

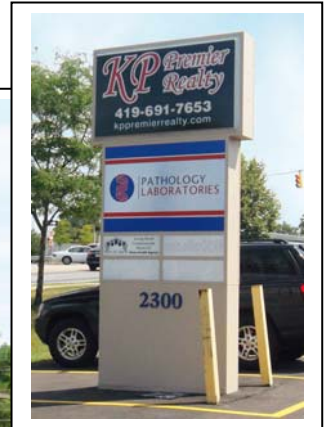


Commercial Real Estate  
Brokers/Advisors  
Property Management  
Consultants

Four SeaGate  
Suite 608  
Toledo, Ohio 43604

## OFFICE SPACE FOR LEASE

**2300 NAVARRE AVENUE  
OREGON, OH 43616**



### SPACE AVAILABLE/LEASE RATE:

- 900 sf @ \$600 per month plus utilities
- 1,200 sf @ \$1,200 per month plus utilities

### General Information:

**Building Size:** 7,200 square feet per Lucas County Auditor

**Number of Stories:** 2

**Year Constructed:** 1974

**Condition:** Good

**Closest Cross Street:** Just west of the I-280 interchange

**County:** Lucas

**Zoning:** C-2 General Commercial

**Parking:** Approximately 40 spaces

**Curb Cuts:** 2

**Street:** 4 lane plus center turn lane

**For more information contact 419-249-7070**

**Craig Herschel 419-249-6325**

[cherschel@signatureassociates.com](mailto:cherschel@signatureassociates.com)

[www.signatureassociates.com](http://www.signatureassociates.com)

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 and frame  
**Roof:** Flat rubber  
**Floors:** Concrete  
**Floor Coverings:** Carpet  
**Ceiling Height:** 9'  
**Basement:** No  
**Heating:** Forced air  
**Air Conditioning:** Central  
**Power:** 2 – 200 amp services and 1 – 125 amp service  
**Security System:** No  
**Restrooms:** 1 restroom in common on first floor; 1 private restroom in the 900 sf suite  
**Overhead Door:** No  
**Sprinklers:** No  
**Signage:** Freestanding  
**Delivery Area:** Front

***Real Estate Taxes as of 2014:***

**TD:** 44  
**Parcel:** 64447

**Total Annual Taxes:** \$10,374.30

***Lease Details:***

**Term:** Negotiable  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvement Allowance:** Negotiable

Tenant responsible for natural gas, electric and content/liability insurance.

***Building Information:***

**Current Tenant:** Available space is vacant  
**Occupancy Date:** Negotiable  
**Other Tenants:** Pathology Laboratories and Atlantis Pain Management

**Sign on Property:** Yes  
**Key Available:** Yes

***Remarks:***

- Office space with easy access to I-280.
- New ownership has started renovations beginning with the parking lot. Other plans include upgrades in the lobby and common areas as well as painting.
- Signage on Navarre Avenue.

**Separate entrance for 900 sf Suite**



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**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.  
INDEPENDENTLY OWNED AND OPERATED

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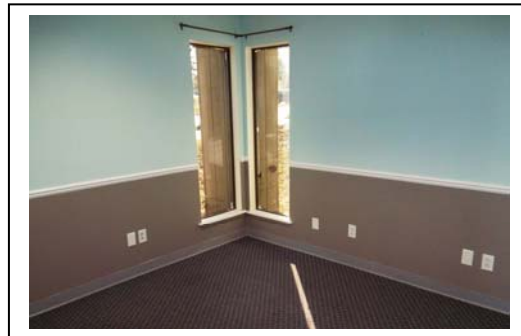
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### 1,200 sf Suite



### 900 sf Suite



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## 2300 NAVARRE AVENUE OREGON, OH 43616



### Demographics:

- 1 mile radius:  
Population – 12,376  
Average HH Income – \$42,718
- 3 mile radius:  
Population – 61,260  
Average HH Income – \$41,031
- 5 mile radius:  
Population – 138,220  
Average HH Income – \$42,204

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