

3401 GLENDALE AVENUE
TOLEDO, OH 43614

OFFICE BUILDING FOR SALE OR LEASE
29,754 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FOUNDATION PARK OFFICE CENTER



GENERAL INFORMATION

Sale Price:	\$850,000
Lease Rate:	\$12.00/SF
Space Available:	18,540 square feet
Building Size:	29,754 square feet
Number of Stories:	3
Year Constructed:	1985
Condition:	Fair
Lot Dimensions:	201' x 431'
Acreage:	1.98 acres
Closest Cross Street:	Byrne Road
County:	Lucas
Zoning:	CO/Office Commercial
Parking:	147± spaces
Curb Cuts:	Two with ingress/egress easements
Street:	4 lane with center turn



For more information, please contact:

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KEENAN FIELDS

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SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Stucco
Structural System:	Steel/block
Roof:	Flat rubber
Floors:	Concrete
Elevator:	Yes – hydraulic
Ceiling Height:	11'
Basement:	Mechanical room
Heating:	Gas/Boiler unit
Air Conditioning:	Central/Rooftop unit
Power:	At building 150 KBA transformer (per Toledo Edison)
Restrooms:	Yes – varies per floor
Security System:	Yes – fire alarm
Maintenance Bldg:	Yes – rear garage (5 doors)
Sprinklers:	Yes
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Davita Dialysis – 1 st floor
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Janitorial & utilities

2020 REAL ESTATE TAXES

TD:	05
Parcels:	60705
Assessor Number:	06176066
Total Taxes:	\$43,028.47

Comments:

- Mixed medical or general office space located just across the street from the campus of the University of Toledo Medical Center.
- Long term tenant – 1985 occupancy/Davita Dialysis – 8,496 SF, \$12,628 per month through April 30, 2023.
- Entire 2nd and 3rd floor available. Each floor is 9,270± square feet.
- Lots of amenities nearby with heavy traffic flow.
- Can accommodate as large (9,270 sf) and small (1,500±) needs.
- Generator belongs to Davita for the 1st floor only.

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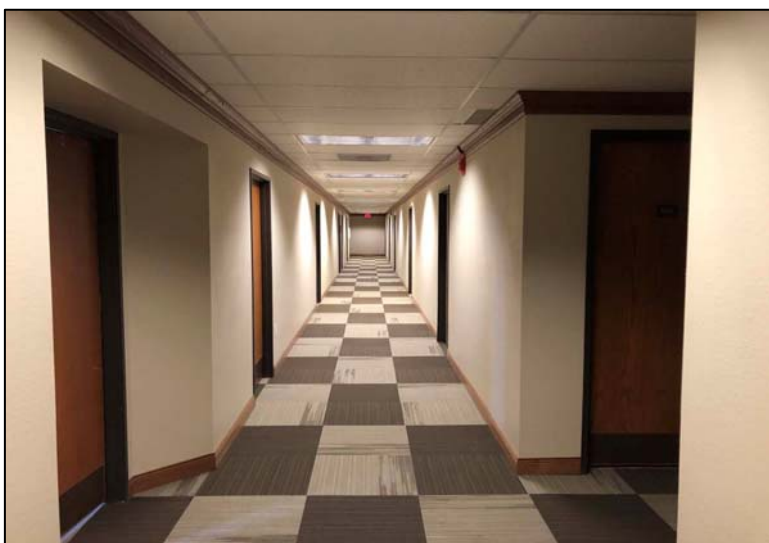
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