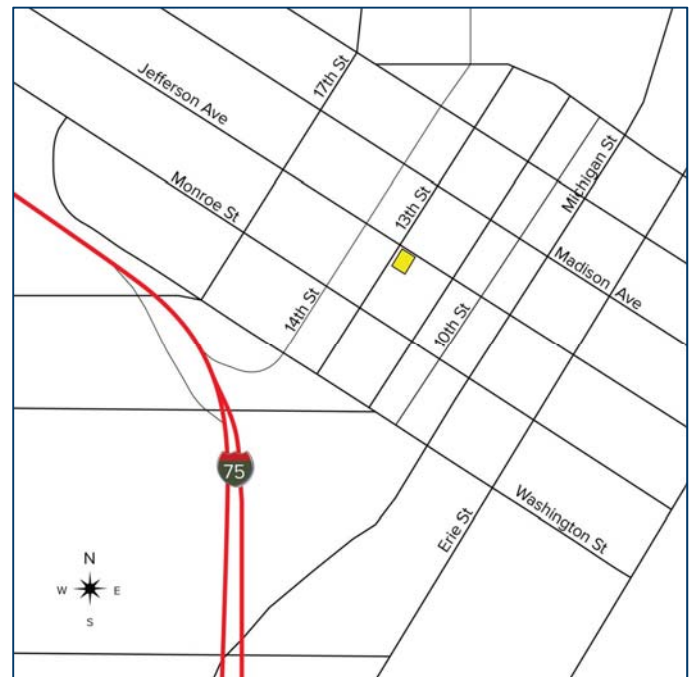
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,200 per month
Space Available:	1,200 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

For more information, please contact:

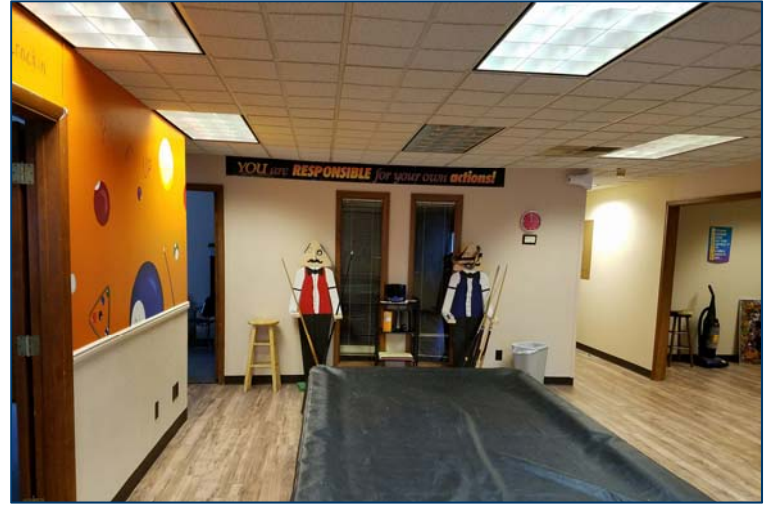
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1217 Jefferson Avenue, Toledo, OH 43624

Office Space For Lease

1,200
Square Feet
AVAILABLE



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