

**2940 CENTENNIAL ROAD
SYLVANIA TOWNSHIP, OH 43617**

**OFFICE/FLEX BUILDING FOR SALE
OFFICE SPACE FOR LEASE**

**3,800 & 8,804 Square Feet Available For Lease
25,547 Square Feet Available for Sale**



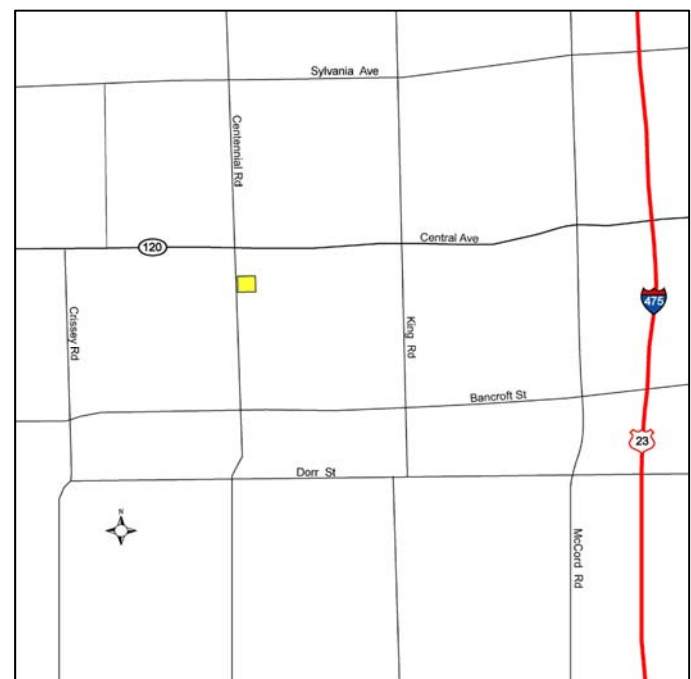
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,700,000
Space Available/Lease Rate:	
Suite 2930	8,804 sf @ \$7.00 psf NNN
Suite 2942	3,800 sf @ \$8.00 psf NNN
Building Size:	25,547 square feet
Number of Stories:	1
Year Constructed:	1997
Condition:	Good
Lot Dimensions:	Irregular – approximately 800' frontage
Acreage:	2.889
Closest Cross Street:	Just south of Central Avenue
County:	Lucas
Zoning:	General Industrial District
Parking:	20+/- spaces
Curb Cuts:	2 on Centennial Road
Street:	2 lane, 2 way



For more information, please contact:

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3,800 to 25,547
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block and steel
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9' office; approximately 15' warehouse
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200+ amps
Restrooms:	See Comments
Security System:	No
Overhead Doors:	No
Sprinklers:	Yes
Signage:	Façade and monument

BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	Upon lease execution or Closing
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities and prorata share of operating expenses (CAM, insurance, real estate taxes).	

2015 REAL ESTATE TAXES

TD:	78
Parcels:	42184
Assessor Number:	30-023-061
Total Taxes:	\$33,421.30 (\$1.30 psf)

Comments:

- Located in Sylvania Township where no City income tax is currently levied.
- Currently the spaces are 100% office. Owner will consider converting a portion of the space to warehouse with an overhead door.
- 3,800 sf space consists of a large lobby, 4 offices/conference rooms, large open area, kitchen and 2 restrooms.
- 8,804 sf space (building owner's space) consists of 7 – 8 offices and a large conference room/training room.
- 2.65 miles to I-475/US-23.

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RENT ROLL

Suite – Tenant	SF	Annual Rent	Rent per SF	Lease Term	Comments
2930 – Everdry	8,804	Seller would like to leaseback for approximately 2 years until new facility is built. Terms are subject to negotiation.			
2940 – Regan Financial	1,200	\$12,300	\$10.25	8/1/12 to 8/1/17	Gross lease month-to-month
2942 - Vacant	3,800				
2948 – Advanced Advertising Ltd.	1,576	\$35,784	\$ 7.57	12/1/16 to 11/30/19	NNN = \$2.15 psf \$282.37 per month
2950A – HCS	8,484	\$49,752	\$ 5.86	1/1/14 to 1/1/17	Plus utilities, trash, property insurance
2950B – Nancy Rusk		\$ 6,000		Mo-to-Mo	

2015 Operating Expenses

Legal and Professional	\$ 4,544.30
Insurance	3,841.00
Real Estate Taxes / Assessments	33,327.36
General Maintenance	3,122.86
Lawn Care	9,712.25
Snow Removal	3,034.52
Utilities: Electric	13,769
Gas	7,090.27
Sewer and water	<u>3,632.77</u>
Total Operating Expenses	\$52,074.33

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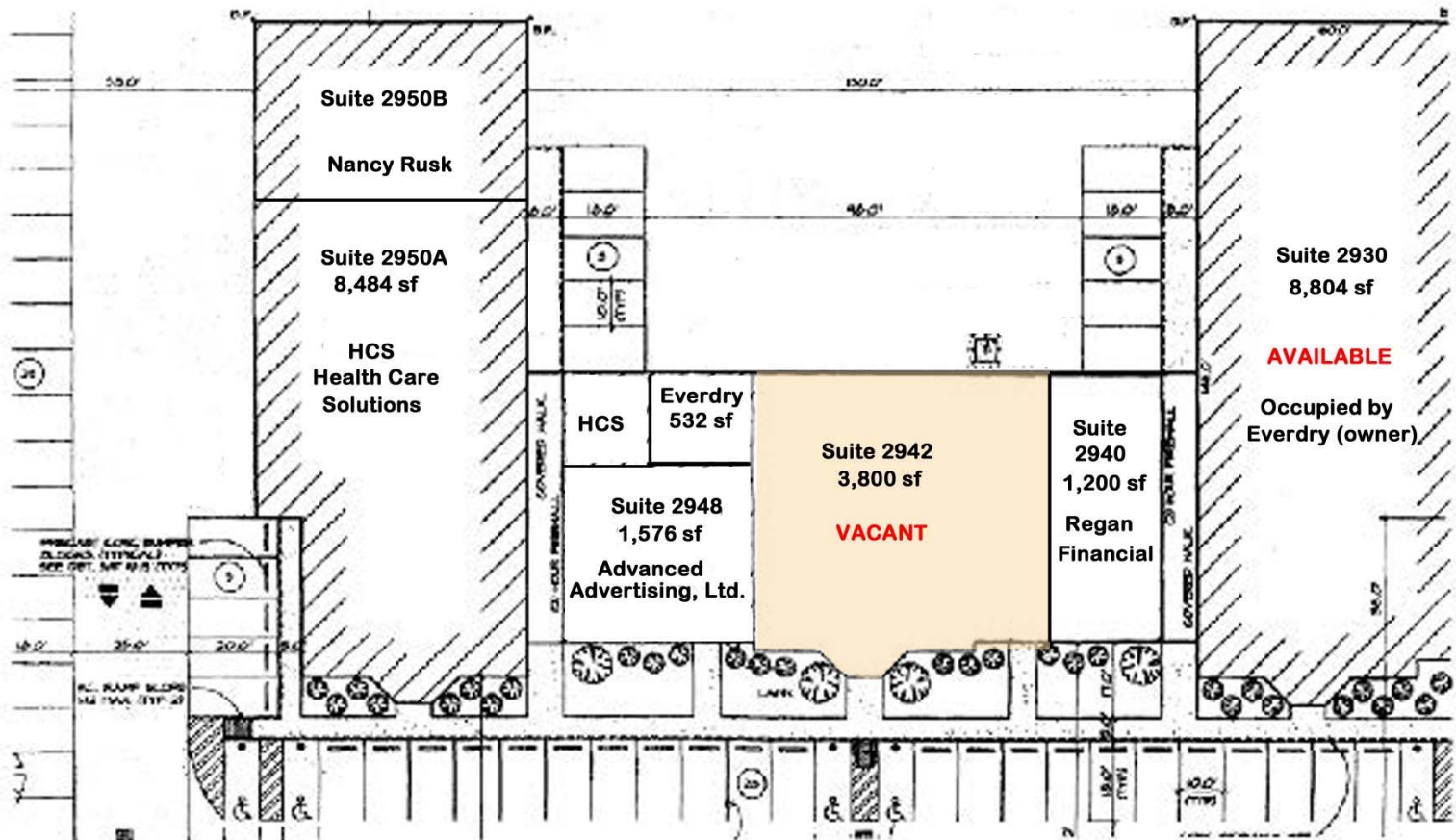
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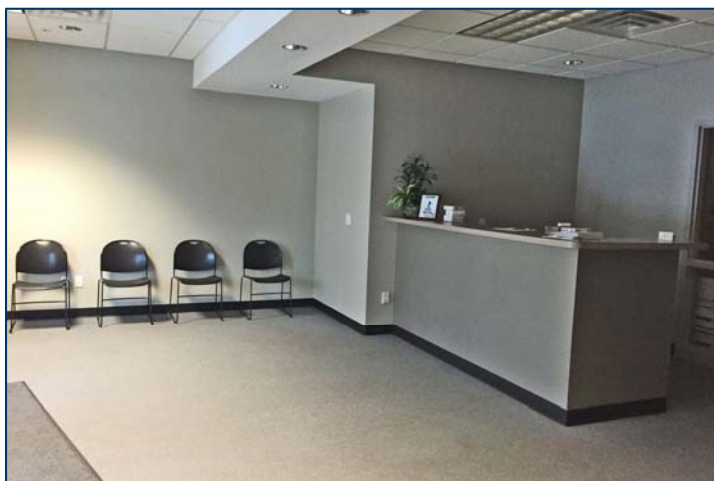
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Suite 2942 – 3,800 sf



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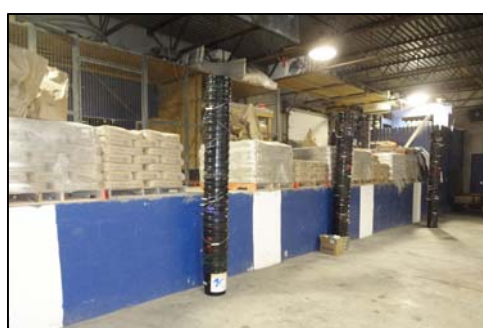
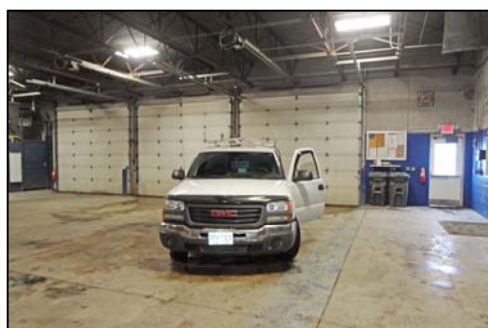
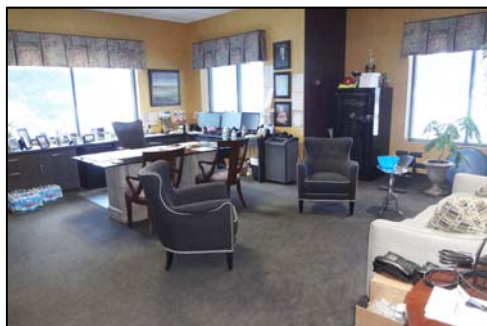
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Suite 2930



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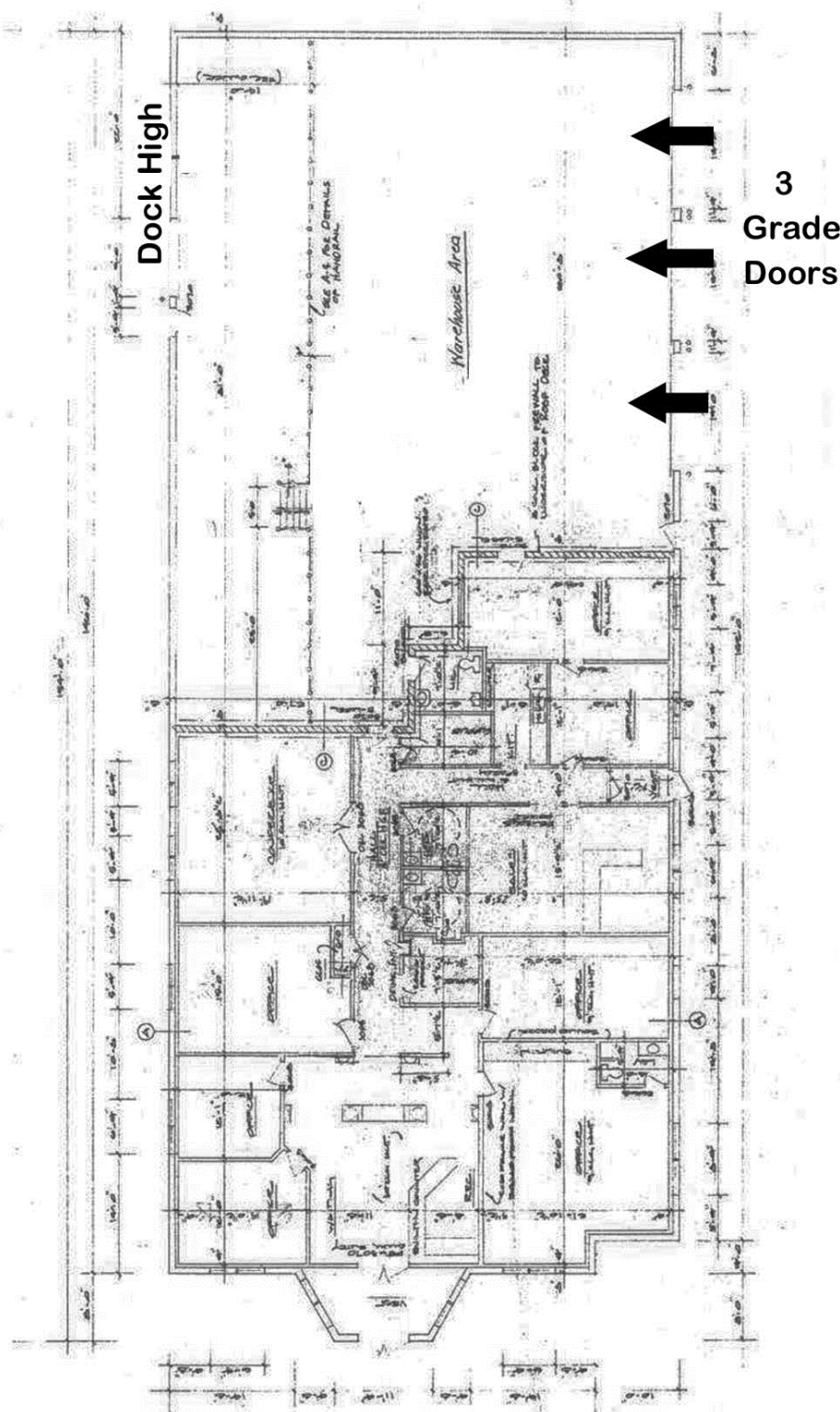
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**Subject
Property**



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