

6839 & 6855 SPRING VALLEY DRIVE
HOLLAND, OH 43528

OFFICE BUILDING FOR LEASE
Up to 6,100 SF Square Feet Available



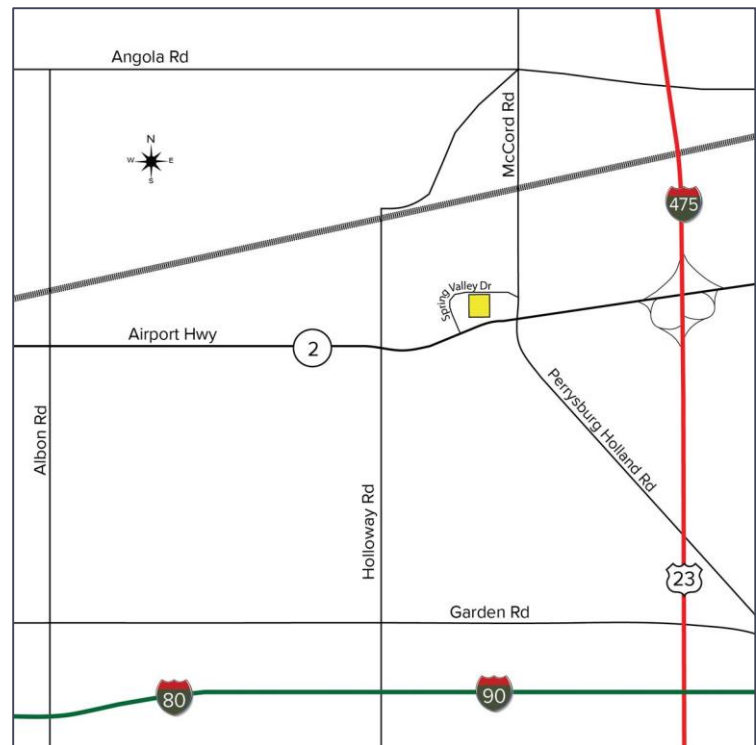
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$18.00 PSF Gross
Space Available:	1,100 SF – Suite 110 4,400 SF – Suite 150 600 SF – Suite 180
Building Size:	28,896 SF
Number of Stories:	1
Year Constructed:	1989
Condition:	Very good - remodeled
Lot Dimensions:	200' x 270'
Acreage:	1.39 AC
Closest Cross Street:	Between McCord & Holloway
County:	Lucas
Zoning:	General Commercial District
Parking:	Approximately 175 spaces
Curb Cuts:	2 on Spring Valley Drive
Street:	Spring Valley Dr. – 2 lane, 2 way Airport Hwy. (SR2) – 8 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick veneer & frame over concrete block
Structural System:	Concrete block
Roof:	Hip style asphalt shingle with access from each side through mechanical closet
Floors:	Concrete slab; stone in one unfinished unit
Floor Coverings:	Varies
Ceiling Height:	15' + in common area hallways; 8' to 10' in individual suites. Ceilings extend up to the underside of the deck to a height of at least 16'.
Basement:	No
Heating:	Flexible tube boiler (1988) - 900 MBH
Air Conditioning:	Central - HVAC is roof mounted
Power:	Electric switch gears state 1200 amps, 277/480, 3 phase, 4 wire in front of building
Restrooms:	In common and some in suite
Security System:	Yes
Sprinklers:	Mechanical room only
Signage:	Facia and monument, plus Tenant directories in multiple areas

Suite Information:

Suite 110 –

- Unfinished and ready for buildout.

Suite 150 –

- Move-in ready condition.
- Multiple exam rooms, offices and labs.

Suite 180 – Newly finished space with 2 offices.

BUILDING INFORMATION

Current Occupants:	Ste 110 – Shell condition Ste 150 – Moosa (owner) Ste 160 – Halim Clinic & Pathology lab Ste 180 – Vacant
Occupancy Date:	Ste 110 – on completion of buildout Ste 150 & Ste 180 – at lease execution
Sign on Property:	Yes
Key Available:	No – Arrange through listing agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	In suite janitorial, content liability insurance, and pass thrus in operating expenses going beyond base year.

2019 REAL ESTATE TAXES

TD:	65
Parcels:	80677 & 80681
Assessor Number:	28-005-009 and 010
Total Annual Taxes:	\$40,709.10

Comments:

- Impressive and inviting remodeled common areas.
- Exterior updated and meticulously maintained.
- Onsite owner.

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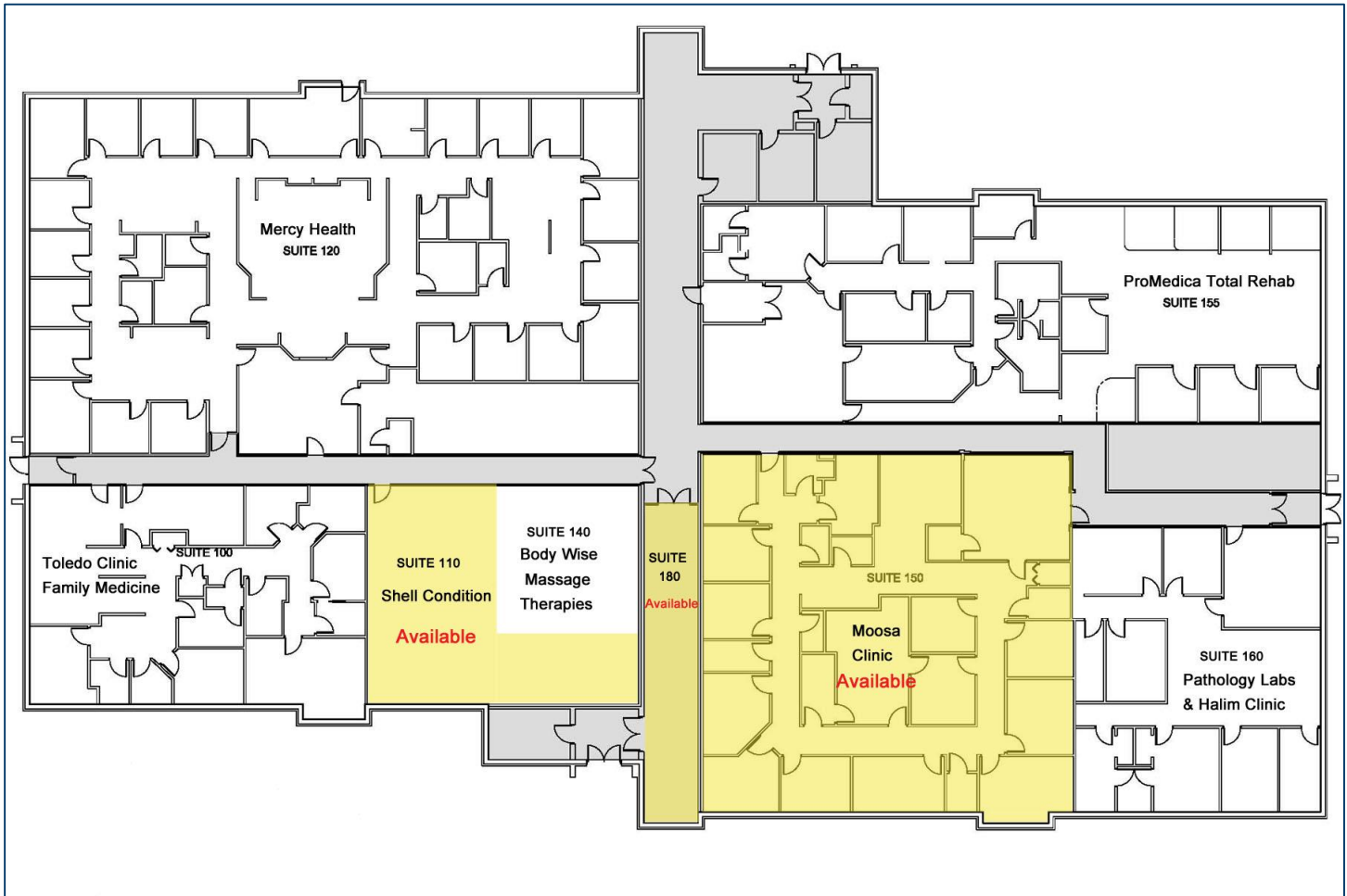
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RENT ROLL

Suite	Tenant	SF
100	Toledo Clinic Family Medicine	2,450
120	Mercy Health	7,150
110	Available – Shell condition	1,100
140	Body Wise Massage Therapies	888
155	ProMedica Total Rehab	4,450
150	Moosa Clinic – Available	4,405
160	Pathology Labs & Halim Clinic	2,312
180	Available – Vacant	600

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Sample Interior Photos – Suite 160



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TRAFFIC COUNTS (TWO-WAY)	
19,131	Airport Highway - East bound
17,103	Airport Highway - West bound
36,234	Total

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,568	\$71,003
3 MILE	49,375	\$62,606
5 MILE	120,472	\$62,892

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