

6641 W. SYLVANIA AVENUE  
SYLVANIA TOWNSHIP, OH 43617

OFFICE SPACE FOR LEASE  
785 Square Feet Available



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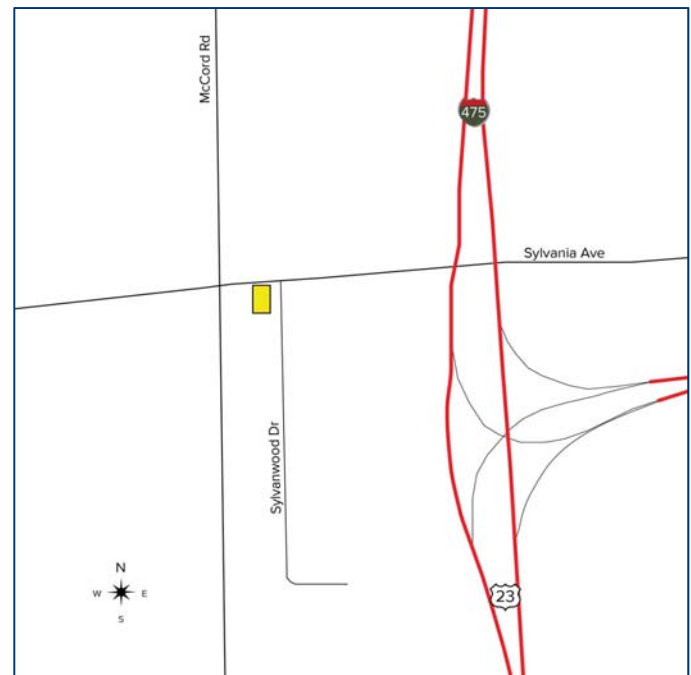
FULL-SERVICE COMMERCIAL REAL ESTATE

**SAXON SOUTH**



## GENERAL INFORMATION

Lease Rate:	\$13.00 per square foot gross
Space Available:	Suite 7 - 785 square feet
Building Size:	9,400 square feet
Number of Stories:	2 – has an elevator
Year Constructed:	1989
Condition:	Good
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-1
Parking:	36 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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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.

# 6641 W. Sylvania Avenue, Sylvania Twp., OH 43617

## Office Space For Lease

785  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Shingle
Floors:	Wood
Floor Coverings:	Carpet
Ceiling Height:	9'
Basement:	Crawl space
Heating:	Baseboard hot water – Blyzol boiler system
Air Conditioning:	Central
Power:	100 amp
Security System:	Building is secured. Each tenant may install its own security system.
Restrooms:	2 per floor
Sprinklers:	No
Signage:	Freestanding

### TRAFFIC COUNTS (TWO-WAY)

Sylvania Avenue – 17,989 vehicles per day (2016)

McCord Road – 13,080 vehicles per day (2014)

### BUILDING INFORMATION

Current Tenant:	Available space is unoccupied
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Suite janitorial

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,518	\$79,876
3 MILE	54,955	\$75,260
5 MILE	132,301	\$66,987



### Comments:

- Great Sylvania Township location.
- Woodwork and molding in most suites.
- ADA restroom on first floor.
- 2,000 lb. elevator.

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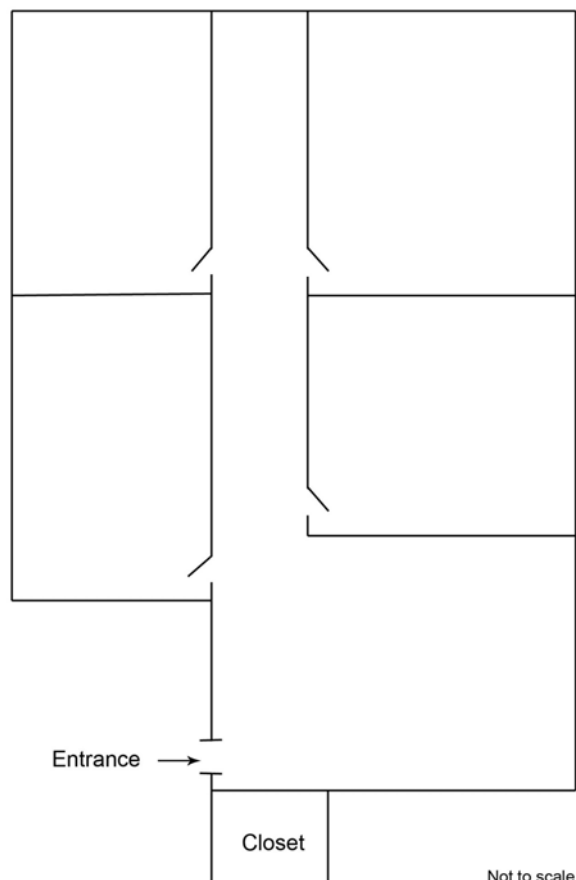
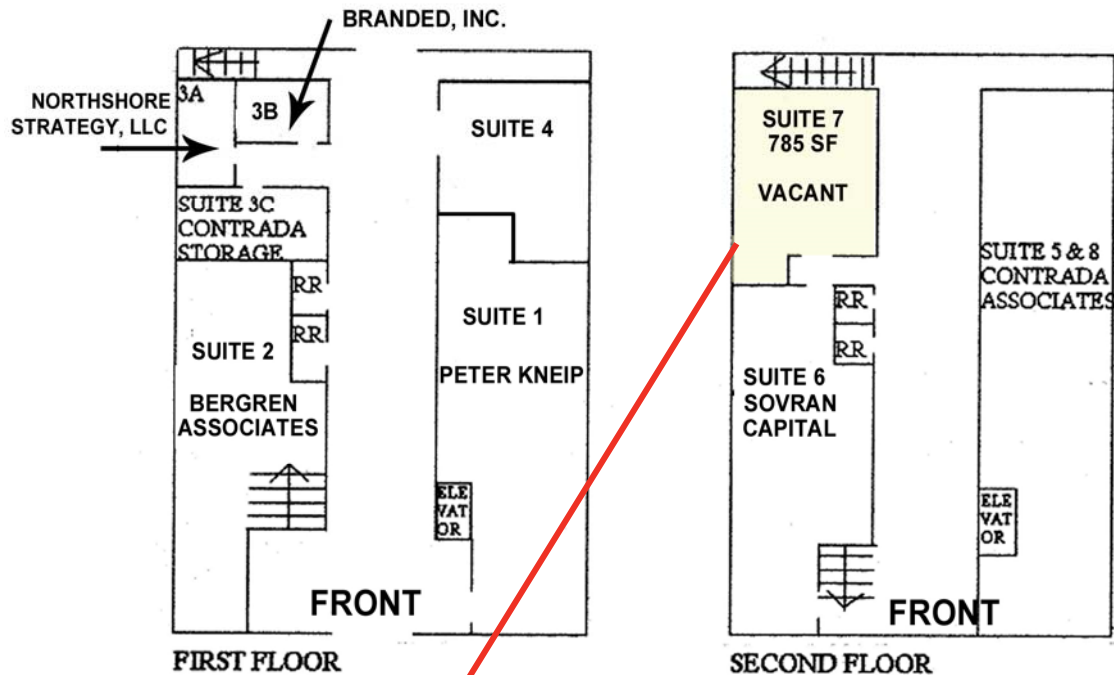
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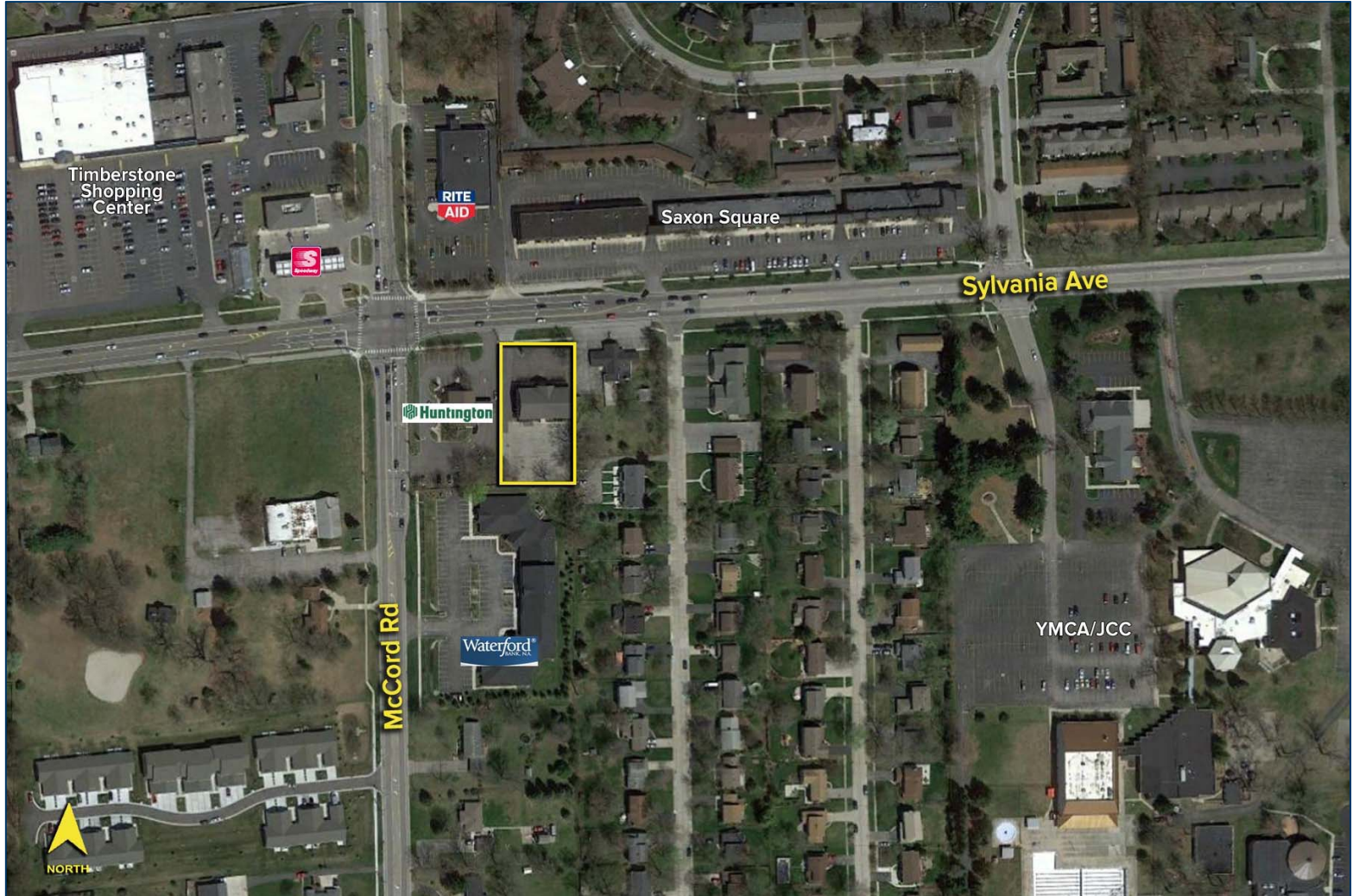
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