

900 W. SOUTH BOUNDARY STREET
PERRYSBURG, OHIO 43551

OFFICE SPACE FOR LEASE
9,338 Square Feet Available



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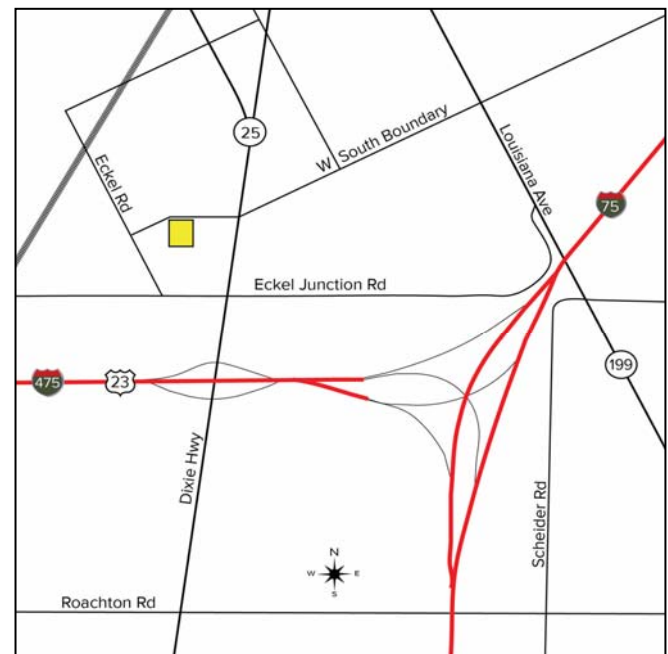
FULL-SERVICE COMMERCIAL REAL ESTATE

PERRY TOWNE SQUARE



GENERAL INFORMATION

Lease Rate:	\$11.00 per square foot NNN
Space Available:	Suite 1A – 1,748 square feet Suite 7B – 2,346 square feet Suite 8A – 1,748 square feet Bldg 10 – 3,496 square feet
Building Size:	34,960 square feet (10 buildings)
Number of Stories:	1
Year Constructed:	1996
Condition:	Excellent
Closest Cross Street:	Commerce Drive
County:	Wood
Zoning:	C-3
Parking:	183 space in common
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick with vinyl dormer and overhangs
Structural System:	Wood stud walls; 24" roof trusses
Roof:	Asphalt shingle with cupola
Floors:	Wood
Floor Coverings:	Carpet and tile
Ceiling Height:	Up to 10' 3"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Forced air system
Telephone:	Ameritech
Security System:	No
Restrooms:	1 per building
Sprinklers:	No
Facia Sign:	On door
Freestanding Sign:	Sandstone marquee
Delivery Area:	No
Lot Dimensions:	400' rear width x 584' maximum depth

BUILDING INFORMATION

Other Tenants:	See attached roster
Sign on Property:	Yes
Key Available:	By appointment only

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Yes
Improvement Allowance:	Negotiable
Tenant responsible for utilities, janitorial, suite interior maintenance, insurance, refuse, parking lot, real estate taxes.	

ESTIMATED OPERATING EXPENSES

Insurance	\$0.27
Real Estate Taxes	\$2.25
Condominium Association Fees	\$1.63
Utilities (estimated budget)	\$2.30

2021 REAL ESTATE TAXES

Parcels:	Q61-400-0703-04013201 thru Q61-400-0703-04013210
Total Annual Taxes:	\$7,739.26 per building (\$2.21 per square foot)

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TENANT ROSTER			
Building	Suite	Tenant	Square Footage
1	A	Toledo Cardiology Consultants - VACANT - AVAILABLE	1,748
	B	Dr. Safadi & Associates	1,748
2		Mouch Insurance	3,496
3	A	Senior Outlook Solutions, Ltd	1,748
	B	Roberta J. Guibord, D.O.	1,748
4	A	Union Home Mortgage	1,748
	B	Speedway	1,748
5	A	Melchior Building Company	1,692
	B	Lehner Capital Management	1,804
6		Sold	3,496
7	A	Blush Aesthetics	1,150
	B	Former Heartland Rehabilitation Services Inc. – VACANT - AVAILABLE	2,346
8	A	Dana Companies, LLC – AVAILABLE AUGUST 1, 2021	1,748
	B	Comfort Keepers	1,748
9	A	Mercy	2,161
	B	Kenakore Solutions	1,335
10		Former Sleep Disorder Center - VACANT - AVAILABLE	3,496

Comments:

- Less than 1/4 mile to traffic light.
- 1/2 mile to expressway.
- 10-unit complex built by Melchior Building Company.
- On average, Perry Towne Square occupants spend \$2.30/sf on utilities.

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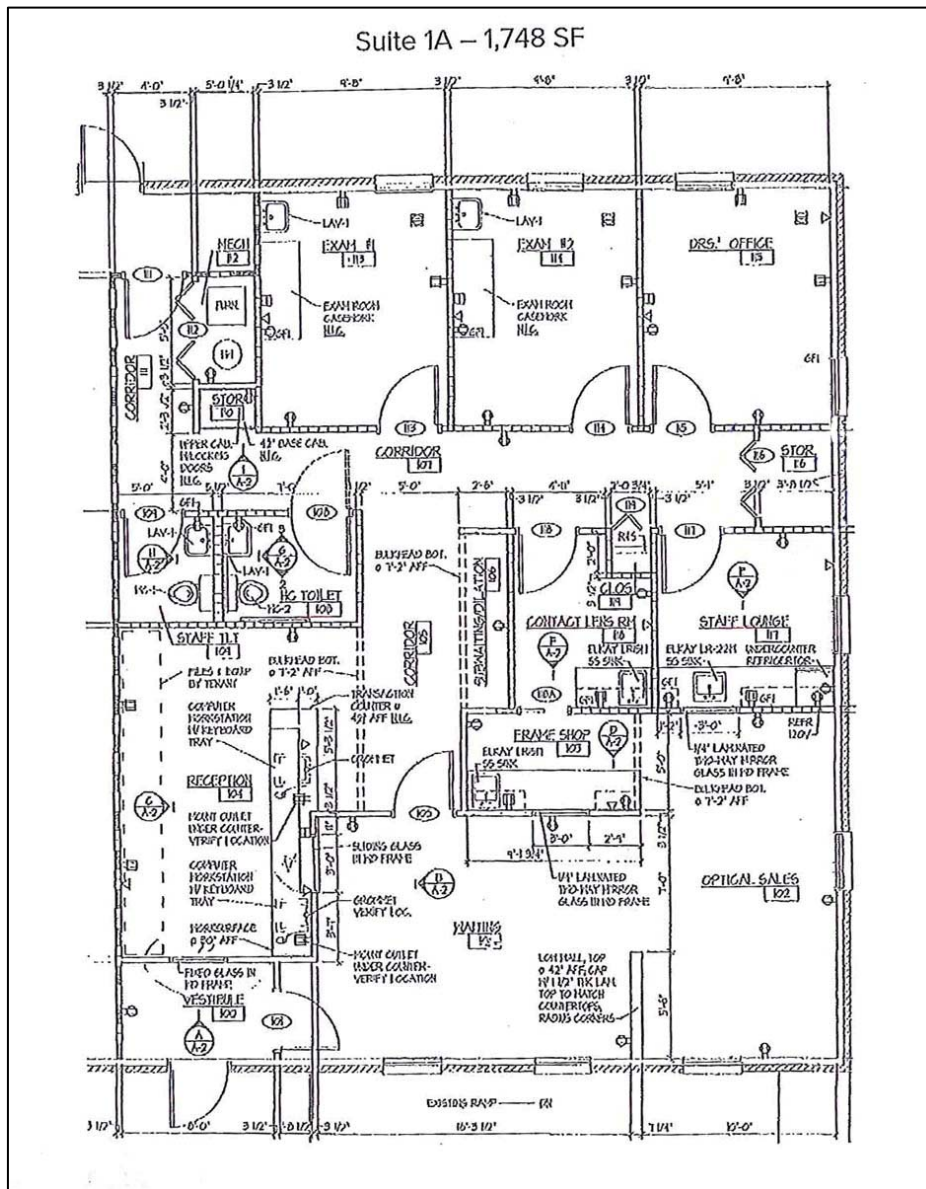
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Suite 1A – 1,748 SF



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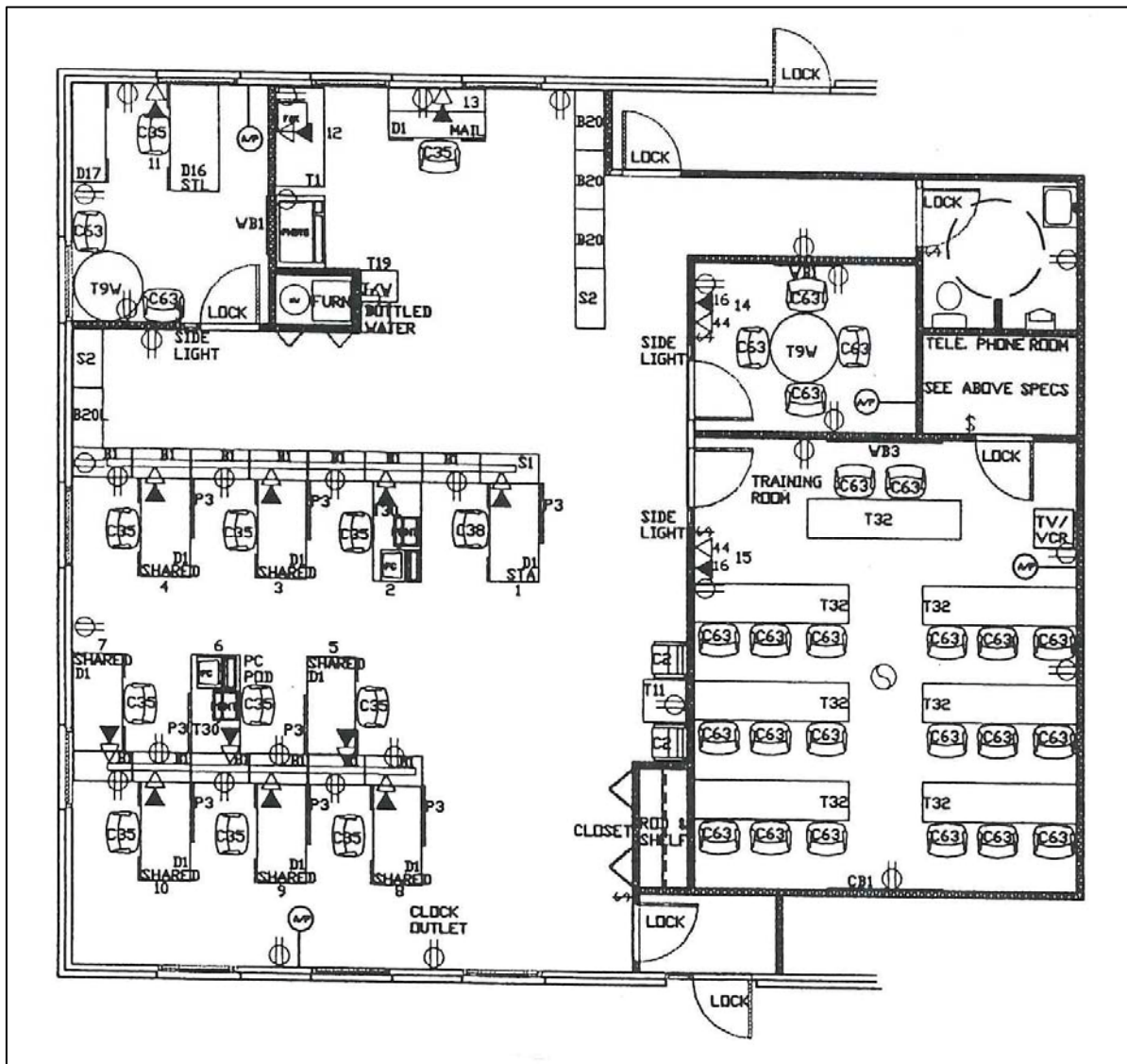
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Suite 7B – 2,346 SF



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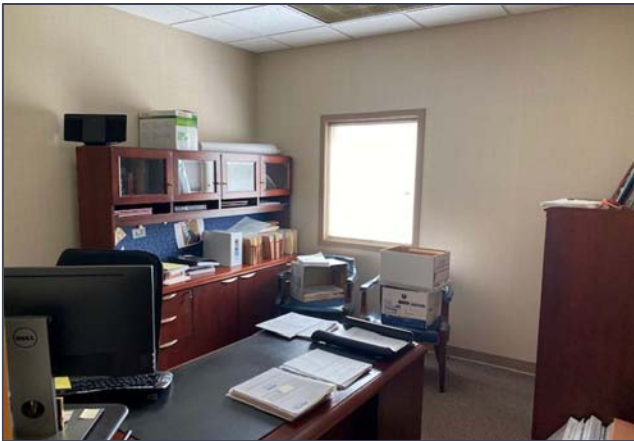
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Building 8A – 1,748 SF
This suite has two restrooms.

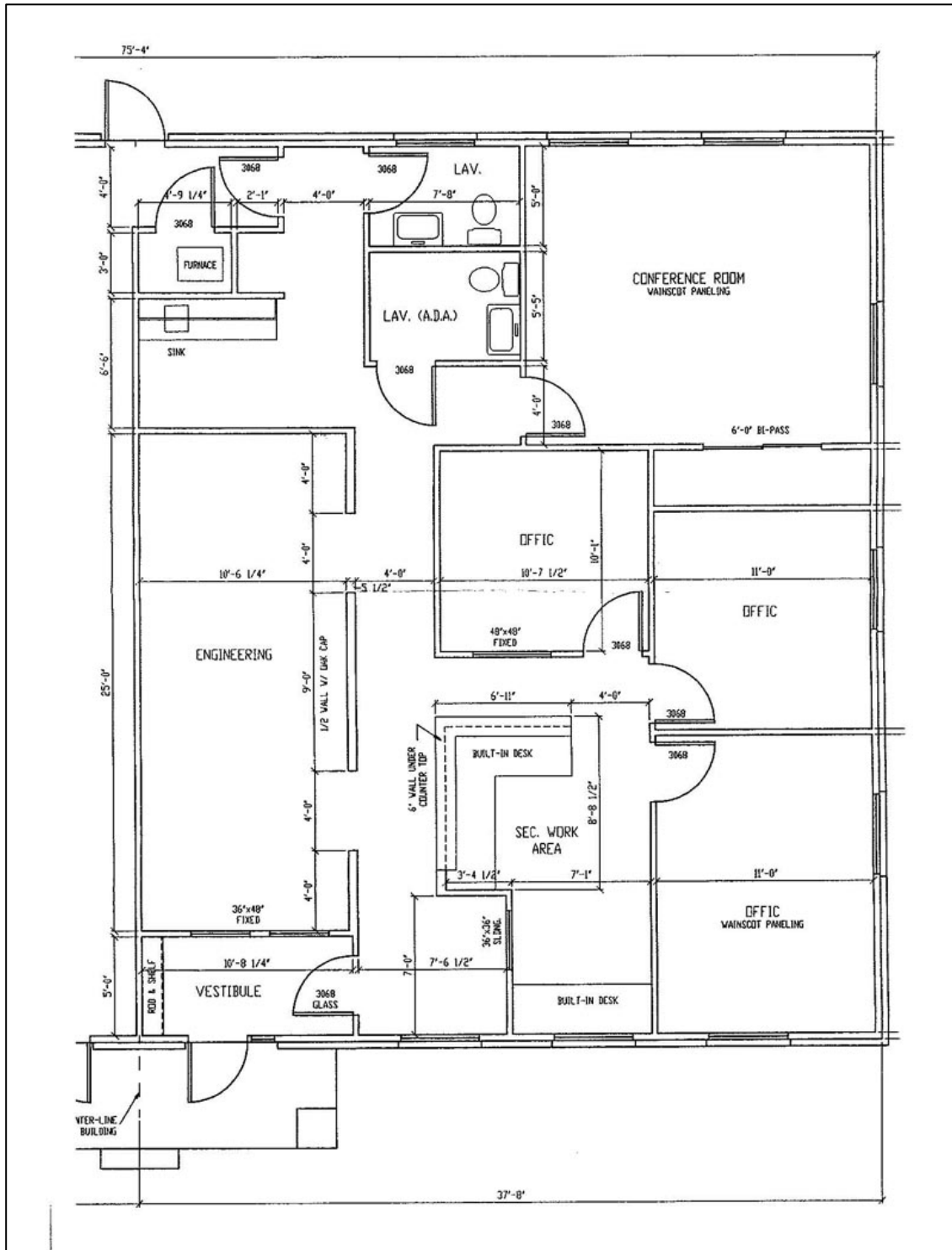


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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Building 8A – 1,748 SF



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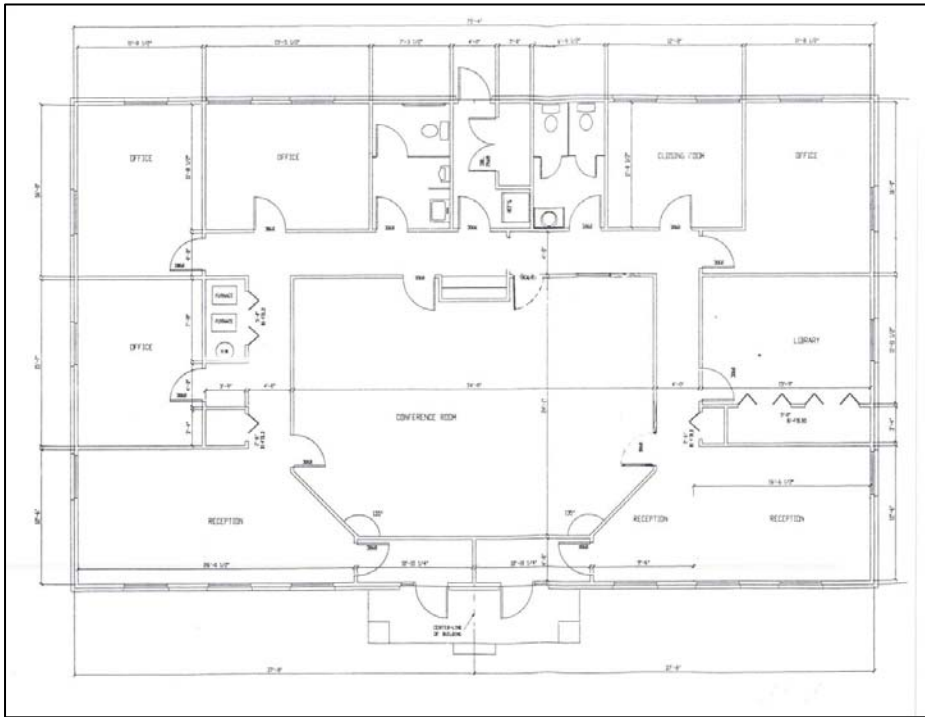
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Building 10 – 3,496 square feet



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