



# OFFICE SPACE FOR LEASE

5800 MONROE ST., BUILDING H, UNIT 12, SYLVANIA, OH 43560

"Innovative Solutions at Work"



## OFFERING SUMMARY

Lease Rate: \$9.75 SF/yr (NNN)

Available SF: 2,275 SF

Building Size: 3,874 SF

Condo Fees: \$469/mo

Zoning: B-4

County: Lucas

## PROPERTY HIGHLIGHTS

- Owner will build to suit
- Free standing building in Country Square Condominium Complex
- Adjacent to new Promedica Facility (Starlite Plaza)
- Conveniently situated at traffic light
- Close to US-23
- Tenants share 2 restrooms and kitchen area
- Secluded with a great view

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,918	18,627	49,507
Total Population	7,642	46,518	121,757
Average HH Income	\$87,634	\$92,292	\$78,877

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**JOHN HEALEY**

419.356.5600

[jhealey@millerdanberry.com](mailto:jhealey@millerdanberry.com)

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)



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## LOCATION INFORMATION

Street Address 5800 Monroe St. Building H, Unit 12  
 City, State, Zip Sylvania, OH 43560  
 County/Township Lucas/Sylvania Township

## PROPERTY DETAILS

Property Subtype Office Building  
 Lot Size 0 Acres  
 Property Type Office

## BUILDING SPECIFICATIONS

Building Size 3,874 SF  
 Year Built 1970  
 Building Class A  
 Number Of Floors 1  
 HVAC Gas Forced Air/Central Air  
 Restrooms 3  
 Framing Wood Frame  
 Roof Asphalt Shingle  
 Floors Concrete  
 Ceiling Height 8'  
 Sprinklers Irrigation  
 Parking 20 around building

## CURRENT TENANT DETAILS

Howard & Associates 674 SF  
 Lenavitt Law 750 SF

## ANNUAL EXPENSES

Property Taxes \$5,884.18  
 Property Insurance Included in Condo fee  
 CAM Annual Condo Fee \$5,628  
 Utilities \$3,200  
 Maintenance Included in Condo fee

## CONDOMINIUM FEE

\$469 per month = lawn maintenance, maintenance and repair of ground lighting, snow removal, refuse removal, exterior window washing, HVAC filter change twice annually, lamp/ballast replacement, minor plumbing, electrical/general repairs, cleaning of eaves, restroom supplies and property insurance. Pro-rata share of condo fee paid by tenant.



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