



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr Plus Electric & Gas
Available SF:	Suite A: 2,000 SF Suite B: 2,000 SF (Can be combined)
Lot Size:	1.69 Acres
Year Built:	2000
Zoning:	B3 Central Business District - City of Swanton

PROPERTY HIGHLIGHTS

- Prime location in Swanton, Ohio
- High visibility professional building with access to Airport Highway
- Private entrance
- ADA compliant space
- Separate utilities by suite
- Suite A - Formerly a sleep center
- Suite B - 7 offices, wet bar in conference room
- Ample curb parking and handicap access
- Very attractive and well maintained property
- Close proximity to Toledo Express Airport
- Other tenants; Mercy Health Partners, PT Link Physical Therapists and Alternative Management
- Improvement and build out allowance
- Immediate possession

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LOCATION INFORMATION

Street Address	One Turtle Creek Circle
City, State, Zip	Swanton, OH 43558
County/Township	Lucas

BUILDING SPECIFICATIONS

Building Size	16,016 SF
Available SF	2,000 - 4,000 SF
Building Dimensions	286' x 56'
Year Built	2000
Construction Type	Wood Frame, Brick Veneer
Number Of Floors	One
Heat Fuel	Gas Forced Air
Air Conditioning	Central Air
Restrooms	One in Suite
Roof	Shingle & Truss Frame
Ceiling Height	8 ft
Floor Coverings	Carpet & Tile
Sprinklers	None
Security System	Yes

UTILITIES

Gas	Ohio Gas
Water	City of Swanton
Sanitary Sewer	Lucas County
Electric	Toledo Edison
Storm Sewer	Lucas County

PROPERTY DETAILS

Lot Size	1.688 Acres
APN#	75-00243
Traffic Count	15,138 VPD

LEASE DETAILS

Lease Term	3-5 years
Security Deposit	Equal to one month's rent
Improvement Allowance	\$2/SF/lease year
Tenant Responsibility	Electric & Gas

LEASE SPECIFICATIONS

Utilities/Heat	Tenant
Electricity	Tenant
Water/Sewer	Landlord
Real Estate Taxes	Landlord
Insurance (Fire & Hazard)	Landlord
Content, Liability Insurance	Tenant
Suite Janitorial	Tenant
Roof & Structure	Landlord
CAM	Landlord

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	405	5,843	22,426
Total Population	1,007	14,703	59,688
Average HH income	\$62,893	\$63,077	\$79,131

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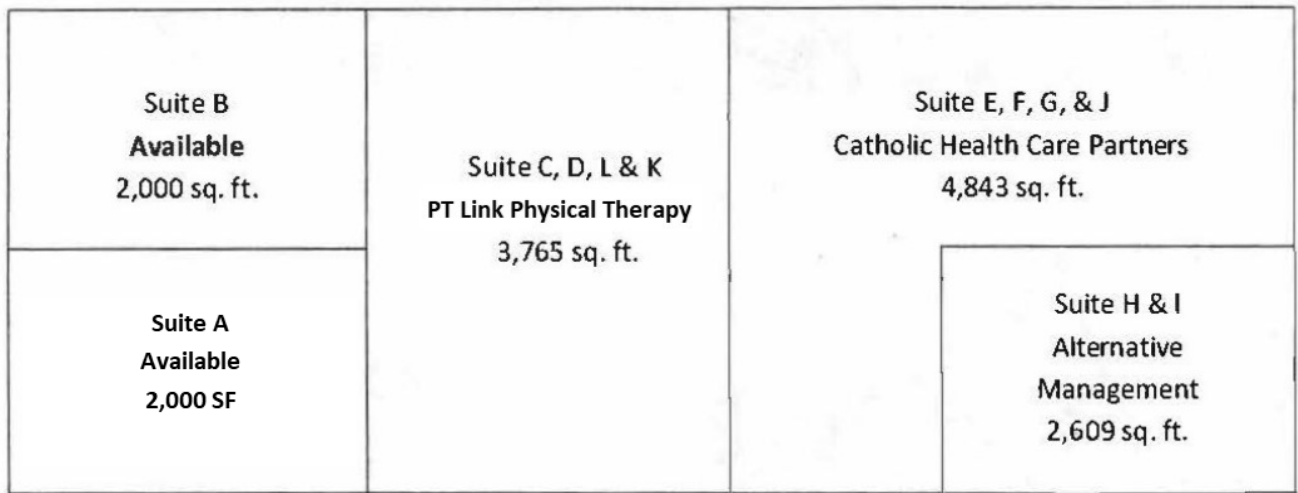




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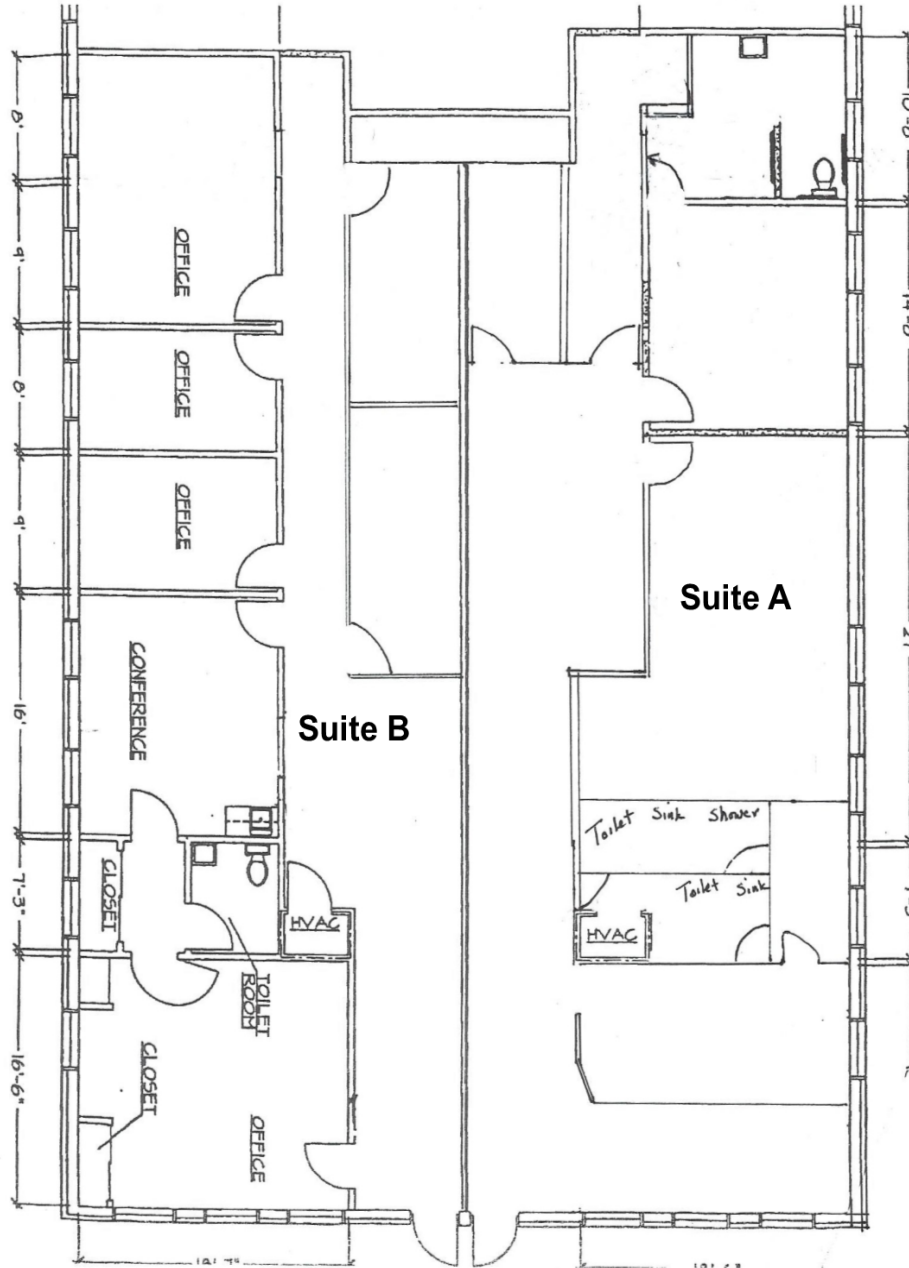
Airport Hwy

Not to Scale

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