

**3306 EXECUTIVE PARKWAY
TOLEDO, OH 43606**

OFFICE SPACE FOR LEASE
4,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$15.75 per square foot gross
Space Available:	4,400 square feet on 2nd floor
Building Size:	23,040 square feet
Number of Stories:	2
Year Constructed:	1986; renovated 1993
Condition:	Excellent and updated
Closest Cross Street:	W. Central Avenue
County:	Lucas
Zoning:	C-2
Parking:	85 spaces
Curb Cuts:	2
Street:	4 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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Office Space For Lease

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and cedar
Structural System:	Wood truss
Roof:	Pitched shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8' to 9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	120/240 Volts
Security :	Automatic "after hours" front door locking mechanism
Restrooms:	2 per floor
Sprinklers:	No
Elevator:	1 – 2,000 lb. capacity
Signage:	Facia and freestanding

BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	Upon lease execution
Other Tenants:	Buckenmeyer & King RE/MAX Preferred Associates Louisville Title Prime Lending
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Landlord is responsible for all expenses at their current level. All tenants are responsible for their own suite janitorial.	

2017 REAL ESTATE TAXES

TD:	23
Parcel:	68840
Assessor Number:	03-767-001
Total Taxes:	\$51,053.98

Comments:

- Available spaces are not continuous but both on the second floor.
- Many window offices.



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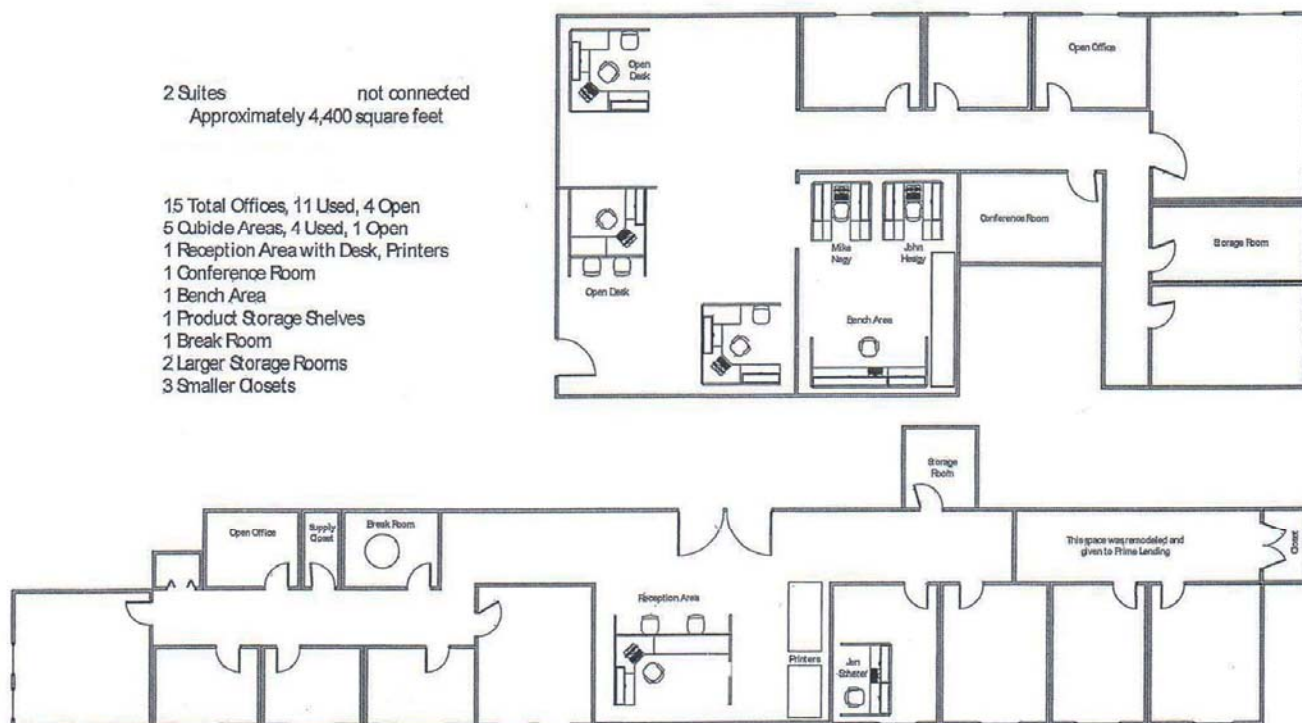
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2 Suites not connected
Approximately 4,400 square feet

15 Total Offices, 11 Used, 4 Open
5 Cubicle Areas, 4 Used, 1 Open
1 Reception Area with Desk, Printers
1 Conference Room
1 Bench Area
1 Product Storage Shelves
1 Break Room
2 Larger Storage Rooms
3 Smaller Closets



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