

For Lease

## Office/Flex Suite

1,594 - 3,424 SF | \$10.00 SF/yr



**NAI**Harmon Group  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## 1003 N Holland Sylvania Road

Toledo, OH 43615

### Property Highlights

- \$10.00 Modified Gross + Utilities
- 5-Year Term
- Negotiable Tenant Improvement Allowance
- 1,594 SF with 27 X 32' Garage Space with 14' Overhead Door
- 1 Large Private Office and Several Open Area Offices
- Kitchenette and One Restroom
- Can be Combined with Adjacent Unit for a Total of 3,424 SF



Call Now  
For More Information

**Stephanie Kuhlman**

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### OFFERING SUMMARY

Available SF	1,594 - 3,424 SF
Lease Rate	\$10.00 SF/yr (MG)
Lot Size	0.88 Acres
Building Size	10,484 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,206	\$45,771
3 Miles	67,866	\$61,394
5 Miles	176,263	\$68,305

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### GENERAL INFORMATION

<b>Property:</b>	Steeplechase Commons
<b>Location:</b>	1003 N. Holland-Sylvania Rd
<b>Closest Intersection:</b>	Holland-Sylvania between Dorr & Hill
<b>City, State:</b>	Toledo, Ohio
<b>County:</b>	Lucas
<b>Zip:</b>	43615
<b>Parcel No:</b>	0271825

### PROPERTY INFORMATION

<b>Building SF (Min/Max):</b>	10,484 SF
<b>Available Area:</b>	1,594 SF
<b>Land Size:</b>	.88 Acres
<b>Land Dimensions:</b>	213' x 180'
<b>Parking:</b>	Surface—In Common
<b>Zoning:</b>	10—CR Regular Commercial
<b>Current Use:</b>	Office/Flex
<b>Traffic Counts:</b>	12,084

### UTILITIES

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	Public
<b>Sanitary Sewer:</b>	Public
<b>Electric:</b>	Edison
<b>Storm Sewer:</b>	Public

### BUILDING DETAILS

<b>Year Built:</b>	2000
<b>Type Construction:</b>	Block
<b>Heat Fuel/Type:</b>	Gas
<b>Ceiling Height (Min/Max):</b>	9'-14'
<b>Air Conditioning:</b>	Yes—Office
<b>Building Class:</b>	A
<b>Roof:</b>	Shingle
<b>Floor:</b>	Concrete, Carpet, VCT
<b>Restrooms:</b>	1
<b>Delivery Doors:</b>	Yes—Rear
<b>No. of Floors:</b>	1
<b>Sprinklers:</b>	No
<b>Security System:</b>	Yes

### LEASE SPECIFICATIONS

<b>Heat:</b>	Tenant
<b>Electricity:</b>	Tenant
<b>Water:</b>	Landlord—In Gross
<b>Real Estate Taxes:</b>	Landlord—In Gross
<b>Insurance (Fire &amp; Hazard):</b>	Landlord—In Gross
<b>Content, Liability Insurance:</b>	Tenant
<b>Janitorial:</b>	Tenant
<b>Roof:</b>	Landlord
<b>Structure:</b>	Landlord
<b>Lease Term:</b>	5 Years

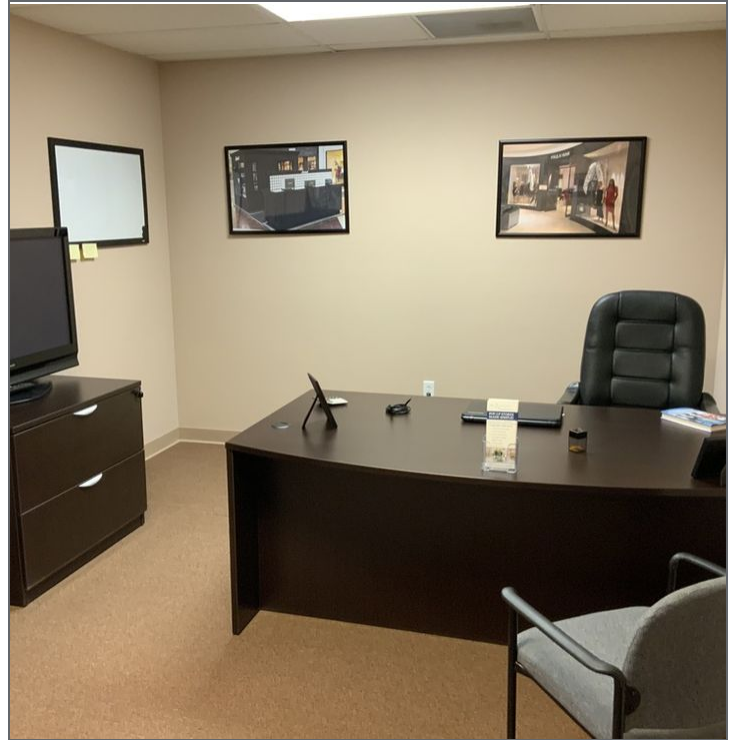


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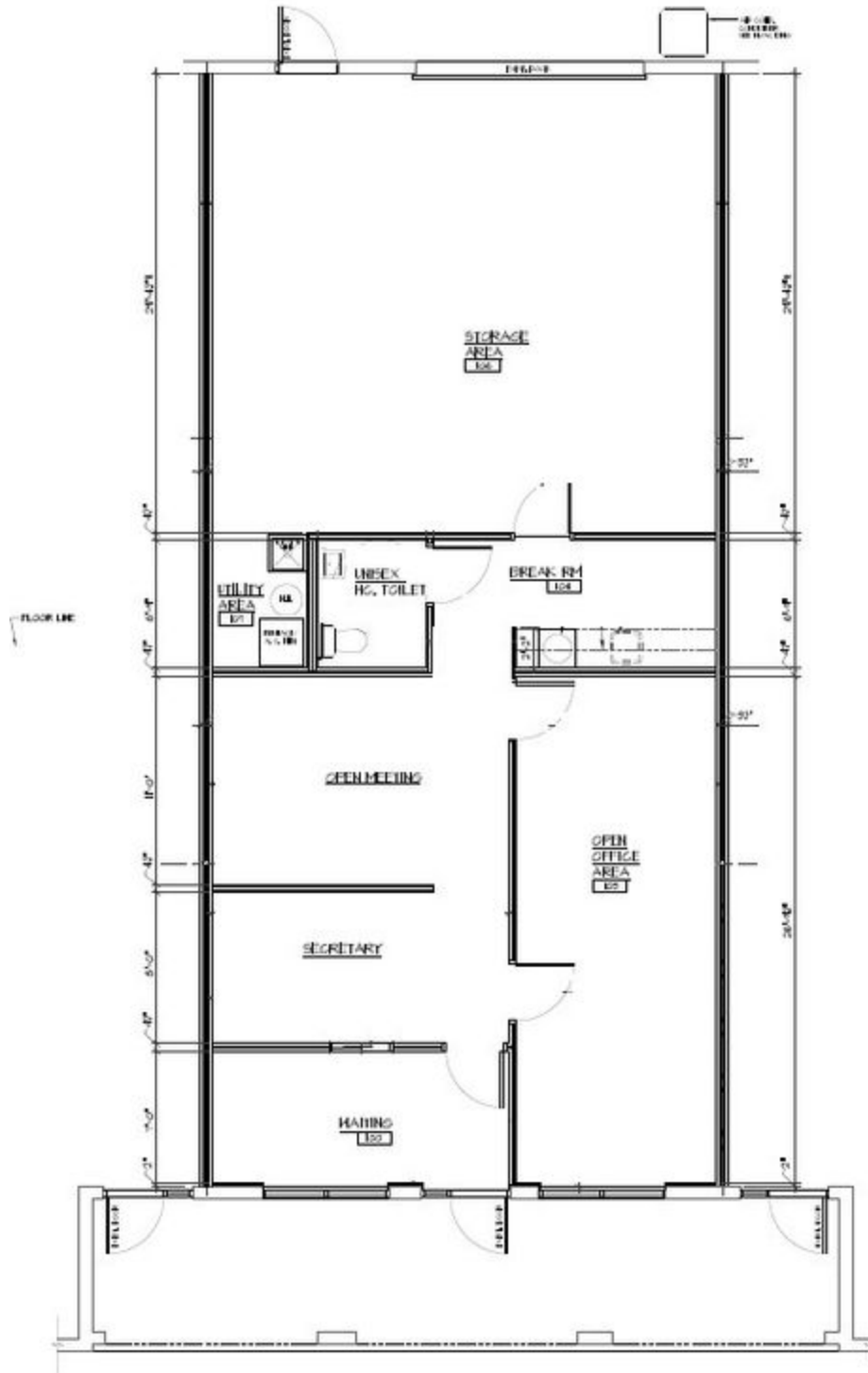
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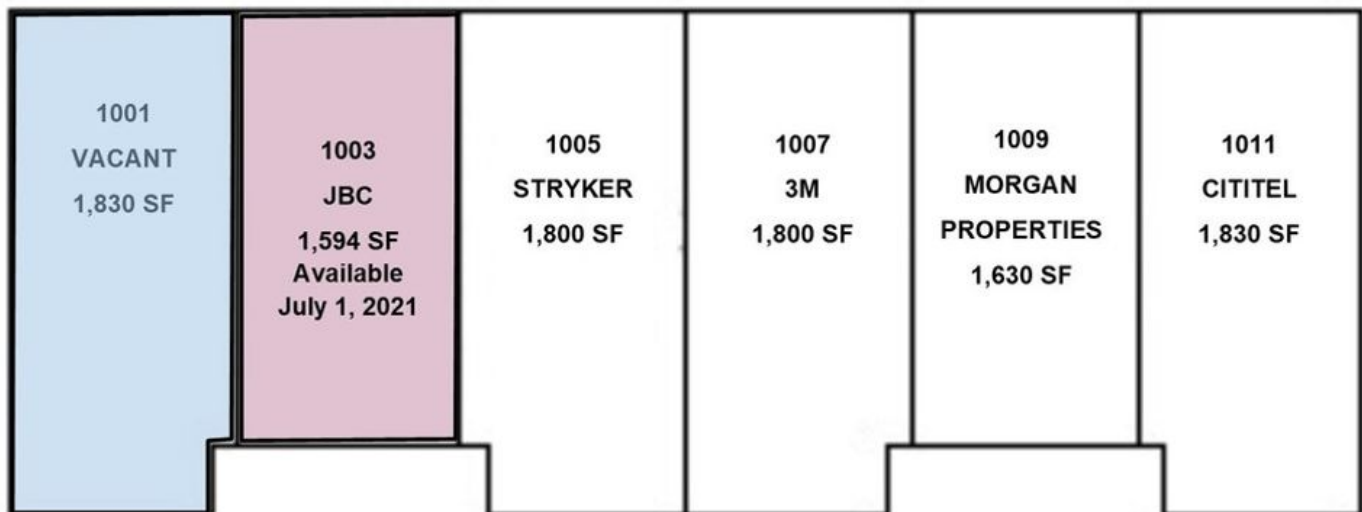
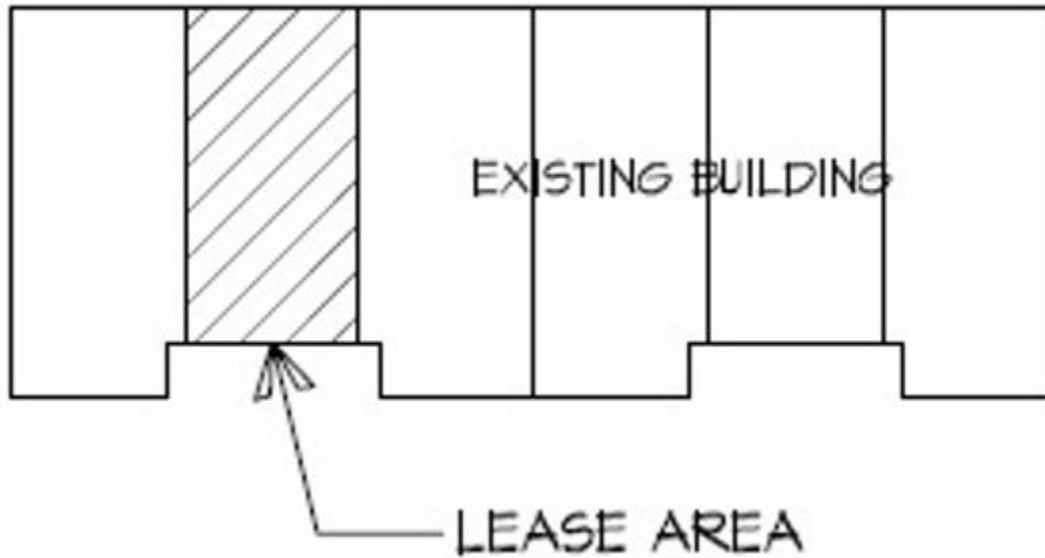
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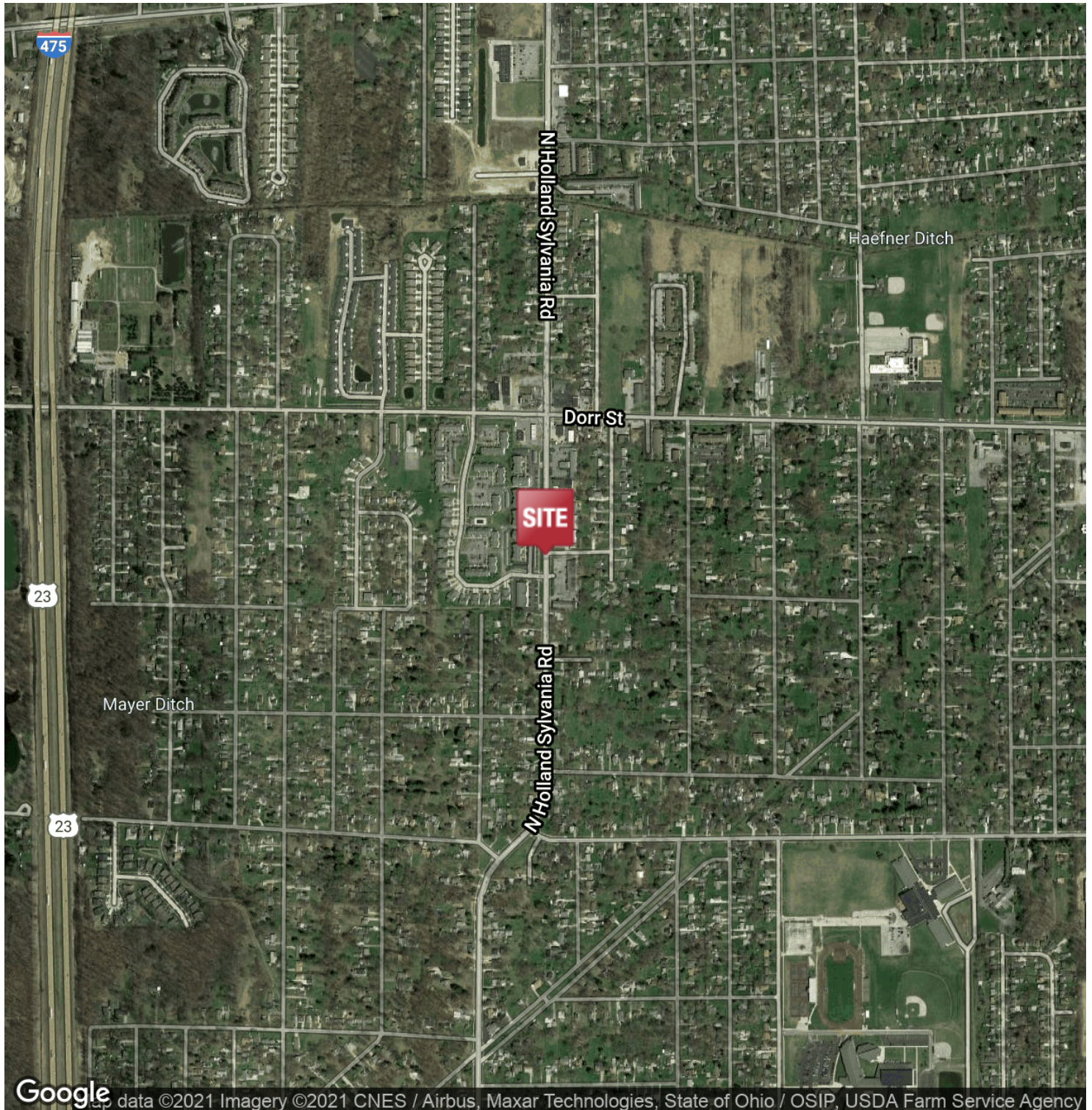


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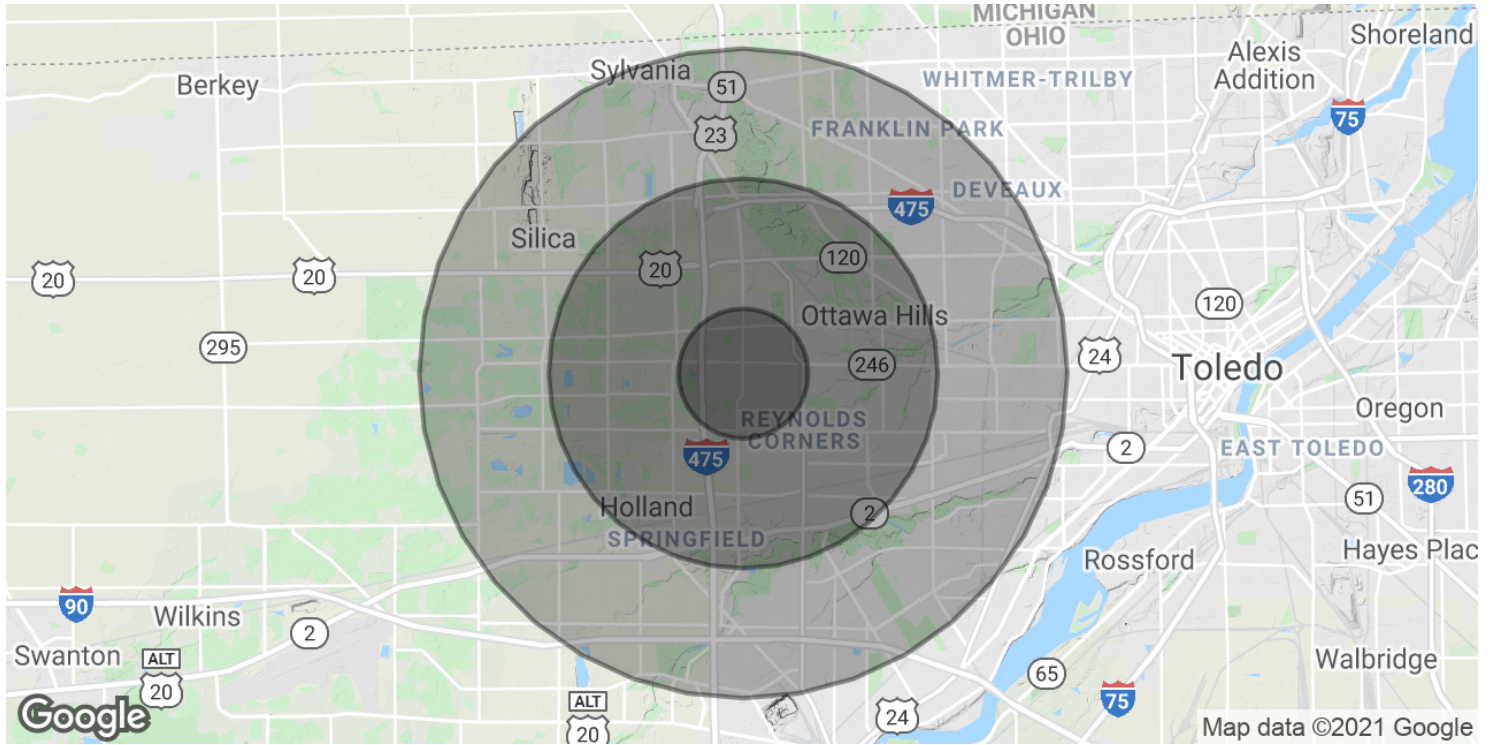


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,206	67,866	176,263
Average age	36.5	36.7	38.3
Average age (Male)	33.2	34.6	36.4
Average age (Female)	37.8	38.4	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,889	28,766	73,672
# of persons per HH	2.4	2.4	2.4
Average HH income	\$45,771	\$61,394	\$68,305
Average house value	\$118,961	\$139,425	\$175,276

\* Demographic data derived from 2010 US Census

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