

5702 W. ALEXIS ROAD  
SYLVANIA, OH 43560

OFFICE BUILDING FOR LEASE  
1,636 Square Feet Available



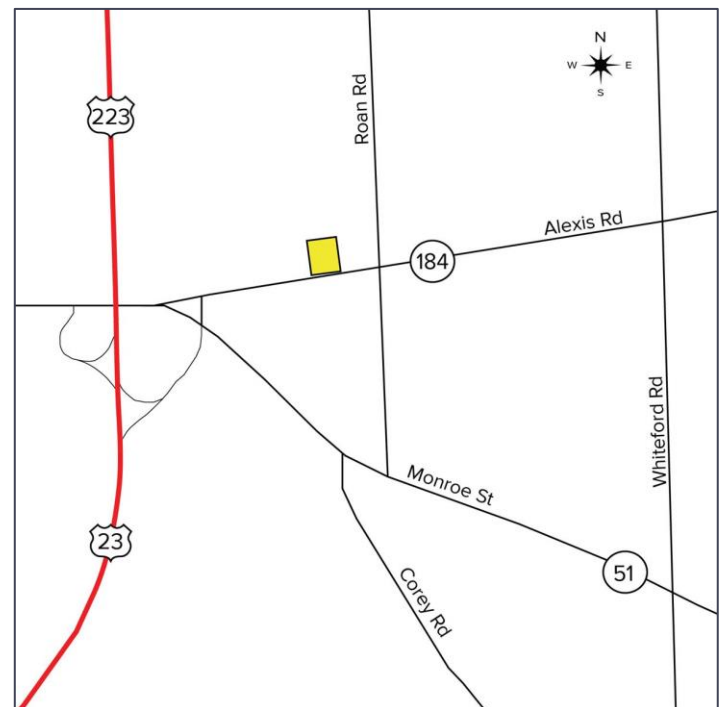
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Lease Rate:</b>	\$1,300/month plus electric & gas
<b>Space Available:</b>	1,636 SF
<b>Building Size:</b>	1,636 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1956 & 1957
<b>Condition:</b>	Fair
<b>Lot Dimensions:</b>	130.72'x 150'
<b>Acreage:</b>	0.42 acres
<b>Closest Cross Street:</b>	Monroe Street
<b>County:</b>	Lucas
<b>Zoning:</b>	Limited Business & Office
<b>Parking:</b>	25 spaces
<b>Curb Cuts:</b>	Two
<b>Street:</b>	4 lane with center turn



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Exterior Walls:	Vinyl siding
Structural System:	Wood frame
Roof:	Asphalt
Floors:	Wood & concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Three
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Freestanding

**2020 REAL ESTATE TAXES**

TD:	82
Parcels:	13004
Assessor Number:	45061002
Total Annual Taxes:	\$11,024.34

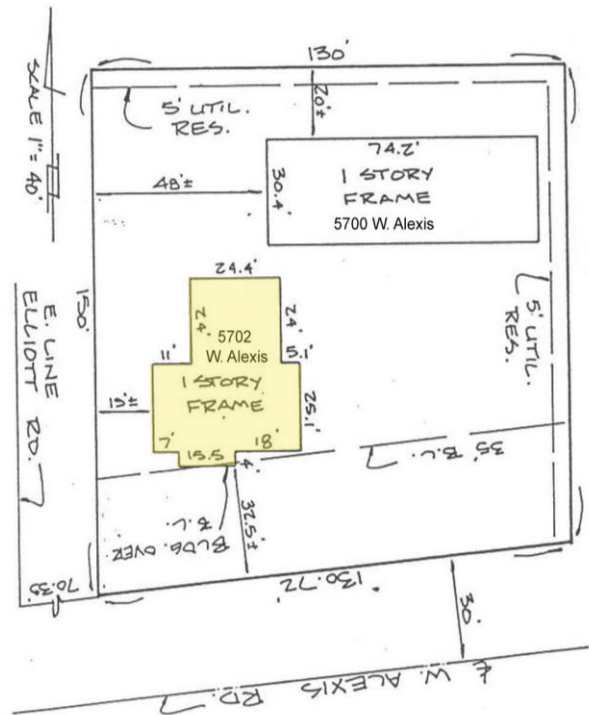
**LEASE DETAILS**

Term:	Minimum 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Electric, gas, janitorial, maintenance, content liability

Landlord pays for all other operating expenses, including water, real estate taxes, insurance, snow/lawn, CAM.

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes



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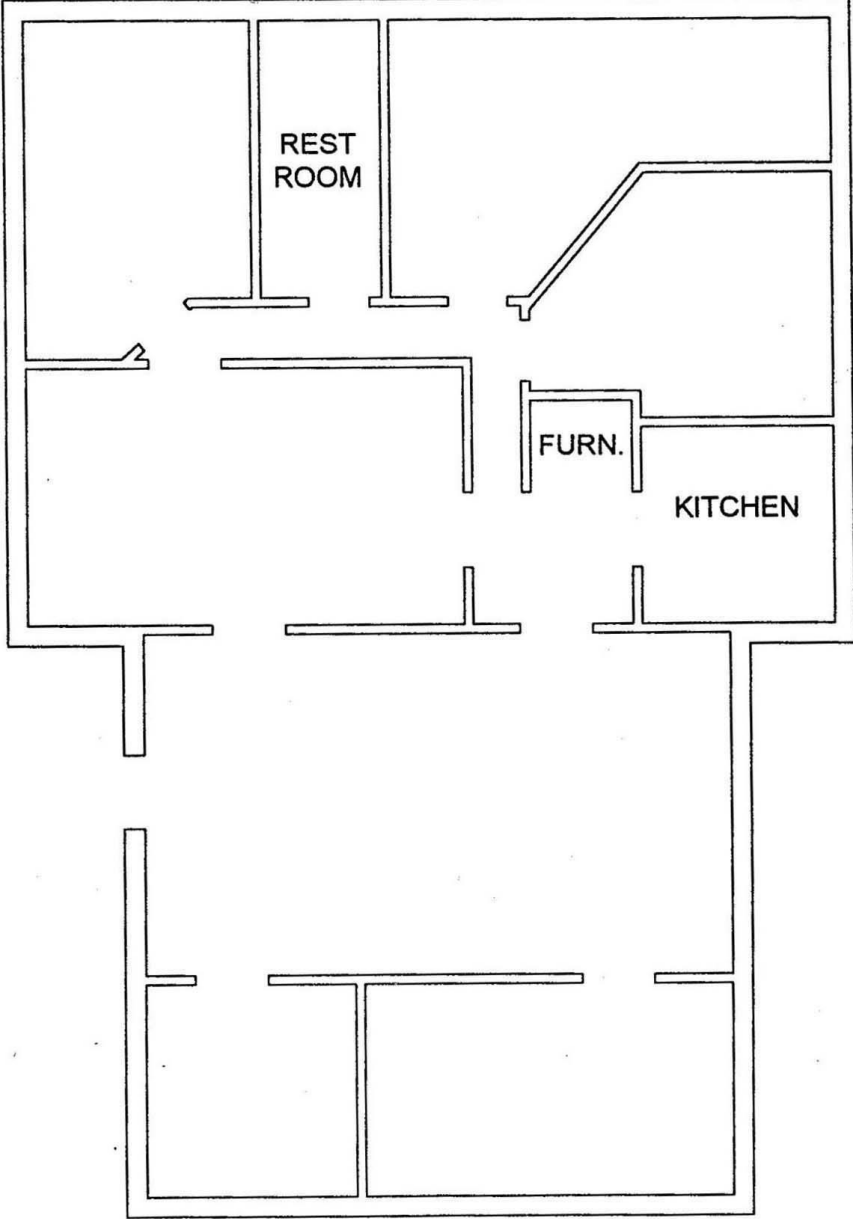
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### Floorplan



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