

3166 N. REPUBLIC BLVD.
TOLEDO, OH 43615 (SYLVANIA TOWNSHIP)

OFFICE BUILDING FOR SALE OR LEASE
8,100 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



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GENERAL INFORMATION

Sale Price:	\$700,000
Lease Rate:	\$12.00/SF NNN
Building Size:	8,100 SF
Number of Stories:	1
Year Constructed:	1971
Condition:	Well - maintained
Lot Dimensions:	150' x 155' irregular
Acreage:	0.6927
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	C-2 Highway & Gen. Commercial District
Parking:	32 spaces
Curb Cuts:	1
Street:	Single lane - cul de sac



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & Wood
Structural System:	Steel beam
Roof:	Flat rubber with aluminum shingle mansard sides
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8±
Basement:	No
Heating:	GFA – 2 rooftop package unit
Air Conditioning:	Central
Power:	400 amps, 240V – main
Restrooms:	2 (1 – men’s 1 – women’s)
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia

2021 REAL ESTATE TAXES

TD:	78
Parcels:	69164
Assessor Number:	30-180-005
100% Values:	
Land:	\$167,100
Building:	\$155,100
Total:	\$323,200
Total Annual Taxes:	\$12,591.18

BUILDING INFORMATION

Current Occupant:	Clark Schaeffer Hackett (lease expires 6/30/21)
Occupancy Date:	6/30/21
Other Occupants:	None
Sign on Property:	Yes
Key Available:	No – arrange tours with Megan Malczewski (419-215-1008)

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month’s rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	All operating expenses excluding roof and structure. To include but not be limited to utilities, snow, lawn, interior/exterior maintenance, or common area maintenance.

Comments:

- Convenient location, easily accessible to expressway 1.8 ± miles to US-23.
- Located in Sylvania Township where no City Income Taxes are currently levied.
- Excellent condition, well cared for building.
- Ideally designed layout includes multiple perimeter windowed offices, open windowed work area, storage areas, centrally located administrative area enclosed with glass, several conference rooms (2 glass enclosed), large windowed training room, kitchen and server rooms.
- Buckeye and Spectrum fiber.
- Adjacent to University Parks Trail.

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2018-2019 UTILITIES

Month	Electric	Gas
October	\$ 915.62	\$ 28.06
November	\$ 697.13	\$ 121.98
December	\$ 716.14	\$ 358.79
January	\$ 797.54	\$ 334.32
February	\$ 912.52	\$ 460.96
March	\$ 829.50	\$ 384.03
April	\$ 871.68	\$ 158.45
May	\$ 737.83	\$ 108.79
June	\$ 860.79	\$ 31.85
July	\$ 1,167.63	\$ 30.03
August	\$1,083.69	\$ 30.64
September	\$ 970.43	\$ 30.64
Total:	\$10,560.50	\$2,078.54

*** Water expenses were \$3,519.44 for whole year.**

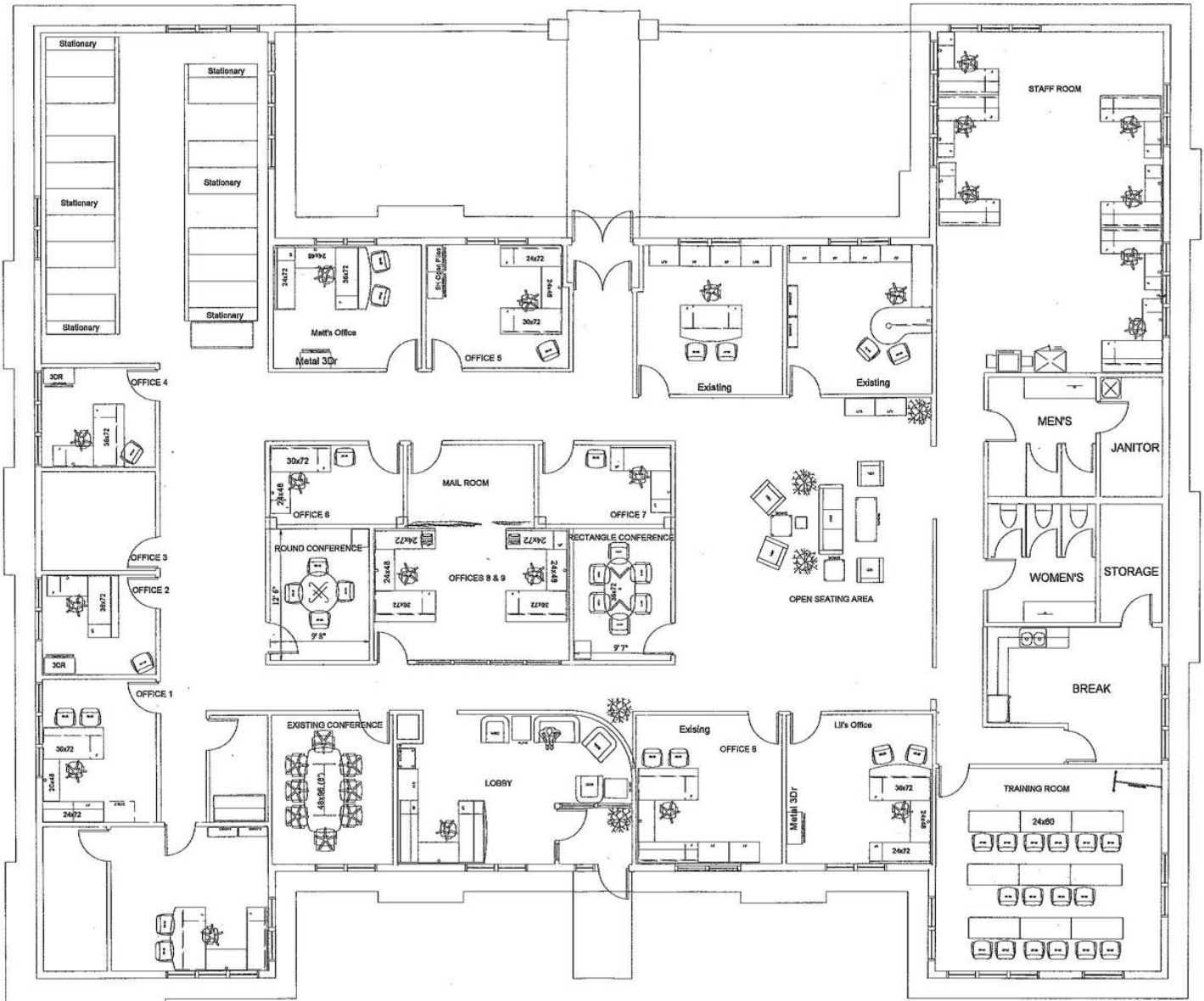
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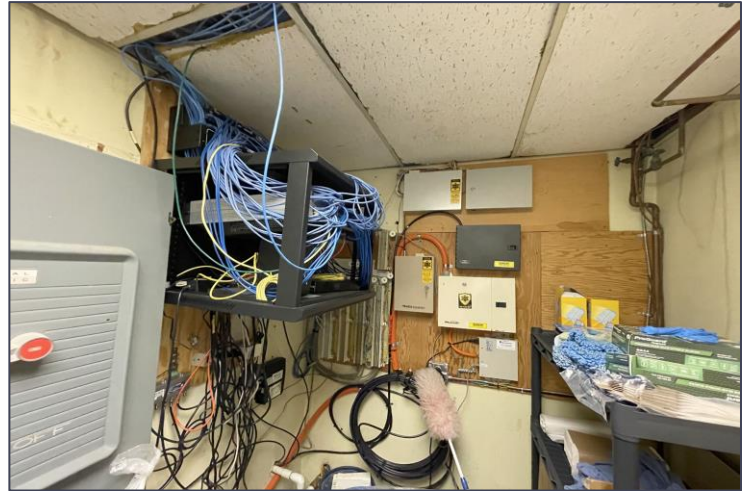
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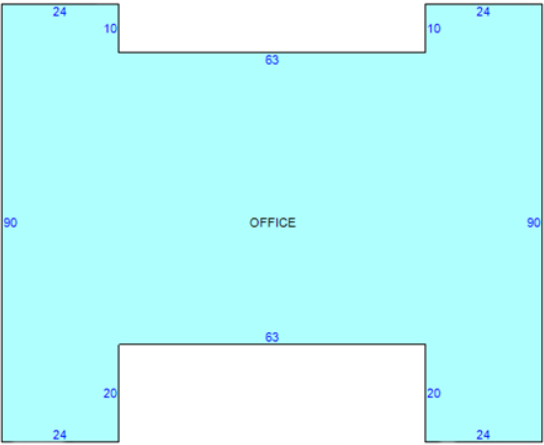
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.