



OFFERING SUMMARY

Lease Rate: \$14.95 SF (Gross)

Available SF: Suite 200: 3,403 SF

Building Size: 34,344 SF

Lot Size: 1.75 Acres

Year Built: 1980

Zoning: Office Commercial

PROPERTY HIGHLIGHTS

- Centrally located in the Westgate Area
- 1/2 mile to I-475
- On site property management to better serve tenants
- All tenants in the building are professional organizations



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THERESA DECLERCQ

419.481.3391

tdeclercq@millerdiversified.com



LOCATION INFORMATION

Street Address	3131 Executive Parkway
City, State, Zip	Toledo, OH 43606
County/Township	Lucas

BUILDING SPECIFICATIONS

Building Size	34,344 SF
Year Built	1980
Building Class	A
Number Of Floors	3
HVAC	Central Heat & Air
Electrical	110/220
Restrooms	2 per floor
Framing	Brick & Steel
Floor Coverings	Carpet/Tile over Concrete
Elevator	3500 LB Capacity
Signage	Marquee
Occupancy	Upon execution of lease

TENANTS IN BUILDING

Chicago Title, Metropolitan Title
 Nistel Properties
 Ohio Council of Community Schools
 Maxim Health Services
 Dr. Trudy Bond
 Integrity Title
 Have Fun Global Education

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	Office Commercial
Lot Size	1.75 Acres
APN#	23-68905

LEASE DETAILS

Lease Term	3-5 years negotiable
Security Deposit	Equal to one months rent
Options	Negotiable
Tenant Responsibility	Suite janitorial, phone, data, pass-thru of increase in operating expenses over base year
Landlord Responsibility	Taxes, insurance, CAM, utilities and refuse



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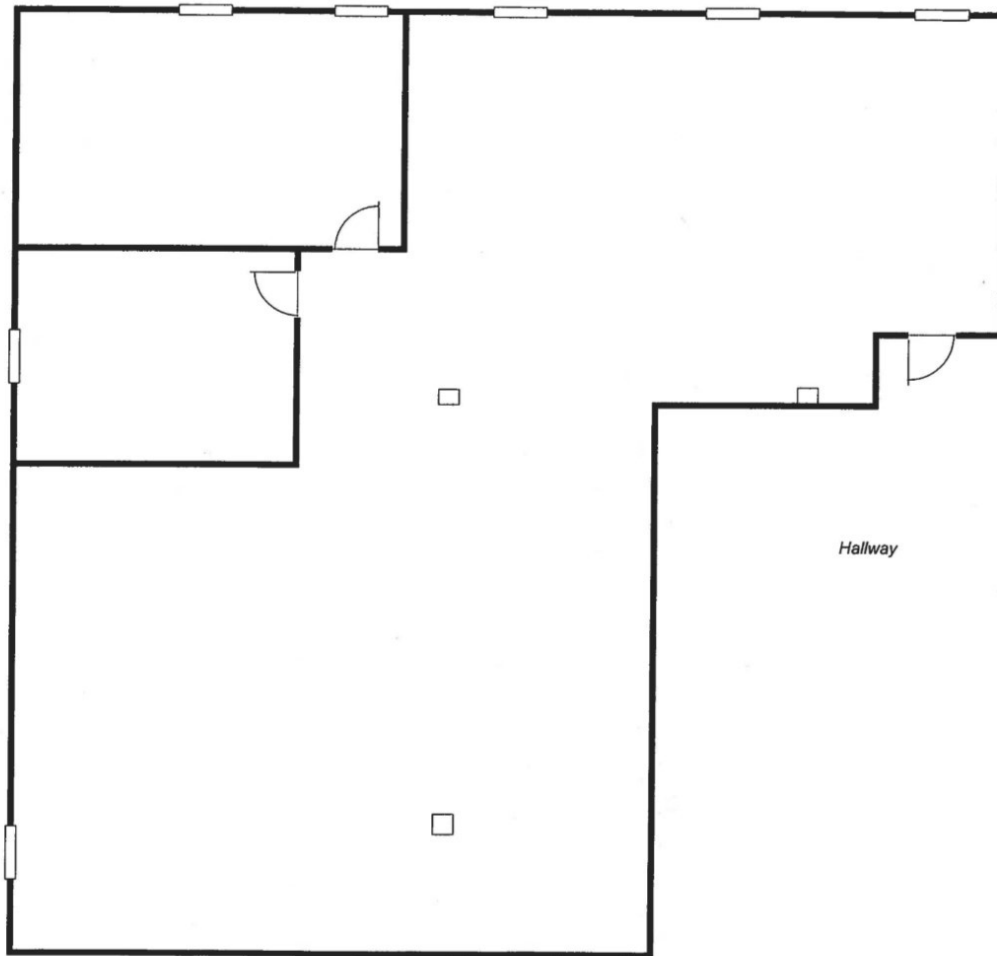
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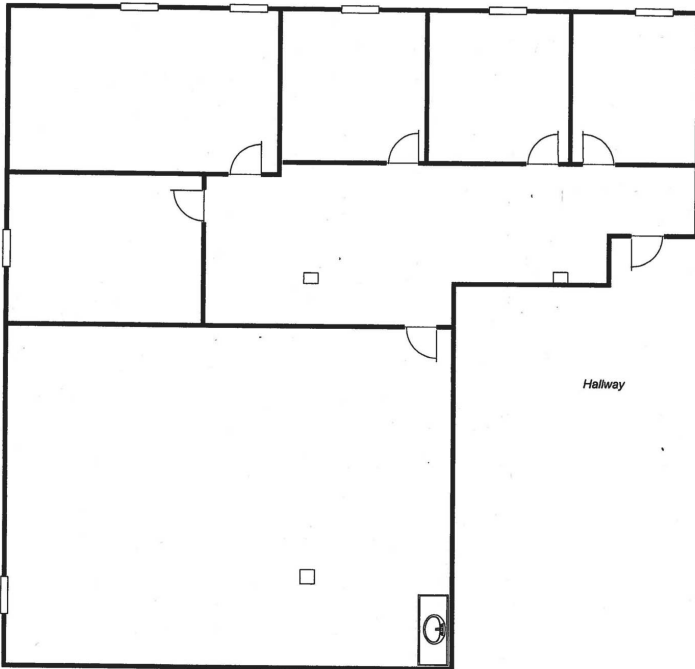
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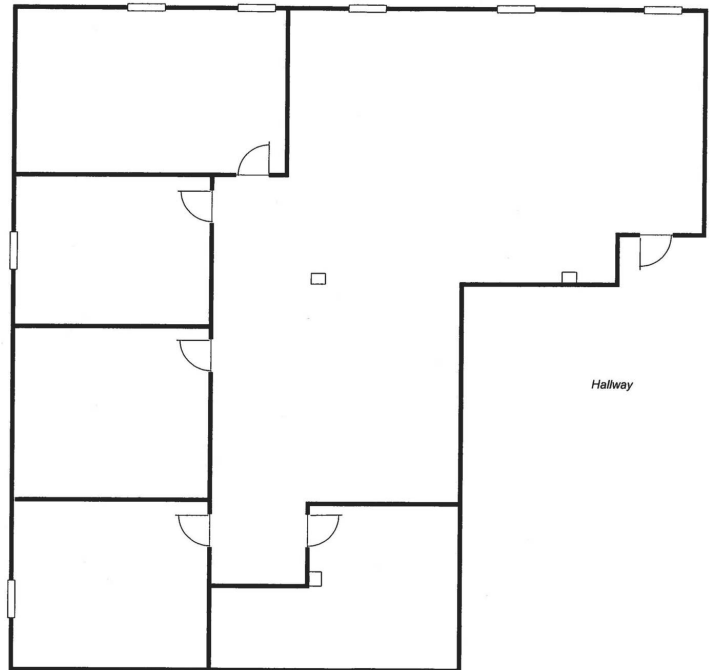
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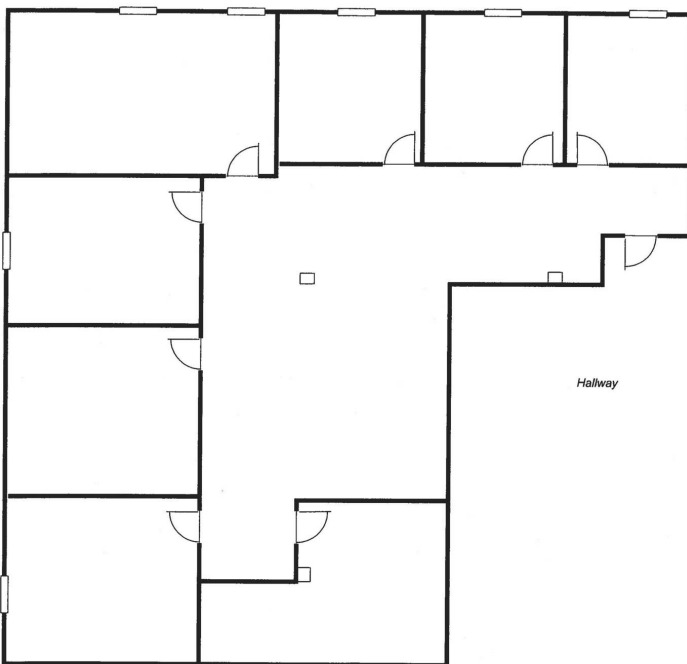
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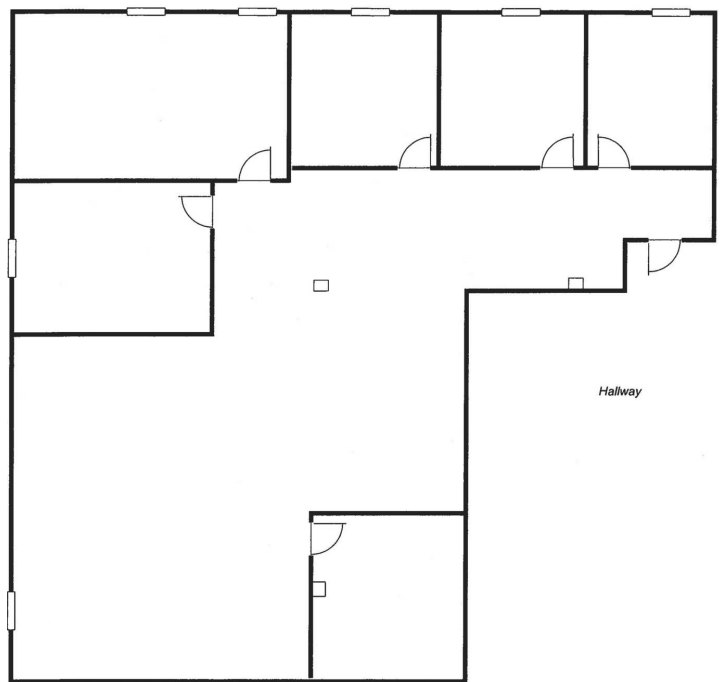
POSSIBLE FLOOR PLAN



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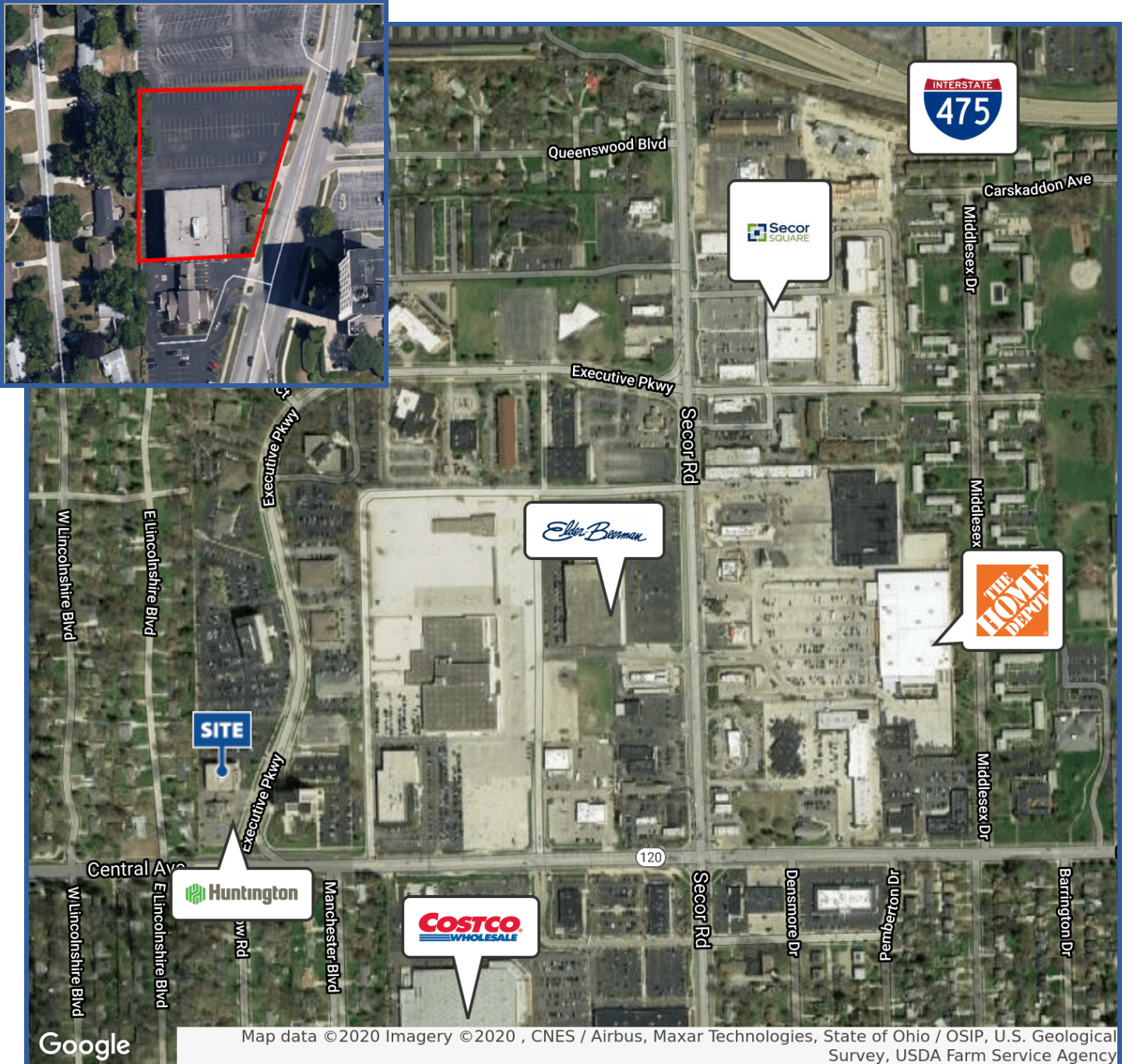
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