



# OFFICE SPACE FOR LEASE

4141, 4145, 4153 MONROE ST, TOLEDO, OH 43606

"Innovative Solutions at Work"



## OFFERING SUMMARY

**Lease Rate:** \$12.00 SF/yr Gross  
(\$316-\$477/mo Gross)

**Available SF:** 316-477 SF

**Lot Size:** 0.42 Acres

**Year Built:** 1950

**Zoning:** CR - Regional Commercial

**County:** Lucas

## PROPERTY HIGHLIGHTS

- Small second floor office space available
- Newly remodeled with LED lighting, paint, carpet, windows, kitchenette and restroom in common area
- Space is perfect for start up business
- No elevator access

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,024	49,483	111,931
Total Population	18,181	121,818	274,652
Average HH Income	\$52,488	\$50,812	\$50,956

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.

**THERESA DECLERCQ**

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## BUILDING SPECIFICATIONS

Street Address	4141, 4145, 4153 Monroe St.
City, State, Zip	Toledo, OH 43606
County/Township	Lucas
Nearest Intersection	Monroe/Douglas
Parcel #	02-35037, 02-35041, 02-35047
Zoning	CR - Regional Commercial
Year Built	1950 & 1947
Building Size	14,208 SF
Building Dimensions	41' x 92' and 67' x 48'
Acreage	.4216
Number Of Floors	2
Available Offices	10 spaces
Delivery Doors	In rear
Sprinklers	None
Real Estate Taxes	\$3,332.65 (2018)



## LEASE DETAILS

Term	1-3 years
Security Deposit	Equal to one months rent
Improvement Allowance	As is
Tenant Responsibilities	In suite janitorial



## UTILITIES

Gas	Columbia Gas
Electric	Toledo Edison
Water	City of Toledo
Sewer	City of Toledo

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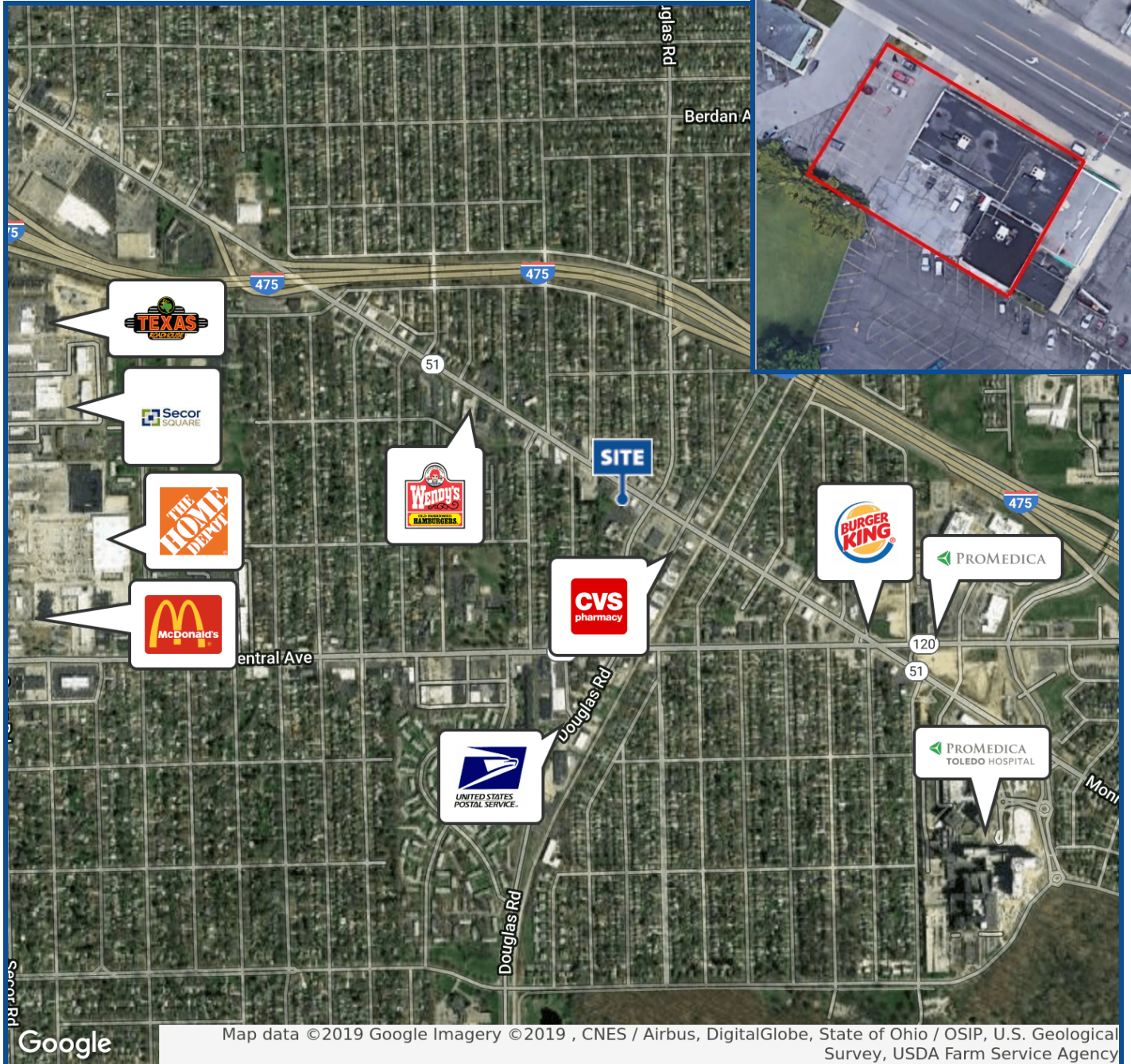
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