

3520 HEATHERDOWNS BLVD.  
TOLEDO, OH 43614

OFFICE SPACE FOR LEASE  
1,100 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Lease Rate:</b>	\$950.00/mo.
<b>Space Available:</b>	1,100 SF – Suite 4
<b>Building Size:</b>	8,000 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1977
<b>Condition:</b>	Good
<b>Closest Cross Street:</b>	Byrne Road
<b>County:</b>	Lucas
<b>Zoning:</b>	Office Commercial
<b>Parking:</b>	28 spaces
<b>Curb Cuts:</b>	1
<b>Street:</b>	4 lane, 2 way with turn lane



For more information, please contact:

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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 3520 Heatherdowns Boulevard, Toledo, OH 43614

## Office Space For Lease

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AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	Up to 9'
Basement:	No
Heating:	Electric forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	No
Restrooms:	2
Sprinklers:	No
Signage:	Facia
Delivery Area:	No

### 2021 REAL ESTATE TAXES

TD:	20
Parcels:	12502, 12505 and 12705
Assessor Number:	06-244-001, 002 and 062
Total Annual Taxes:	\$10,818.69

### BUILDING INFORMATION

Current Tenant:	Suite 4
Occupancy Date:	At lease execution
Other Tenants:	Dave Walbon Insurance Dr. J. Glanzman Dr. R. Clines Master Sylvania Driving School
Sign on Property:	Yes
Key Available:	Lockbox

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for electric, suite janitorial, interior maintenance and content/liability insurance.	
Landlord responsible for roof, structure, water, CAM, refuse, taxes and building insurance.	

### Comments:

- Highly visible South Toledo location.
- Well-maintained owner-occupied shopping center.

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Leased  <b>10</b>	Believe  <b>9</b>	Robert Clines, DDS  <b>8</b>		State Farm  <b>5</b>
				Vacant  <b>4</b>
				Dr. Glanzman  <b>3</b>
				Masters Driving  <b>2</b>
				Malone  <b>1</b>

Not to scale

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## TRAFFIC COUNTS (TWO-WAY)

19,996 Heatherdowns Blvd.

10,738 S. Byrne Road

Less than 1/4 mile to traffic light.

4.25 miles to expressway.

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