

3349 EXECUTIVE PARKWAY
UNIT D
TOLEDO, OH 43606

OFFICE BUILDING FOR LEASE
1,100 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,500/SF Gross (2 years fixed)
Space Available:	1,100 SF
Building Size:	10,500 SF
Number of Stories:	1
Year Constructed:	1984
Condition:	Good
Lot Dimensions:	185.92' x 279.66'
Acreage:	Approx. 1.19 acres
Closest Cross Street:	Between Central Ave. & Secor Rd.
County:	Lucas
Zoning:	CO Office Commercial
Parking:	Approx. 45
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	200 amp
Restrooms:	1 in suite
Security System:	Per suite. Required by landlord.
Signage:	Facia only

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	See floor plan
Sign on Property:	Yes
Key Available:	Yes – lockbox contact Megan 419-215-1008 for code

LEASE DETAILS

Term:	2 years
Security Deposit:	Equal to 1 month's rent
Options:	None
Improvement Allowance:	Negotiable
Tenant Responsible For:	In suite janitorial

2020 REAL ESTATE TAXES

TD:	23
Parcels:	73971
Total Annual Taxes:	\$12,603.26

Comments:

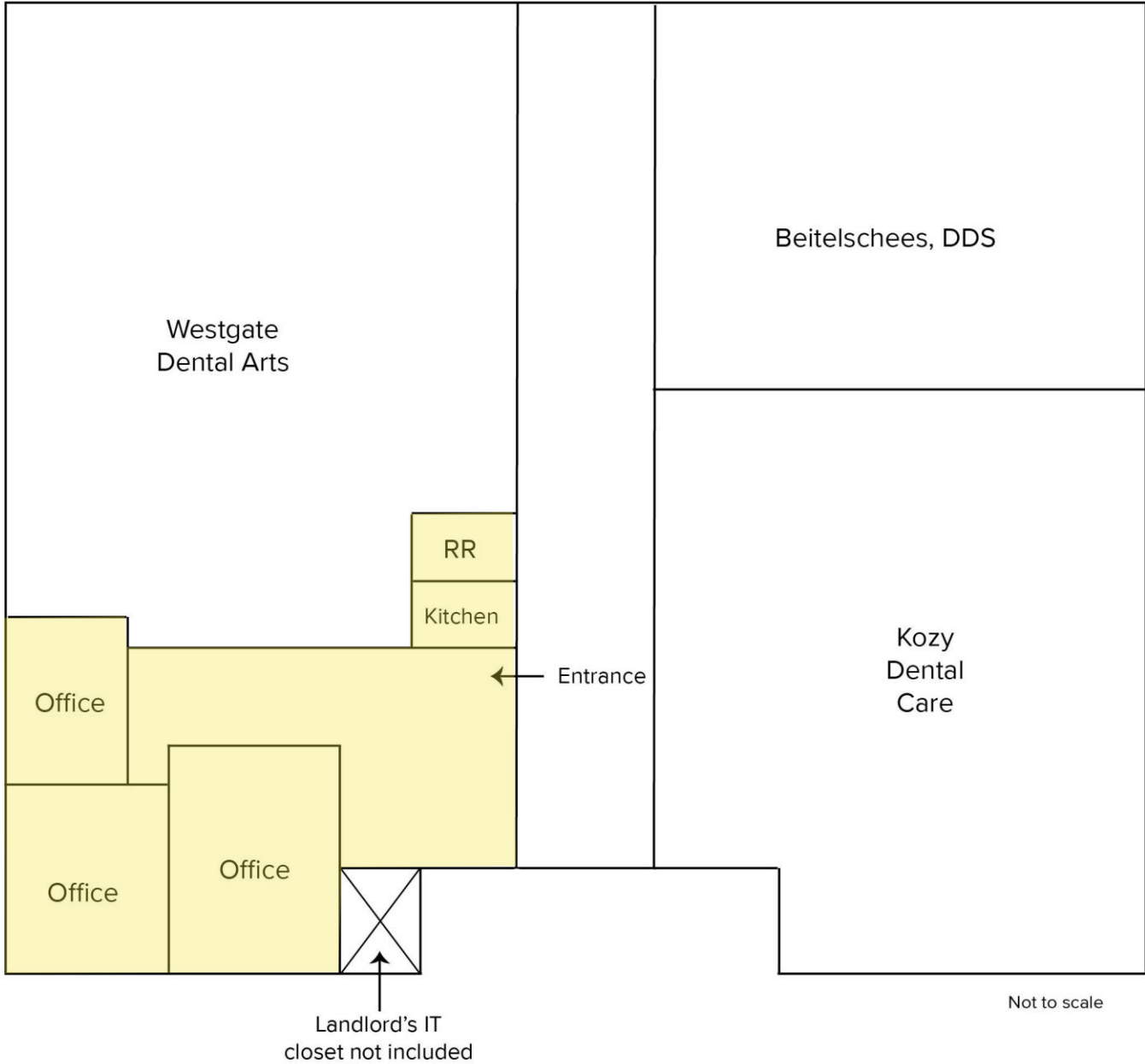
- Private entrance from parking lot and within common building corridor.
- Office layout consists of 3 private offices with abundant natural light, open area for lobby, adjacent kitchenette and restroom.
- Landlord's IT closet is located within the suite which landlord will need access to periodically.

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Floor Plan



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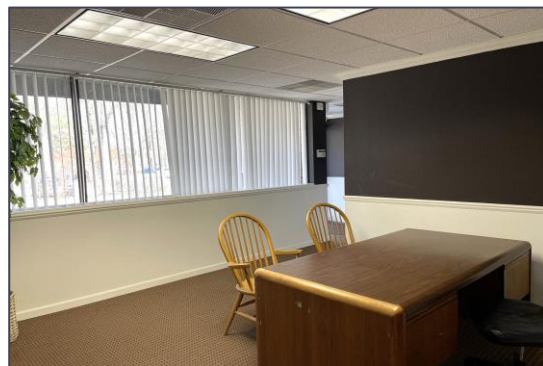
Suite Photos



Rear entrance



Entrance through common hallway



Kitchen area

For more information, please contact:

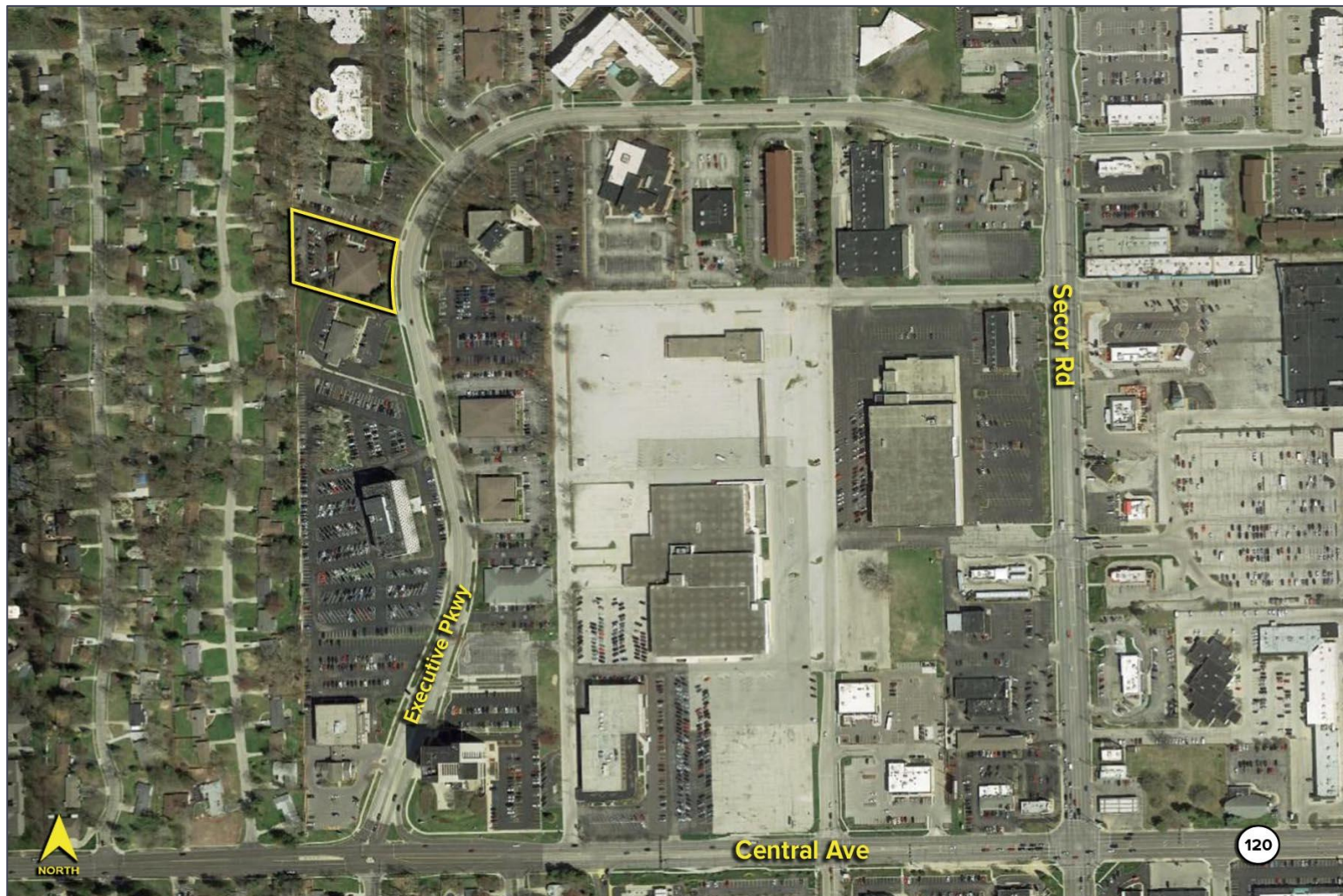
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TRAFFIC COUNTS (TWO-WAY)

30,610	Central Avenue
4,500	Executive Parkway
0.27	Yards to traffic light
¾	Mile to I-475

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,863	\$67,859
3 MILE	98,099	\$52,852
5 MILE	242,233	\$50,163

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