

3125 DOUGLAS ROAD  
TOLEDO, OH 43606

OFFICE BUILDING FOR LEASE  
2,720 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## WEST TOLEDO OFFICE BUILDING



### GENERAL INFORMATION

Lease Rate:	\$6.00 per square foot
Space Available:	2,720 square feet
Building Size:	2,720 square feet
Number of Stories:	One
Year Constructed:	1963
Condition:	Fair
Lot Dimensions:	60' x 189'
Acreage:	0.25
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	20±
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**KEVIN MCCARTHY**  
(419) 249 6317  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 3125 Douglas Road, Toledo, OH 43606

## Office Building For Lease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick masonry
Structural System:	Concrete block
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8' – 10'
Basement:	No
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	120 amp
Restrooms:	Three
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	No

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	No
Key Available:	Yes - by appointment

### LEASE DETAILS

Term:	Minimum 2 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities

### 2019 REAL ESTATE TAXES

TD:	18
Parcels:	26258
Assessor Number:	3408056
Total Taxes:	\$1,957.21

### Comments:

- Former medical office building.
- 2 reception areas, 4 exam rooms, 1 large medical records room.
- Improvement allowance available for qualified tenant.

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Reception area



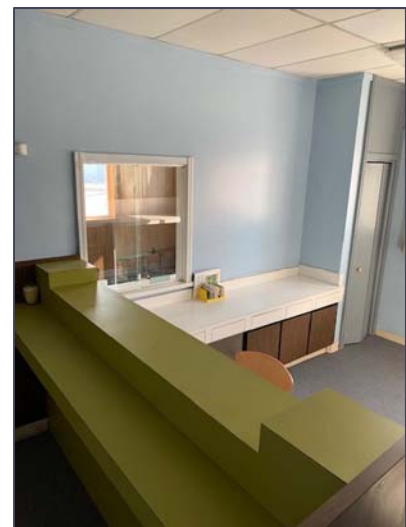
Waiting room



Medical records room



Standard office



Reception desk

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