



OFFERING SUMMARY

Lease Rate:	\$12.00 SF Gross
Available SF:	B207 - 967 SF
Building Size:	29,280 SF
Lot Size:	2.25 Acres
Year Built:	1974
Zoning:	B-2 General Business District
County:	Lucas
Parking Spaces:	110

PROPERTY HIGHLIGHTS

- Attractive, professional office space available
- Abundant parking
- Second floor, elevator access
- Gross lease rate
- Suite immediately available
- Ideal for any office use

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,955	23,775	67,476
Total Population	7,590	57,406	162,547
Average HH Income	\$93,990	\$82,047	\$72,644

HERESA DECLERCQ

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PROPERTY DESCRIPTION

Street Address	5600 Monroe St.
City, State, Zip	Sylvania, OH 43560
County/Township	Lucas
Closest Intersection	Monroe & Silvertown (West of Whiteford)
Parcel #	82-05117
Lot Size	2.25 Acres
Zoning	B2 - General Business District



BUILDING SPECIFICATIONS

Building Size	29,280 SF
Year Built	1974
Number Of Floors	2
HVAC	Central Heating & Air
Restrooms	2 per floor
Framing	Masonry
Ceiling Height	8 ft
Floor Coverings	Carpet, tile over concrete
Elevator	One



LEASE DETAILS

Lease Term	3-5 years
Security Deposit	Equal to one months rent
Options	Negotiable
Tenant Responsibility	Suite janitorial, phone, data, liability, lease content insurance
Landlord Responsibility	Taxes, insurance, CAM, utilities & refuse



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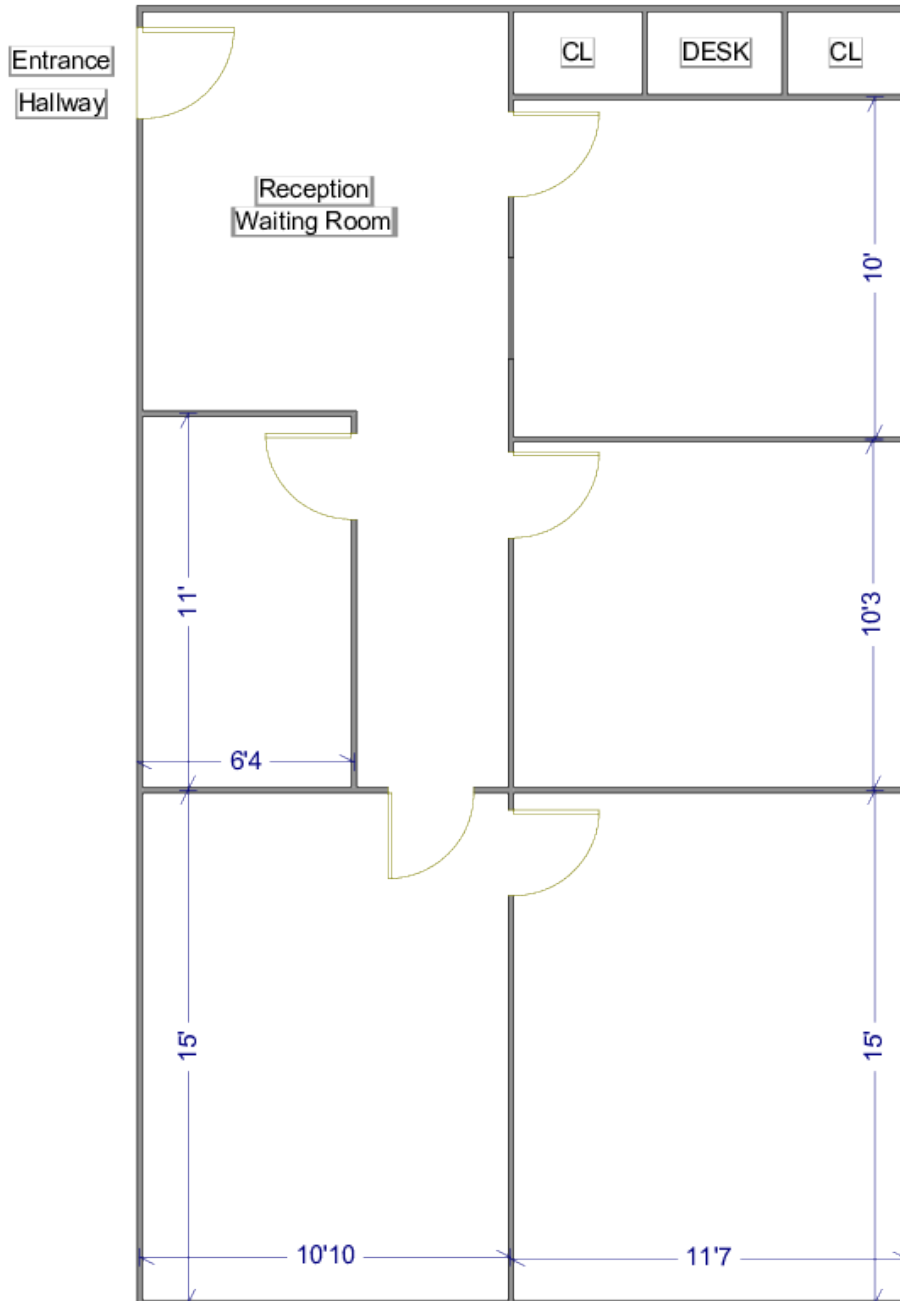


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