

7644 King's Pointe Road

7644 King's Pointe Road | Toledo, OH 43617



OFFERING SUMMARY

Available Space:	5,026 SF
Building Size:	5,026 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Lot Size:	0.66 Acres
Year Built:	2014
Building Class:	A
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Total Parking:	27
Parking Ratio Per 1,000 SF:	5.4

PROPERTY OVERVIEW

- Freestanding Class A office building available for sale or lease
- Newer construction (2014)
- Seven (7) perimeter (four (4) corner) offices
- Large conference room
- Reception, work area, kitchen
- Two bullpen areas with built-in half walls
- Basement, patio, ADA restrooms
- Back-up generator
- Set within the King's Pointe Office Park in Sylvania Township
- Mix of professional and medical offices
- No income tax currently levied in Sylvania Township

For More Information Contact:

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Jason Westendorf

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LEASE DETAILS

Available SF	5,026 SF
Lease Rate	\$13.50 SF/yr
Lease Type	NNN

BUILDING INFORMATION

Building Size	5,026 SF
Number Of Floors	1
Year Built	2014
Tenancy	Single
Condition	Excellent
Construction Status	Existing
Roof System	Gabled
Building Exterior	Brick
Exterior Walls	Brick
Basement	Yes
HVAC	Yes
Climate Controlled	Yes
Restrooms	ADA
Exterior Signage	Monument

PROPERTY DETAILS

Primary Property Type	Office
Acreage	0.656 Acres
Annual Real Estate Taxes	\$10,023.17
Parcel / APN Numbers	79-74888
# Parking Spaces	27
Parking Ratio Per 1,000 SF	5.4

LOCATION INFORMATION

Building Name	7644 King's Pointe Road
City, State & Zip	Toledo, OH 43617
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	King Road
Municipality	Sylvania Township

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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NEW BUILDING:
NORTHWEST CAPITAL
7644 KINGS POINTE, LOT 10, SYLVANIA TWP., OHIO

MECHANICAL DESIGN LOADS

FLOOR LIVE LOAD	100 PSF	ROOF WIND SPEED	35 MPH
FLOOR DEAD LOAD	15 PSF	WIND IMPORTANCE FACTOR	1.0
ROOF LIVE LOAD	15 PSF	WIND EXPOSURE CATEGORY	B
ROOF DEAD LOAD	15 PSF	WIND USE GROUP	0
SEMI-ENCLOSURE LOAD	15 PSF	ICE CLASS	0
SEMI-ENCLOSURE FACTOR	0.5		
SEMI-ENCLOSURE FACTOR	1.5		

BUILDING STRUCTURE

BLUING CODE	4 - REINFORCED CONCRETE WITH INSULATED + WEATHERED BRICK
CONSTRUCTION YEAR	2018
SEISMIC DESIGN CATEGORY	1 - NON-OCCUPABLE MEDICAL BUILDING
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OCCUPANT LOAD CALCULATIONS

AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF
AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF
AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF
AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF
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AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF
AREA	1,000 SF	AREA	1,000 SF	AREA	1,000 SF

PLUMBING REQUIREMENTS

TYPE	1.00	TYPE	1.00	TYPE	1.00
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VICINITY MAP

KEY PLAN

MEET ROOM

NO.	DESCRIPTION	NO.	DESCRIPTION
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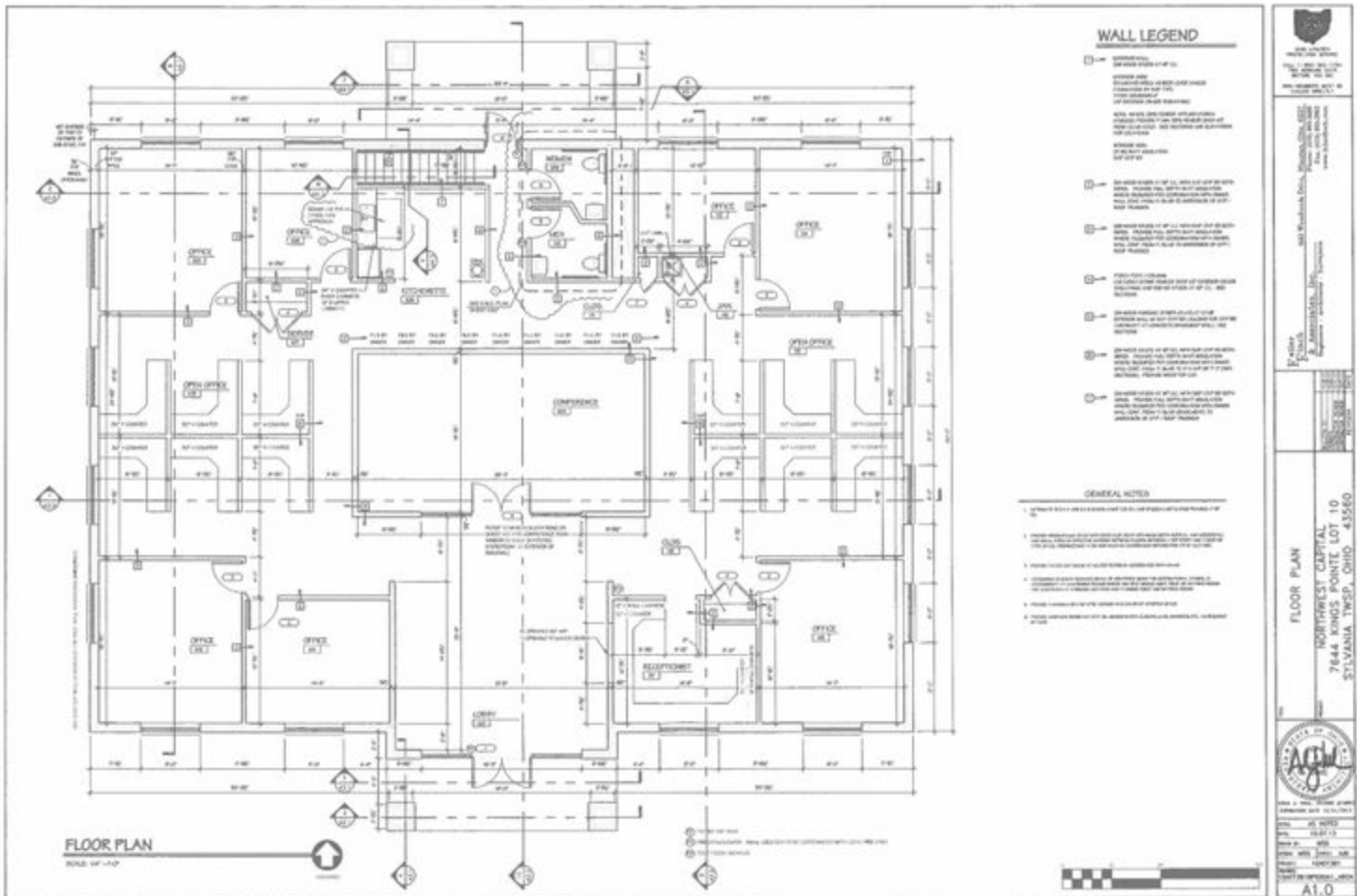
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Office Building For Lease

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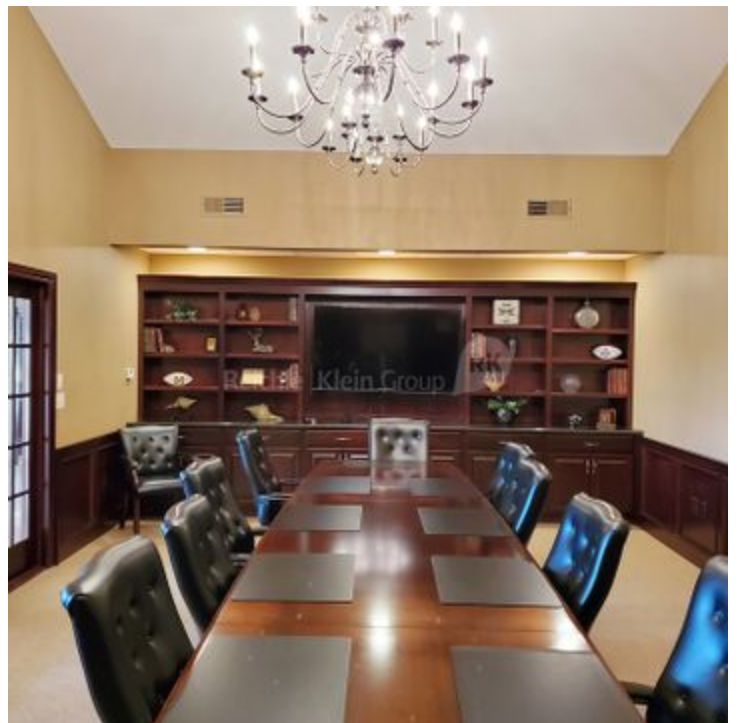
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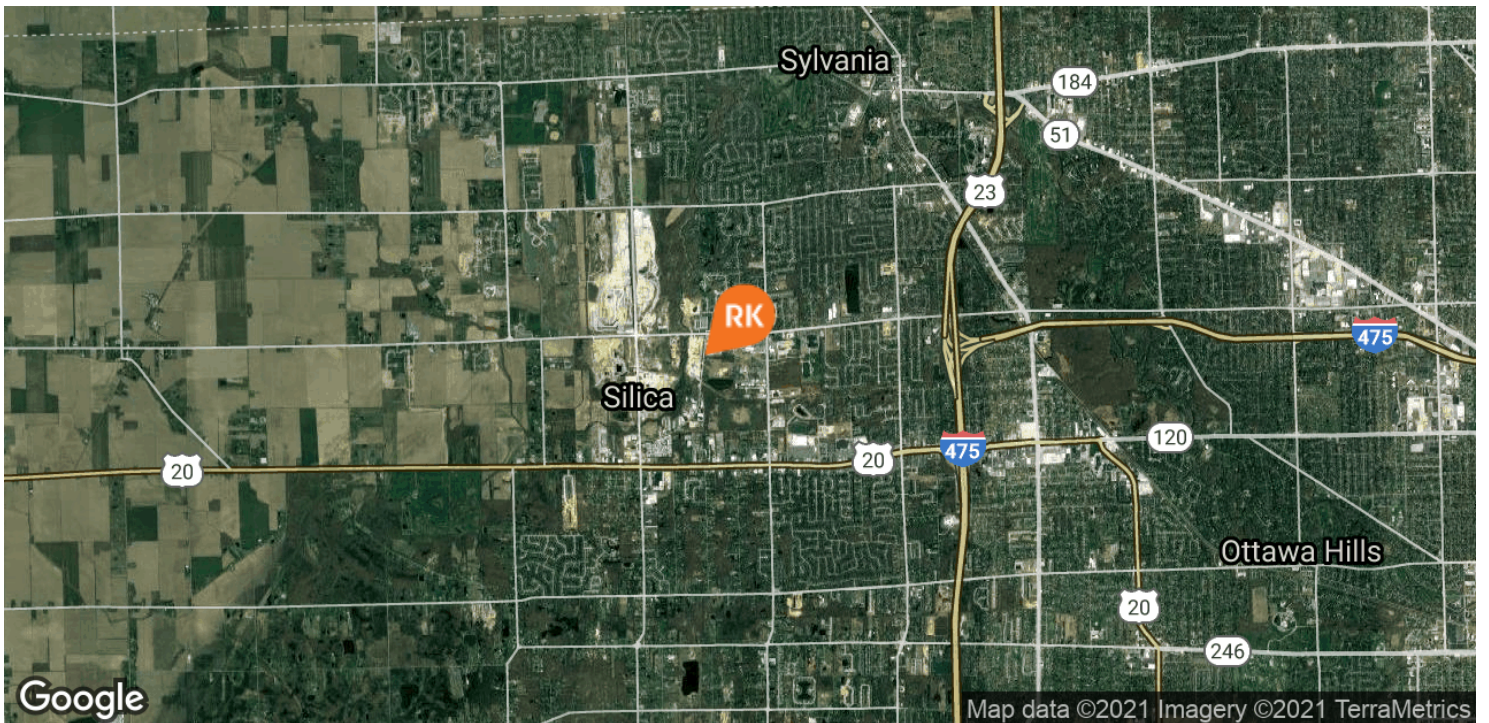
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