



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

MEDICAL SPACE FOR SUBLEASE

NAVARRE MEDICAL PLAZA
2702 (aka 2600) NAVARRE AVENUE
SUITE 106
OREGON, OH 43616



SUBLEASE RATE: \$2,000 per month

General Information:

Space Available: 1,798 square feet

Building Size: 60,000 square feet

Number of Stories: 3

Year Constructed: 1989

Condition: Very good

Closest Cross Street: Wheeling Street

County: Lucas

Zoning: C-4 (Dustin Road Business District)

Parking: Shared

Curb Cuts: 5

Street: 6 lane, 2 way with center turn lane

For more information contact 419-249-7070

Joe Francis 419-249-6320

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The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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Building Specifications:

- Exterior Walls:** Brick
- Structural System:** Block and steel joist
- Roof:** Flat rubber
- Floors:** Concrete
- Floor Coverings:** Vinyl and carpet
- Ceiling Height:** 9'
- Basement:** No
- Heating:** Gas forced air
- Air Conditioning:** Central
- Power:** 200 amp
- Security System:** Yes
- Restrooms:** 2
- Sprinklers:** Yes
- Signage:** Interior

Lease Details:

- Term:** 3 years
- Security Deposit:** 1 month's rent
- Options:** No
- Improvement Allowance:** No

Tenant responsible for suite janitorial and prorata share of taxes, insurance and common area maintenance.

Building Information:

- Current Tenant:** Endocrine Specialists, Inc.
- Occupancy Date:** At sublease execution
- Other Tenants:** Maumee Bay Orthopedics • Associated Eye Care • Mercy Family Physicians at St. Charles

- Sign on Property:** No
- Key Available:** Yes

Remarks:

- First floor suite (#106).
- Current underlying lease runs thru June 20, 2018.
- Very clean, modern space.
- Equipment is negotiable.

Real Estate Taxes as of 2015:

- TD:** 44
- Parcel:** 24304
- Assessor Number:** 24-032-114.6
- Total Annual Taxes:** \$119,750.80



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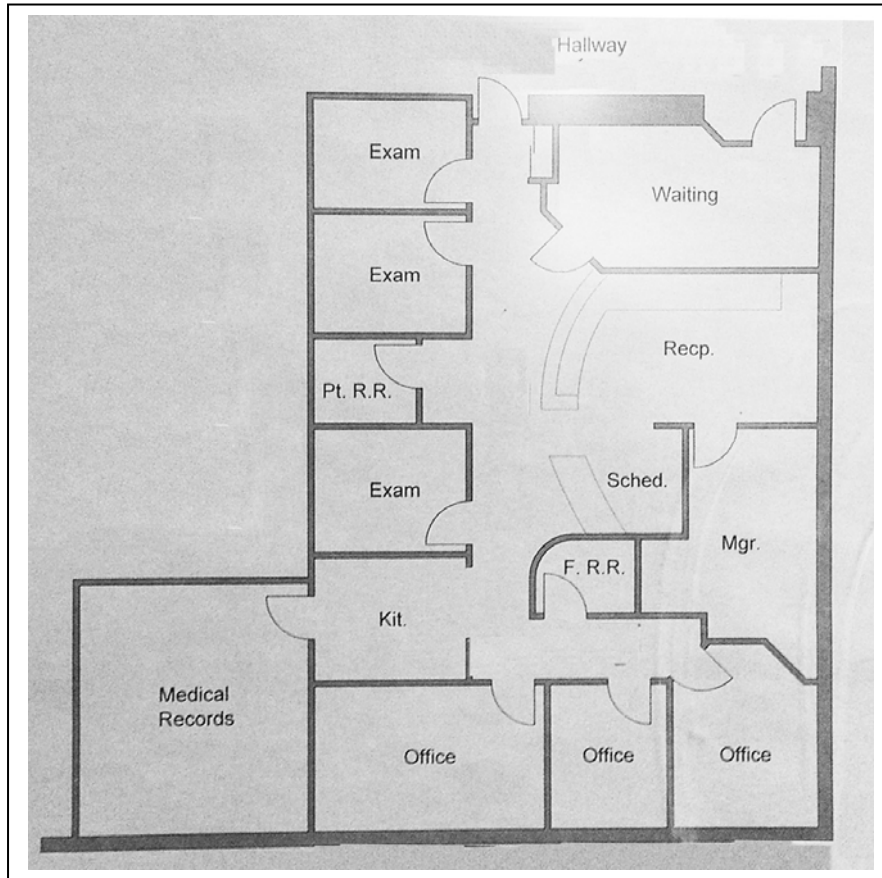
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