

5965 RENAISSANCE PLACE, UNIT 3  
SYLVANIA TWP, OH 43623

OFFICE BUILDING FOR SALE OR LEASE  
5,016 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$519,000
Lease Rate:	\$5.50 psf NNN – basement space
Space Available:	5,016 square feet
Building Size:	5,016 square feet
Number of Stories:	One
Year Constructed:	2003
Condition:	Good
Acreage:	0.61 acres
Closest Cross Street:	Holland Sylvania Road
County:	Lucas
Zoning:	C-4 Commercial
Parking:	Up to 36 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Exterior Walls:	Masonry
Structural System:	Wood truss
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	6'6" in basement (available space)
Basement:	Yes
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	120/240v
Restrooms:	Two
Security System:	Yes - Habitec
Overhead Doors:	No
Sprinklers:	No
Signage:	No
Lighting:	Parabolic

**BUILDING INFORMATION**

Current Occupant:	Mercy Health Physicians North
Occupancy Date:	Basement readily available
Other Occupants:	None
Sign on Property:	No
Key Available:	No

**LEASE DETAILS**

Term:	3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Entry upgrade available
Tenant Responsible For:	Operating expenses

**2019 REAL ESTATE TAXES**

TD:	79
Parcels:	72942
Assessor Number:	30388001
Total Taxes:	\$15,736.92
Land valuation:	\$54,100
Improvements valuation:	\$370,900
Total valuation:	\$425,000

**Comments:**

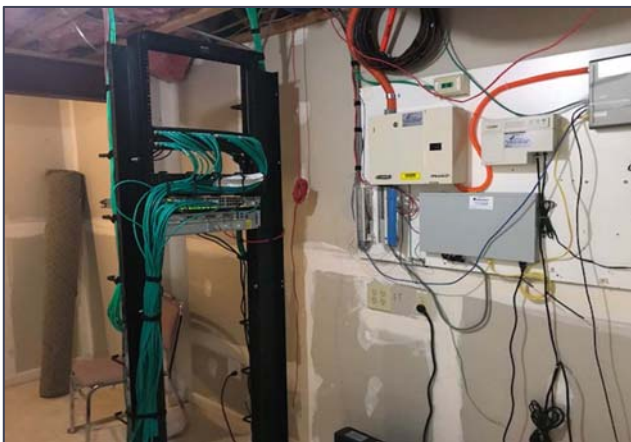
- Mercy has recently renewed its lease for a 3-year term, commencing on August 31, 2019 through August 30, 2022.
- Scheduled rent Year 1 - \$51,224.58 (\$13.53 psf NNN), Year 2 - \$51,981.78 (\$13.73 psf NNN), Year 3 - \$52,738.98 (\$13.93 psf NNN).
- Current additional rent paid by Mercy is \$1,973.10 psf.
- Serviced by Buckeye Telesystem.
- Available space is 2,524 square feet and consists of 4 offices, plus an open bullpen.

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Available Basement Suite



Communication closet



Mechanical room

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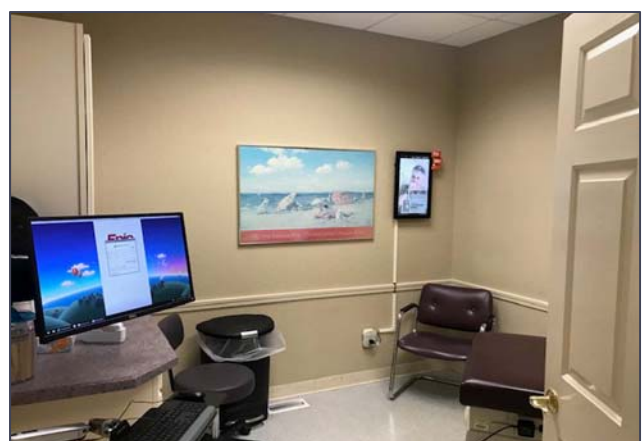
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Mercy space



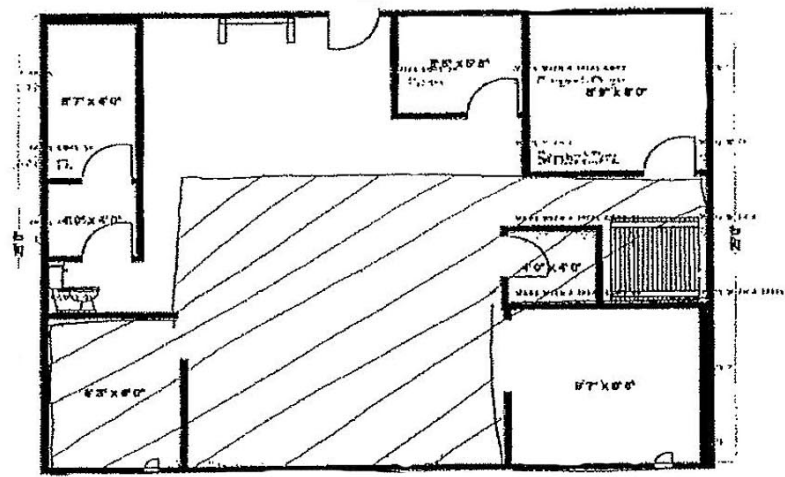
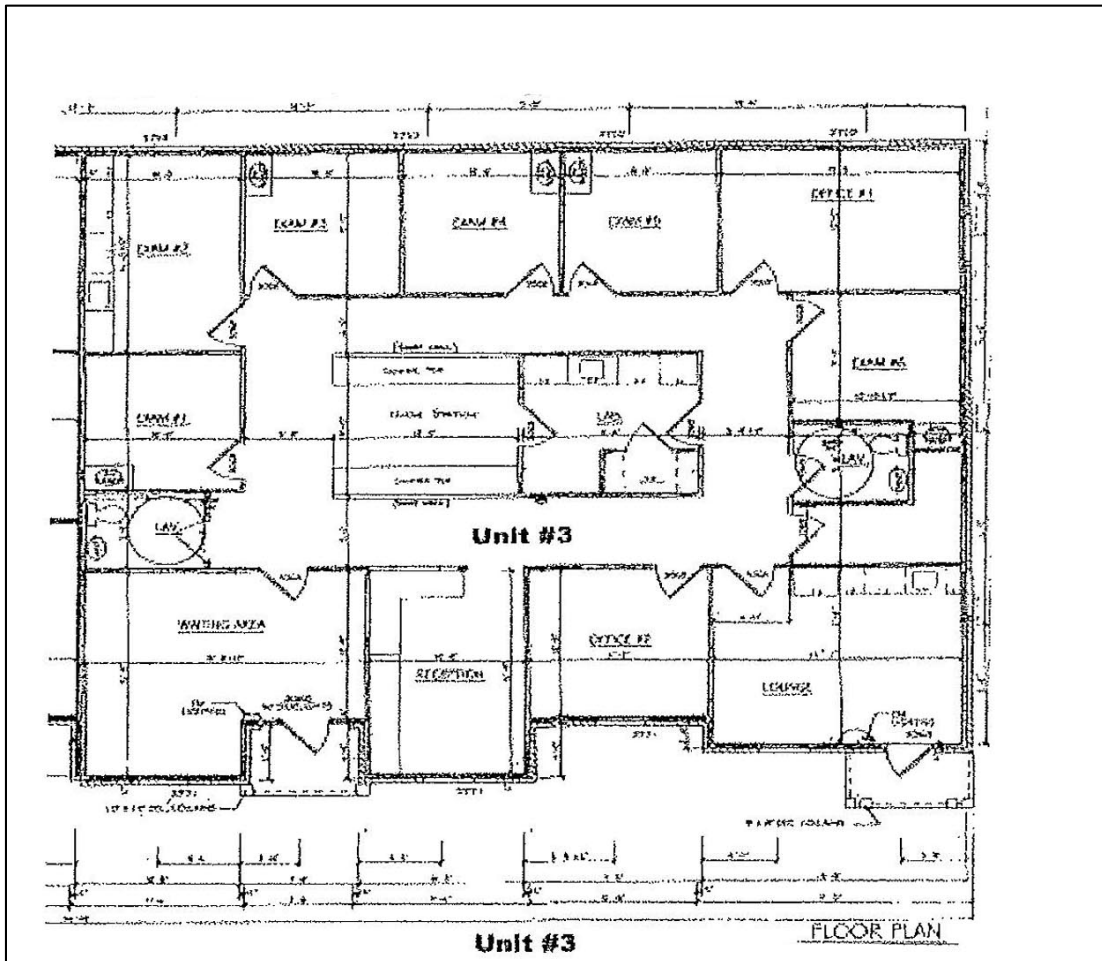
Nurse's station



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Office Building For Sale or Lease

5,016  
Square Feet  
AVAILABLE



Mercy Administrative Office



Mercy Waiting Room



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