

FOR SALE OR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



2700 Monroe St.
(2105 Lawrence Ave.)
Toledo, OH 43606

Office
Building



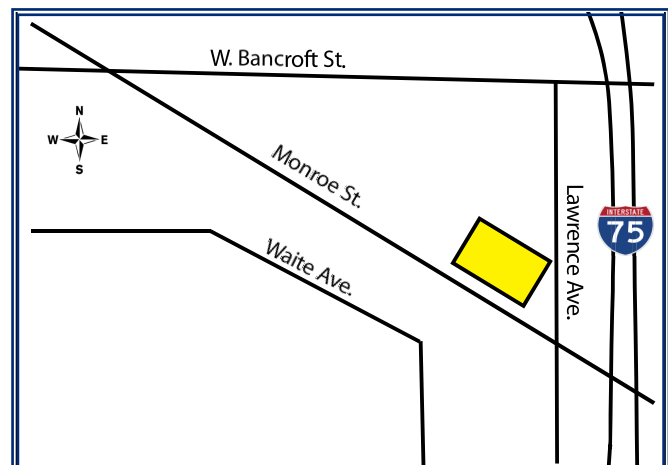
Sale Price:
\$325,000

Lease Rate:
\$6.00 SF NNN

Building Size:
16,068 SF
1st Floor - 7,656 SF
2nd Floor - 7,656 SF
Basement - 756 SF

Property Highlights:

- *Space is divisible to suit to tenant needs
- *Centrally located elevator
- *Prime Monroe Street frontage
- *Back lighted signage
- *Corner lot
- *Visible from I-75/access
- *Private parking lot (55+ spaces)
- *Expansion opportunity



“Innovative Solutions At Work”

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GENERAL BUILDING SPECIFICATIONS

County	Lucas
Area of City	Old West End
Nearest Intersection	Monroe & Bancroft
Zoned	Regional Commercial
Parcel #	12-06204
Street	Lawrence/Monroe
Acreage	1.13
Curb cuts	2
Total Building Size	16,068
Year Complete	1971
Number of floors	2
Floors	Concrete
Construction Type	Block
HVAC	Roof Top Units
Electrical	200 amp/120/208 3 Phase (800 AMP Main)
Roof	Flat
Ceiling Height	9'
Restrooms	1 Common per floor

2016 Annual Expenses

Property Taxes	\$9,098
Property Insurance	\$1,600
CAM	\$15,000
Annual NNN Expenses (est.)	\$2.25/PSF

LEASE DETAILS

Term: Negotiable
Security Deposit: Equal to 1 month's rent
Improvement Allowance: Negotiable
Tenant Responsibility: Building maint. & repair, utilities, exterior maint. & repair, lawn and snow

UTILITIES

Electric: Toledo Edison
Gas: Columbia Gas
Sanitary: City of Toledo
Storm: City of Toledo
Water: City of Toledo

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