

For Lease

Prestigious Suite Condo's

137 - 6,000 SF VARIOUS SPACES AVAILABLE



NAIHarmon Group
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

27511 Holiday Ln

Perrysburg, OH 43551

Property Highlights

- Newly constructed office suite condo's
- Highly visible from I-75
- Conveniently located in an office park off of Freemont Pike in Perrysburg, Ohio
- Ideal for engineering, accounting, attorney firms, medical uses



Call Now
For More Information

Dallas Paul

O: (419) 960-4410 x320 | C: (704) 564-8225
dpaul@naiharmon.com

OFFERING SUMMARY

Available SF	137 - 6,000 SF
Lease Rate	\$350.00 - 2,166.00 per month (Gross + Utilities & WiFi)
Lot Size	0 Acres
Building Size	46,446 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,923	\$86,612
3 Miles	33,411	\$81,202
5 Miles	87,914	\$72,075

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GENERAL INFORMATION

Property:	Holiday Park Condo's
Location:	27511 Holiday Ln
Closest Intersection:	Holiday Ln & State Rt 20
City, State:	Perrysburg, OH
County:	Wood County
Zip:	43551

PROPERTY INFORMATION

Building SF (Min/Max):	137 SF-6000 SF
Available Area:	6000 SF
Parking:	180 Surface parking spaces
Zoning:	Commercial
Current Use:	Office

BUILDING DETAILS

Year Built:	1978
Heat Fuel/Type:	Natural gas
Ceiling Height (Min/Max):	9.6 ft
Air Conditioning:	New
Building Class:	C
Floor:	Second
Lighting:	LED (New)
Restrooms:	Single in suites
No. of Floors:	2
Sprinklers:	Yes
Security System	Yes



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LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Landlord
Insurance (Fire & Hazard):	Landlord
Content, Liability Insurance:	Landlord
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Landlord
Improvements:	Negotiable
Lease Term:	1-3 Years
Mail Box:	Tenant available
Wifi (Spectrum)	Available \$30.00/month

UTILITIES

Gas:	Columbia Gas
Water:	City of Perrysburg
Sanitary Sewer:	City of Perrysburg
Electric:	Toledo Edison
Storm Sewer:	City of Perrysburg



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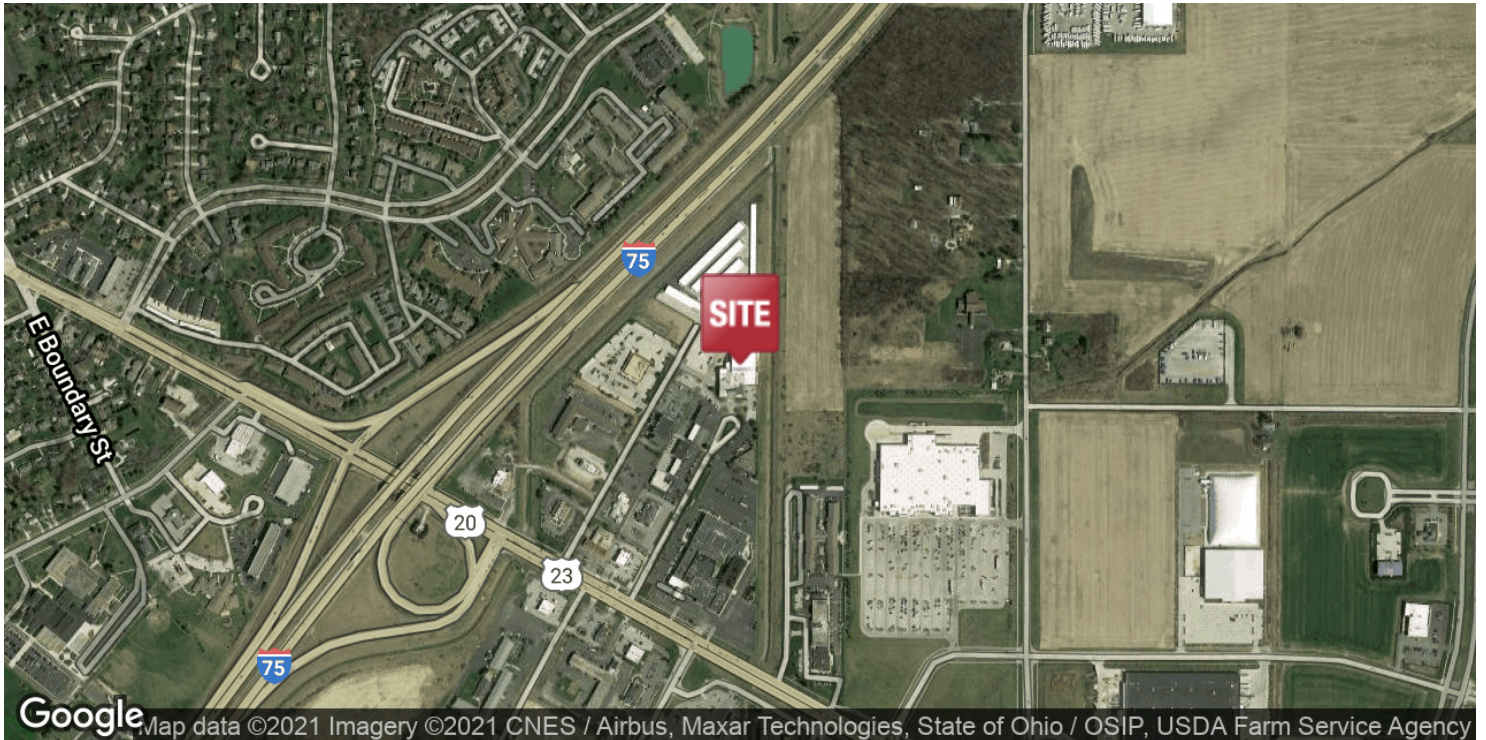
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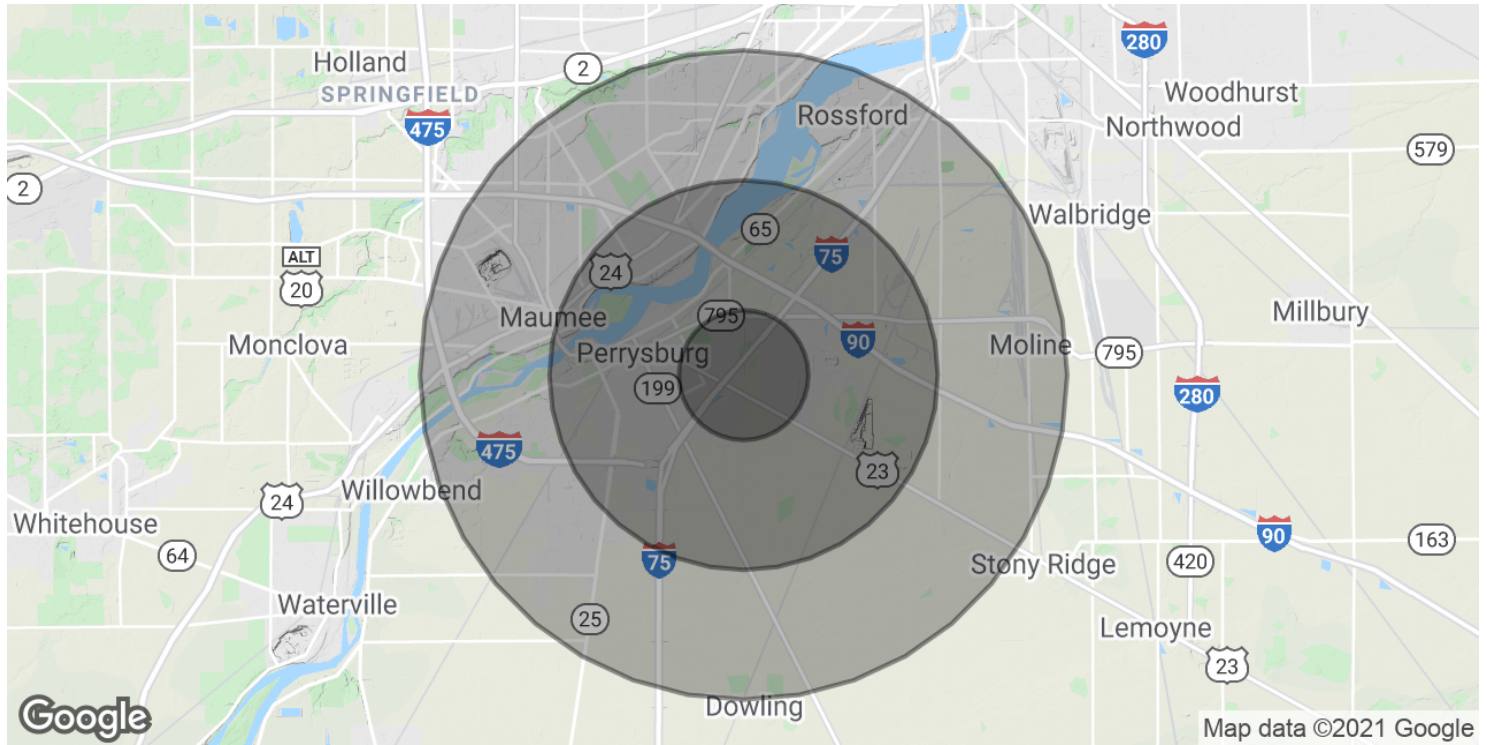
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,923	33,411	87,914
Average age	44.8	43.0	40.9
Average age (Male)	44.5	41.2	39.6
Average age (Female)	44.9	43.9	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,240	14,532	37,263
# of persons per HH	2.2	2.3	2.4
Average HH income	\$86,612	\$81,202	\$72,075
Average house value	\$200,939	\$193,788	\$177,863

* Demographic data derived from 2010 US Census

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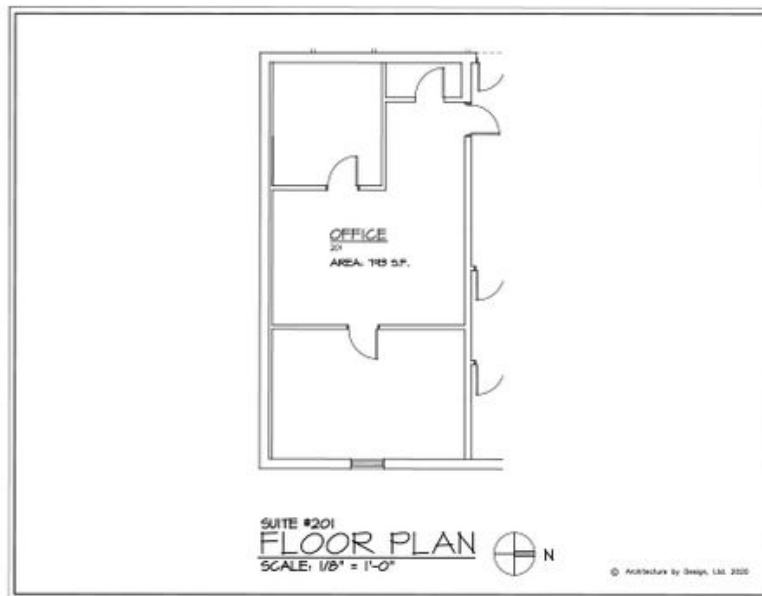
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AVAILABLE

SUITE 201
\$1,520 PER MONTH



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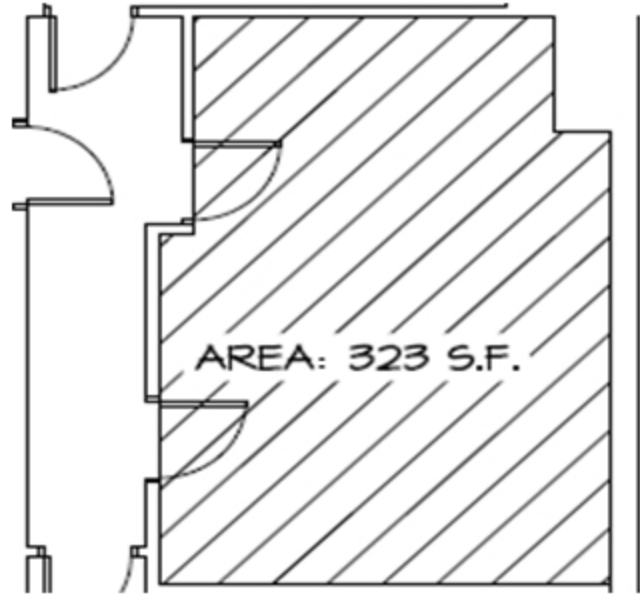
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AVAILABLE

SUITE 202A
\$620 PER MONTH



SUITE 205A
\$525 PER MONTH

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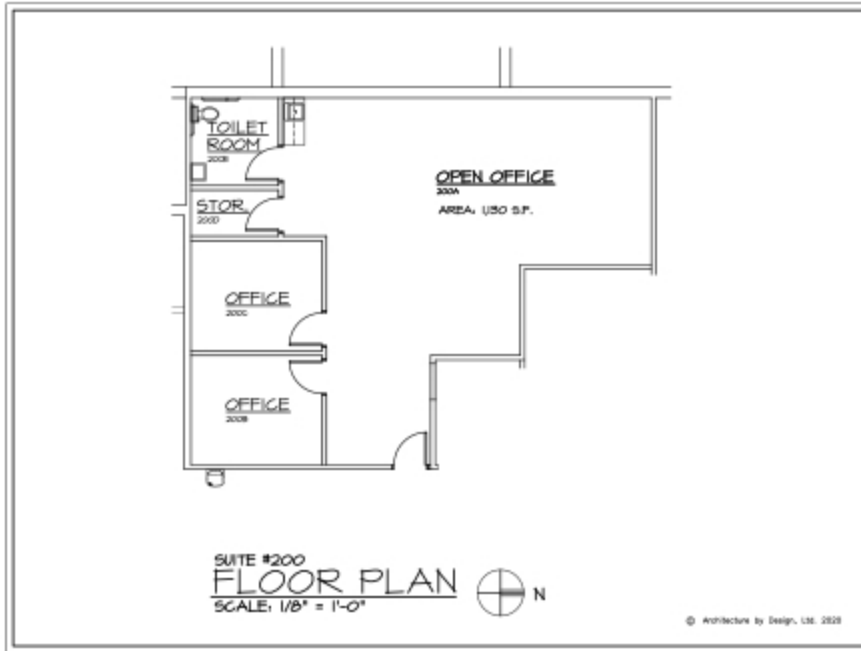
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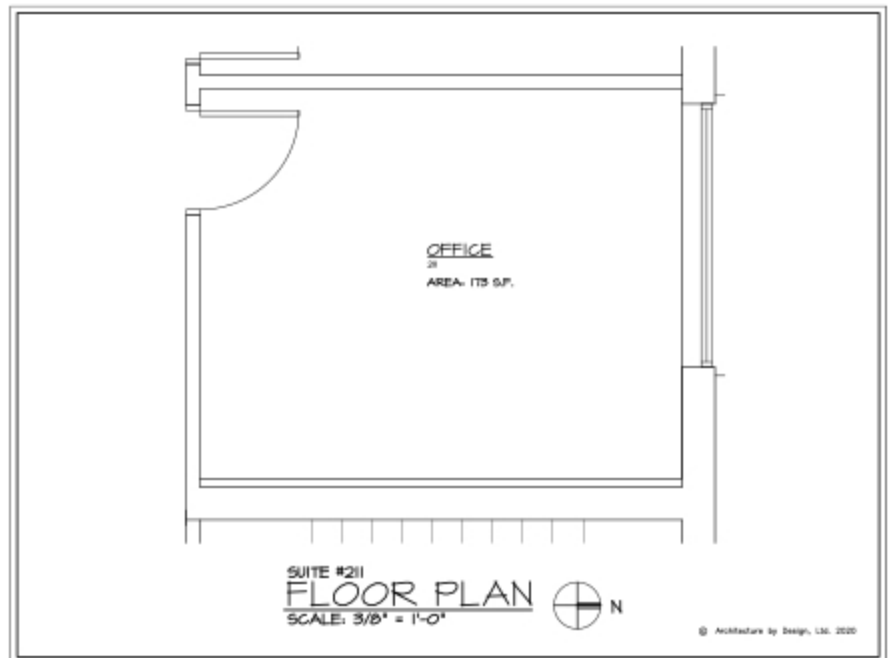
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SUITE 200
\$2,166 PER MONTH

SUITE 211
\$350 PER MONTH



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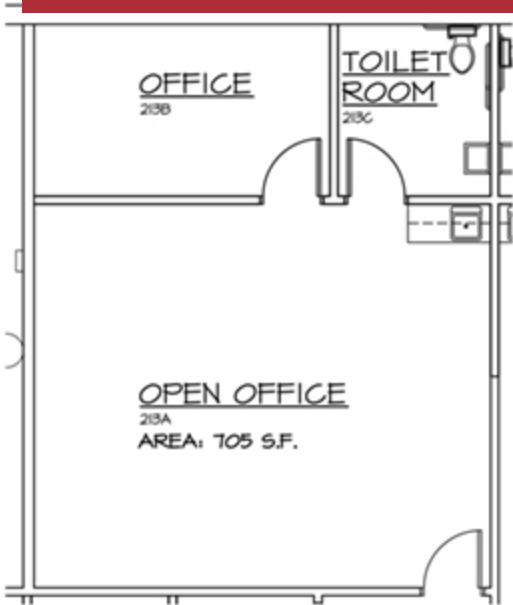
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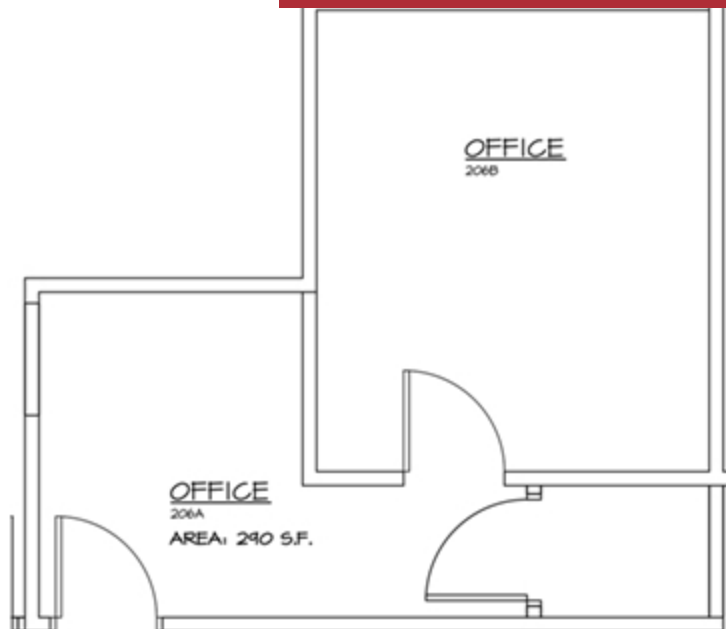
SUITE 213
\$1,351 PER MONTH



SUITE 214
\$1,240 PER MONTH



SUITE 206
\$556 PER MONTH



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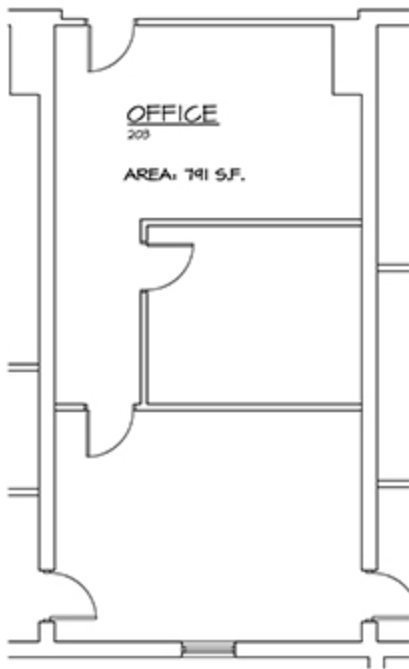
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AVAILABLE

SUITE 203
\$1,516 PER MONTH



SUITE 204
\$1,516 PER MONTH



SUITE 212
\$250 PER MONTH



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