

# 7644 KINGS POINTE RD

Toledo, OH 43617

# RK



## Offering Summary

Sale Price:	\$925,000
Lease Rate:	\$22.00 SF/yr (Gross)
Building Size:	5,026 SF
Available SF:	5,026 SF
Year Built:	2014
Zoning:	20-C4
Submarket:	West Toledo/Sylvania

## Property Overview

- Freestanding Class 'A' Office Building in Sylvania Township
- 5,026 SF first floor + 1,826 SF basement - Excellent Condition
- 7 perimeter offices w/ two bullpen areas
- Large conference room
- Dedicated reception
- Rear patio area
- Furniture and work stations negotiable
- Built in 2014
- Sylvania Township - No income tax currently levied

## Location Overview

- Located off of King Rd. in Sylvania Township
- Minutes from the Central Ave US-23/I-475 Interchange
- Private setting

**Ryan Miller**

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Reichle | Klein Group   
 Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	\$22.00 SF/Yr
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## Property Details

Primary Property Type	Office
Zoning	20-C4
Annual Real Estate Taxes	5.95
Annual Real Estate Taxes Per SF	29,930.46
Parcel / APN Numbers	7974888
# Parking Spaces	27
Parking Ratio Per 1,000 SF	5.0

## Location Information

City, State & Zip	Toledo, OH 43617
County	Lucas
Submarket	West Toledo/Sylvania

## Utilities

Internet Provider	Buckeye & Spectrum
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	Toledo

## Lease Details

Available SF	5,026 SF
Lease Type	Gross

## Building Information

Building Size	5,026 SF
Year Built	2014
Tenancy	Single
Condition	Excellent
Construction Status	Existing
Roof System	Single Pitched
Building Exterior	Brick/Stone
Exterior Walls	Brick/Stone
Climate Controlled	Yes
Restrooms	2
Exterior Signage	Yes, Monument

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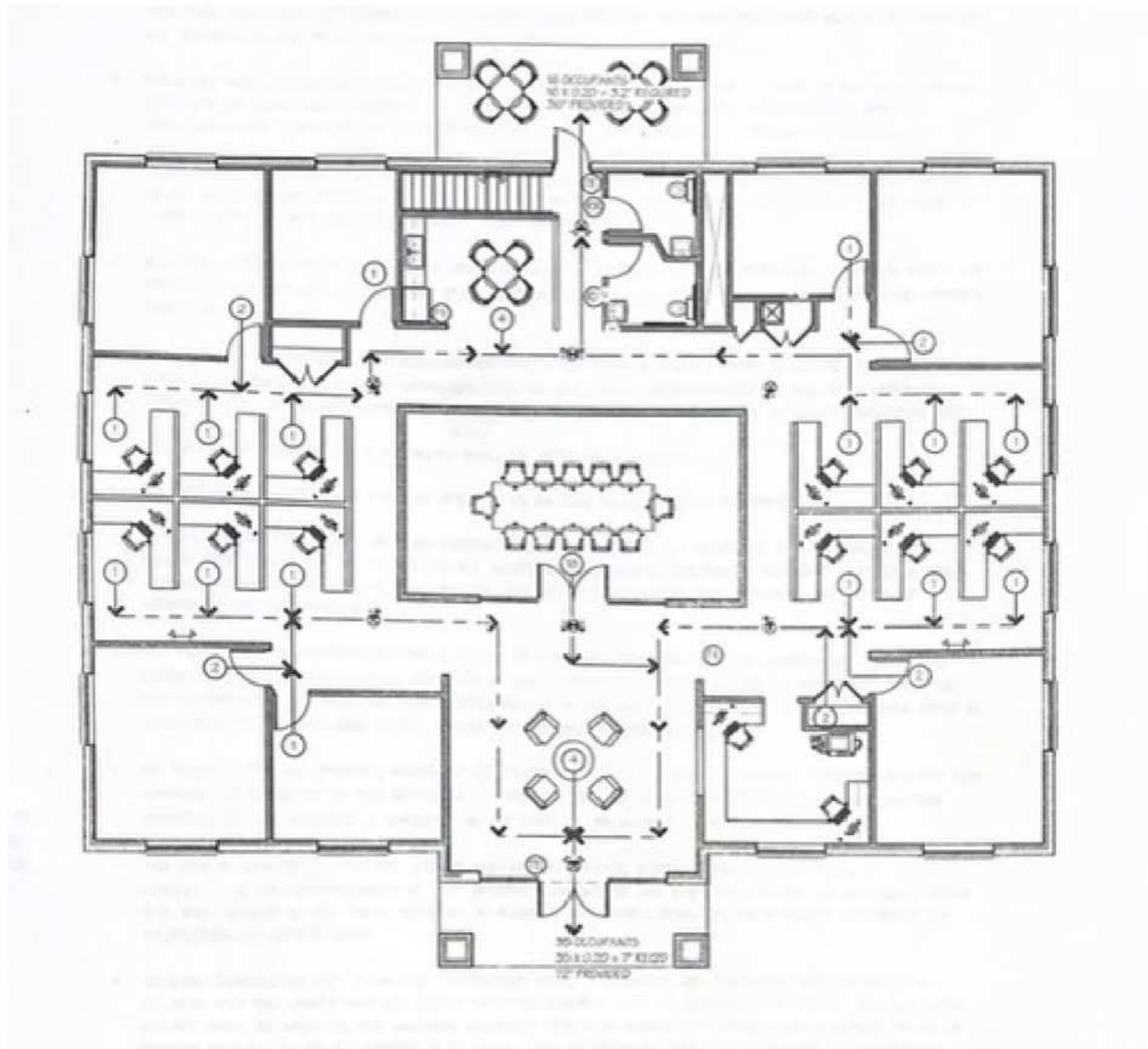


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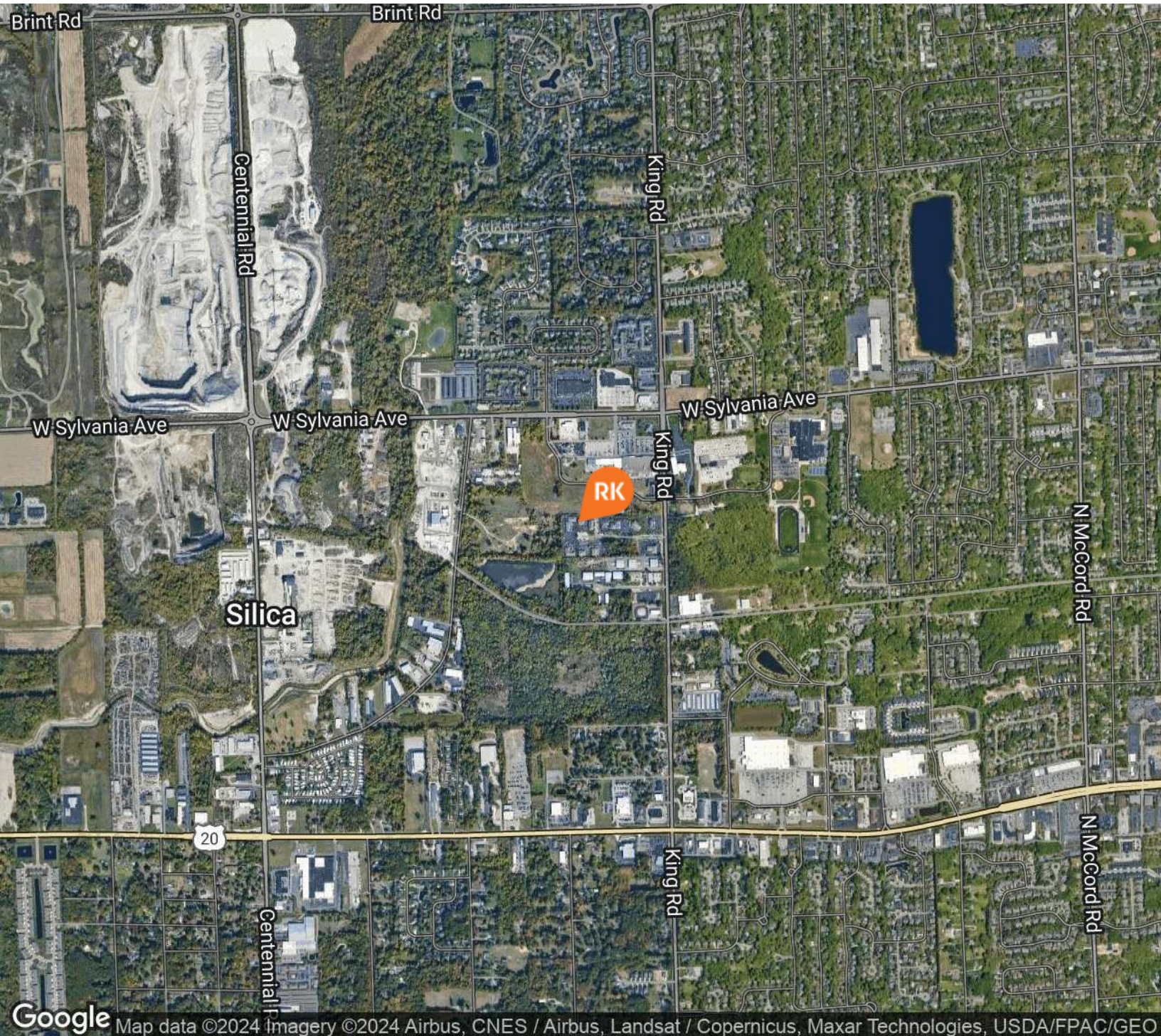


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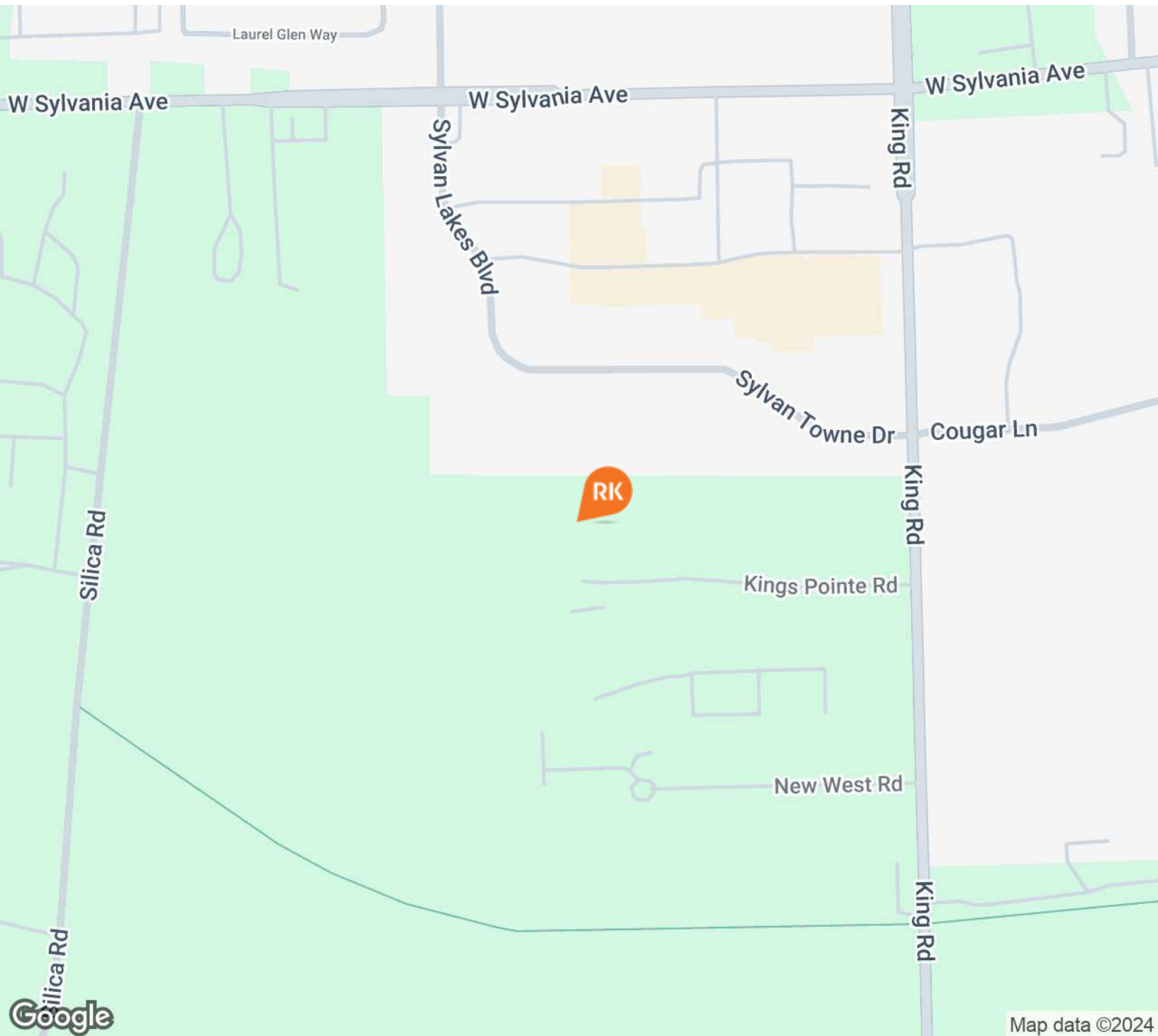


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