

2400 N. REYNOLDS ROAD
TOLEDO, OH 43615

OFFICE BUILDING FOR LEASE
1,636 – 3,500 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

REMODELED OFFICE SPACE



GENERAL INFORMATION

Lease Rate:	\$12.00 per square foot + utilities
Space Available:	Suite A – 1,636 square feet Suite B & C – 1,864 square feet
Building Size:	7,250 square feet
Number of Stories:	One
Year Constructed:	1988
Condition:	Good
Acreage:	0.76 acres
Closest Cross Street:	Bancroft Street
County:	Lucas
Zoning:	CN – Neighborhood Comm.
Parking:	30± spaces
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

HUNTER RUDOLPH
(419) 260 8182 or (419) 249 6313
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SIGNATURE ASSOCIATES, Four SeaGate, Suite 608, Toledo, OH 43604 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

BUILDING SPECIFICATIONS

Exterior Walls:	Siding
Structural System:	Engineered block/steel
Roof:	Peaked shingle
Floor Coverings:	Carpet
Ceiling Height:	9' – 15'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Restrooms:	Shared
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Street pylon

BUILDING INFORMATION

Occupancy Date:	Upon lease execution
Other Occupants:	Alan Lancz – MTM Daycare
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	2 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities & suite janitorial

2022 REAL ESTATE TAXES

TD:	20
Parcels:	10055
Assessor Number:	04910014
Total Taxes:	\$8,911.17

Comments:

- Suite A just underwent a major renovation – new luxury vinyl flooring and paint.
- Suites are separately metered.
- 10 skylights.
- The building consists of three units, two of which have basements.
- 1.6 miles to I-475/US-23.

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<p>Suite A 1,636 SF</p>	<p>Alan B. Lancz & Associates</p> <p>Suite B & C 1,864 SF</p>	<p>Future Daycare</p> <p>Suite D 2,700 SF</p>
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*Drawing Not to Scale

Suite A consists of an open room, kitchen and 2 restroom. Upstairs loft consists of 1 restroom, 2 offices and open area.

Lancz & Associates consists of 3 offices, 2 restrooms downstairs with open upstairs loft area, 2 offices and 1 restroom. This unit has a basement with 2 furnaces.

Suite D consists of 3 offices, 2 restrooms downstairs with open upstairs loft area, 2 offices and 1 restroom. Finished basement with 2 furnaces.

Tenant	Suite	Sq. Feet	Expiration Date
Vacant	A	1,636	
Alan B. Lancz & Associates, Inc.	B & C	1,864	Month-to-month
Future Daycare	D	2,700	

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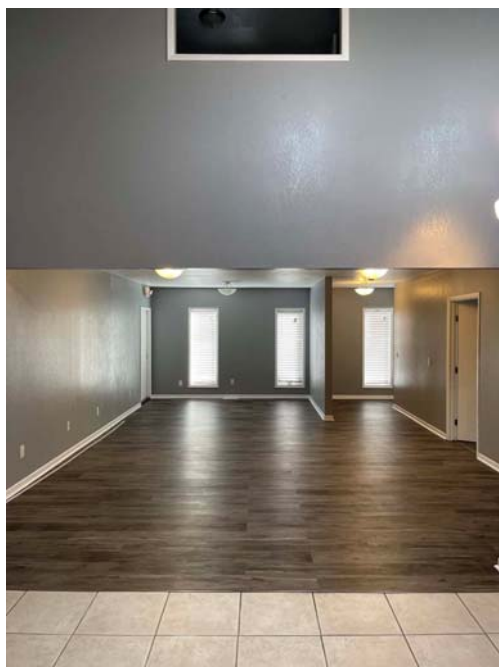
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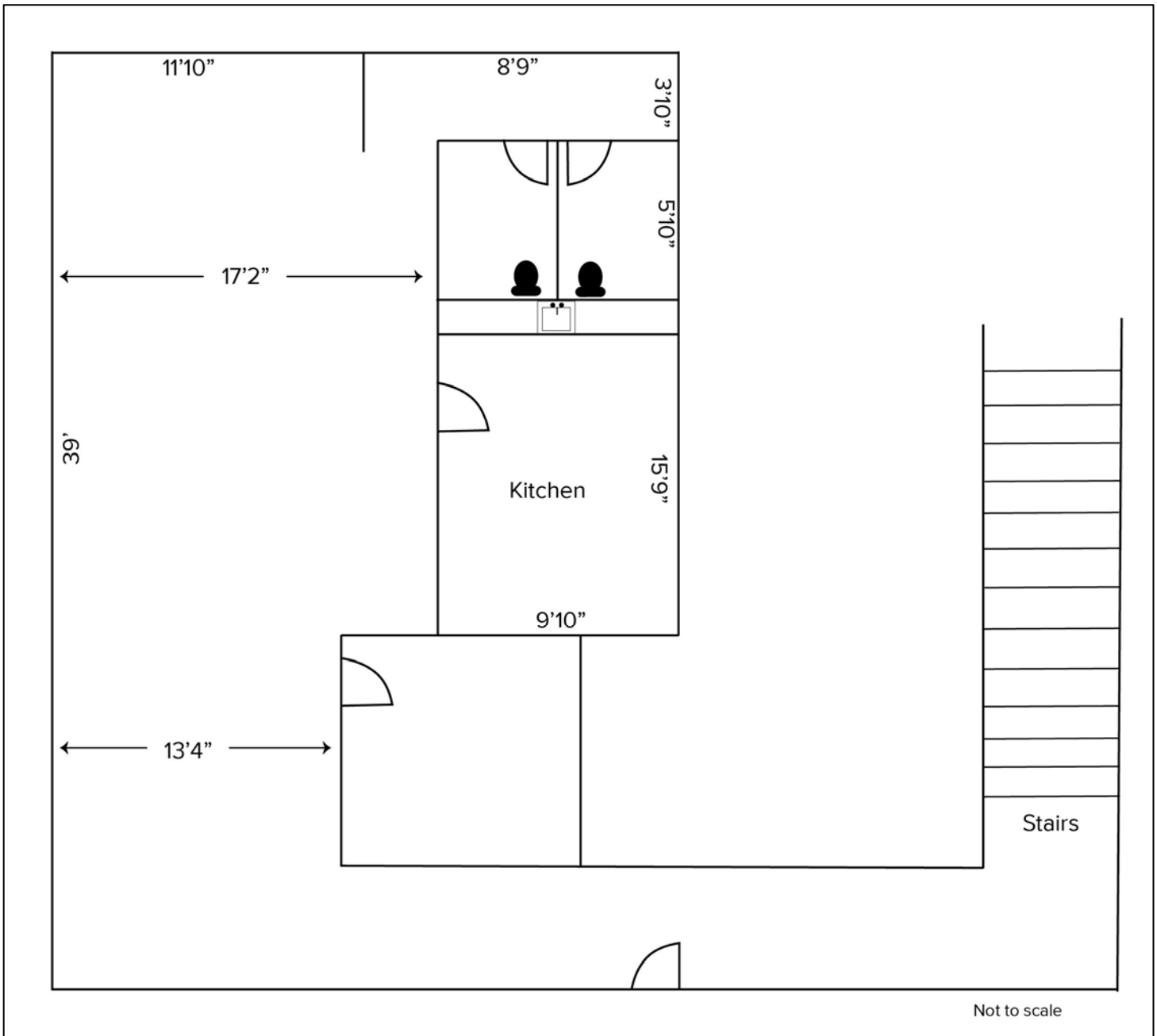
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Suite A



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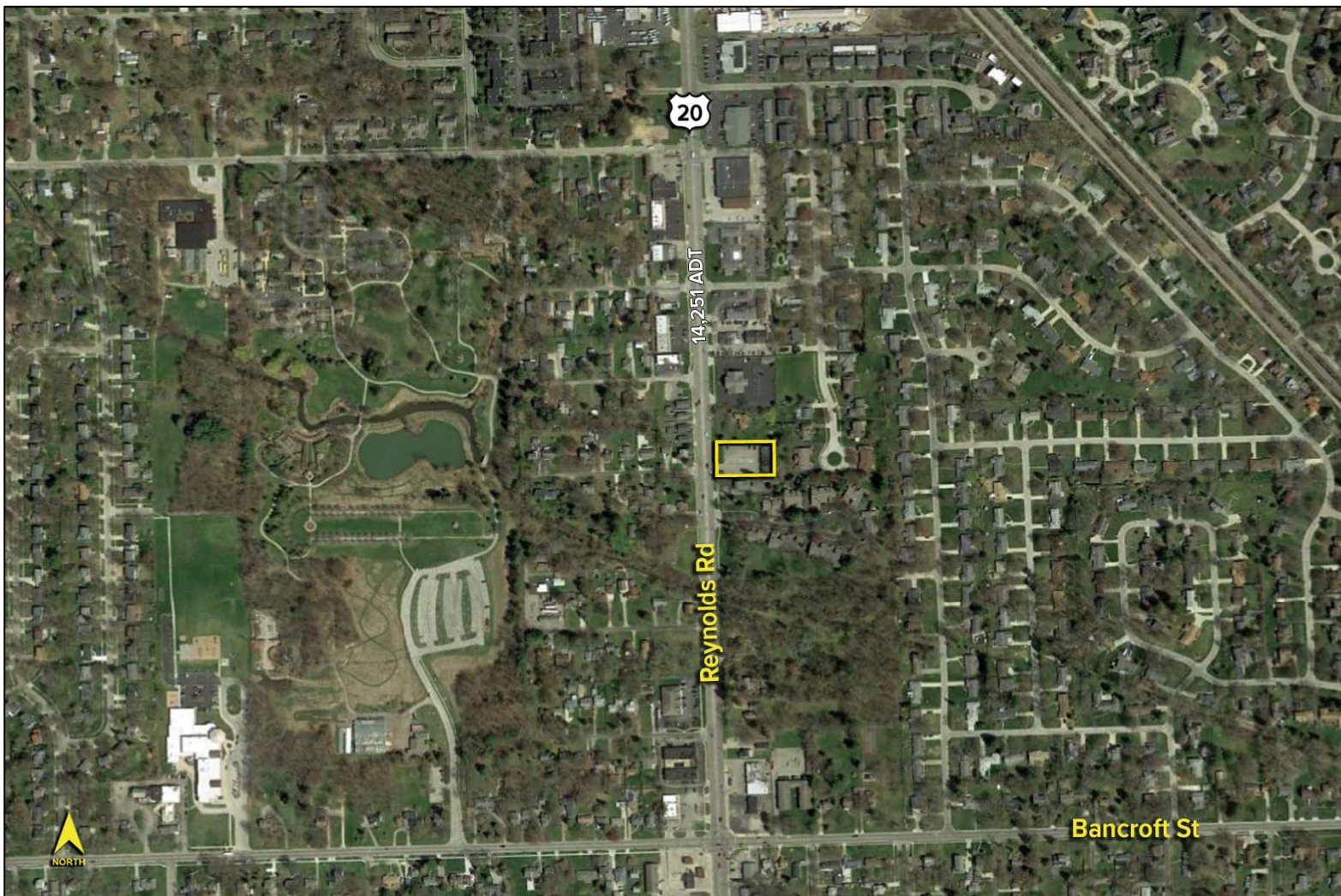
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