



# OFFICE SPACE FOR LEASE

4022 N. HOLLAND-SYLVANIA AVE., SYLVANIA, OH 43560

"Innovative Solutions at Work"



## OFFERING SUMMARY

Lease Rate: \$12.50 SF/yr (NNN)

Building Size: 1,710 SF

Lot Size: 0.5 Acres

Year Built: 1964

Zoning: C - Office

County: Lucas

Parking Spaces: Min. 8-10

## PROPERTY HIGHLIGHTS

- Located in Sylvania Township
- High traffic counts on Holland-Sylvania
- Comfortable offices and conference room
- Newer roof, HVAC and windows
- Completely remodeled throughout

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,007	24,627	58,208
Total Population	7,003	61,421	141,275
Average HH Income	\$104,682	\$90,096	\$75,348

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**JOHN HEALEY**

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1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)



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## LOCATION INFORMATION

Street Address	4022 N. Holland-Sylvania Ave.
City, State, Zip	Sylvania, OH 43560
County/Township	Lucas
Area Of City	West side of Toledo
Nearest Intersection	W. Sylvania Ave.
Zoned	C - Office

## BUILDING SPECIFICATIONS

Parcel #	78-21271
Lot Size	0.5 Acres
Building Size	1,710 SF
Year Built	1964
Number Of Floors	1
Floors	Carpet and Tile
HVAC	Gas Forced Air
Electrical	220/110
Framing	Frame / Brick Veneer
Ceiling Height	9 ft
Roof	Asphalt Shingle
Restrooms	Two
Parking Spaces	8
Property Taxes	\$4,415.80/year

## LEASE DETAILS

Lease Term	Negotiable
Security Deposit	Equal to one months rent
Tenant Responsibility	Real estate taxes, building insurance, exterior maintenance
NNN	Approx. \$4.15 P/SF



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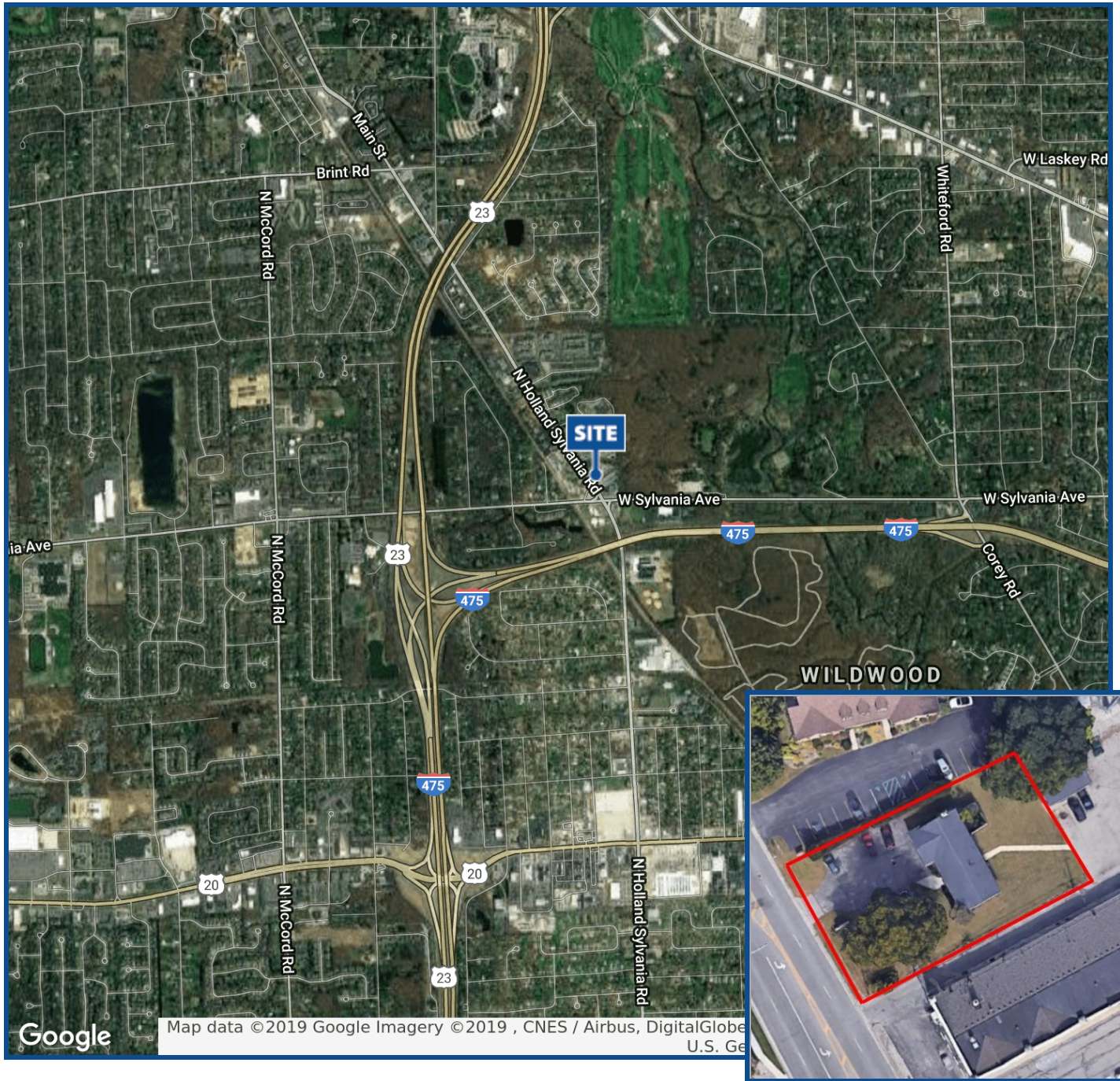
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