

33 S. HURON STREET

TOLEDO, OH 43604

OFFICE BUILDING FOR SALE OR LEASE

13,200 Square Feet Building For Sale

6,600 Square Feet Space Available For Lease



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FULL-SERVICE COMMERCIAL REAL ESTATE

**SECOND FLOOR LOFT**



## GENERAL INFORMATION

<b>Sale Price:</b>	\$1,850,000
<b>Lease Rate:</b>	\$15.50 psf NNN with \$40 psf improvement allowance for 2 <sup>nd</sup> fl. loft
<b>Space Available:</b>	6,600 SF unfinished (per owner's measurements)
<b>Building Size:</b>	13,200 square feet (per AREIS)
<b>Number of Stories:</b>	2
<b>Year Constructed:</b>	1922 (per AREIS) & renovated 2000
<b>Condition:</b>	Excellent
<b>Closest Cross Street:</b>	Lafayette/Washington Street
<b>Acreage &amp; Lot Dimensions:</b>	0.33 acres & 120' x 120'
<b>County:</b>	Lucas
<b>Zoning:</b>	IL – Limited Industrial
<b>Curb Cuts:</b>	1 on Huron and 1 on Lafayette
<b>Parking:</b>	26 spaces plus street
<b>Street:</b>	2 lane



For more information, please contact:

**KEN MARCINIAK, SIOR**

(419) 249 6302

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Four SeaGate, Suite 608

Toledo, Ohio 43604

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick & wood
Roof:	Flat – rubber membrane
Floors:	Wood
Floor Coverings:	Carpet, tile, & unfinished
Ceiling Height:	Approximately 11'
Basement:	No
Heating:	GFA
Air Conditioning:	Central, roof-mounted
Power:	200 amps 240V
Security System:	Yes – Guardian Alarm
Restrooms:	4
Sprinklers:	No
Elevator:	No
Signage:	Facia

### BUILDING INFORMATION

Current Tenant:	Seller & Loft space is vacant
Occupancy Date:	Negotiable
Other Tenants:	George Gusses Co., LPA
Sign on Property:	Yes
Key Available:	No; see Lister to schedule a tour

### LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	\$40.00 psf (2nd floor only)
Tenant responsible for pass-thrus going beyond Base Year, taxes and insurance	

### 2019 REAL ESTATE TAXES

TD:	12
Parcel:	15341 and 15321
Assessor Number:	01-056-015 and 014
Total Annual Taxes:	\$14,554.06



Huron Street Streetscape

### Comments:

- Located in Downtown Toledo's Warehouse District.
- One block from 5/3 Field. Two blocks from Huntington Center.
- Improvements include upgraded electrical, new Pella windows, new roof, all brick tuck pointed in 2000, and new private suite entrance.
- Owner currently occupies the 1st floor and will sign a five year lease at closing.

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Private suite entrance – East side



Adjacent Parking Lot



Unfinished 2<sup>nd</sup> Floor



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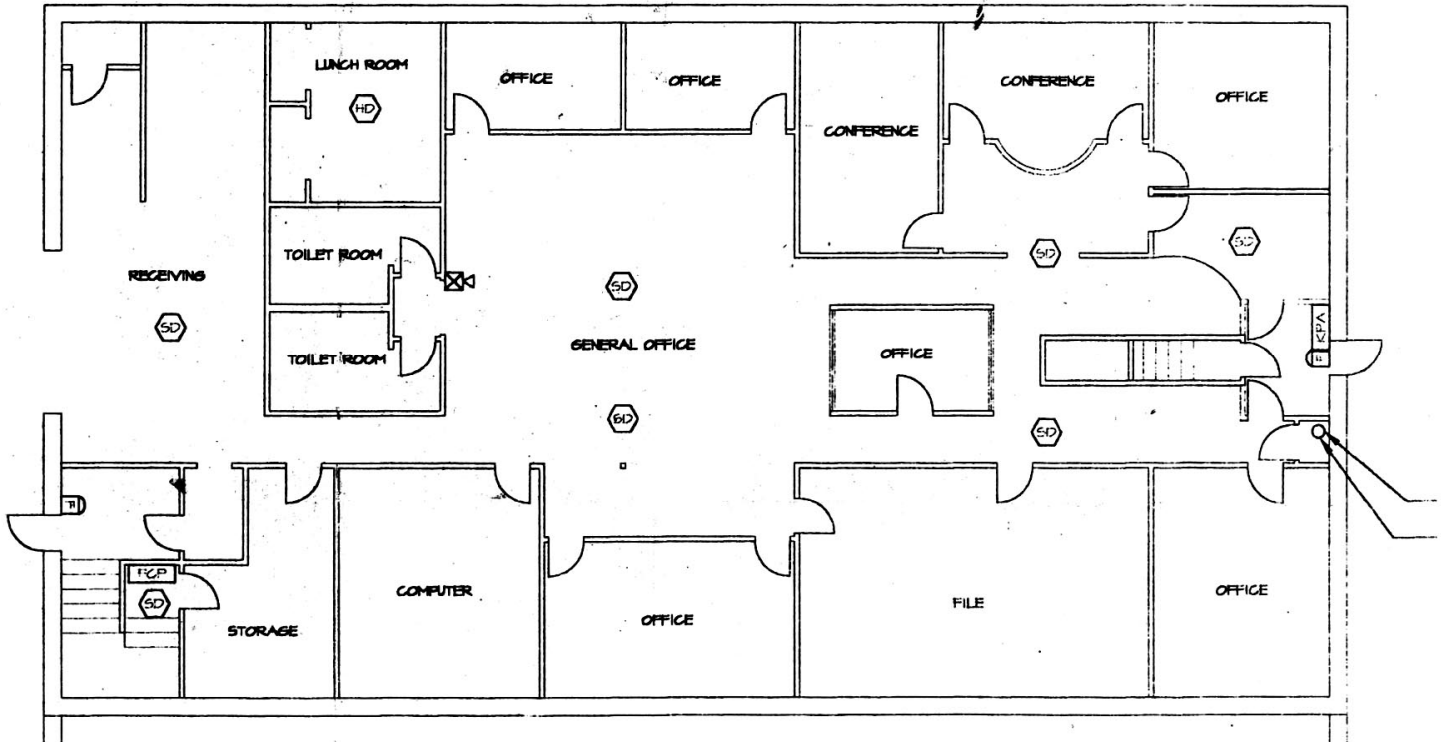
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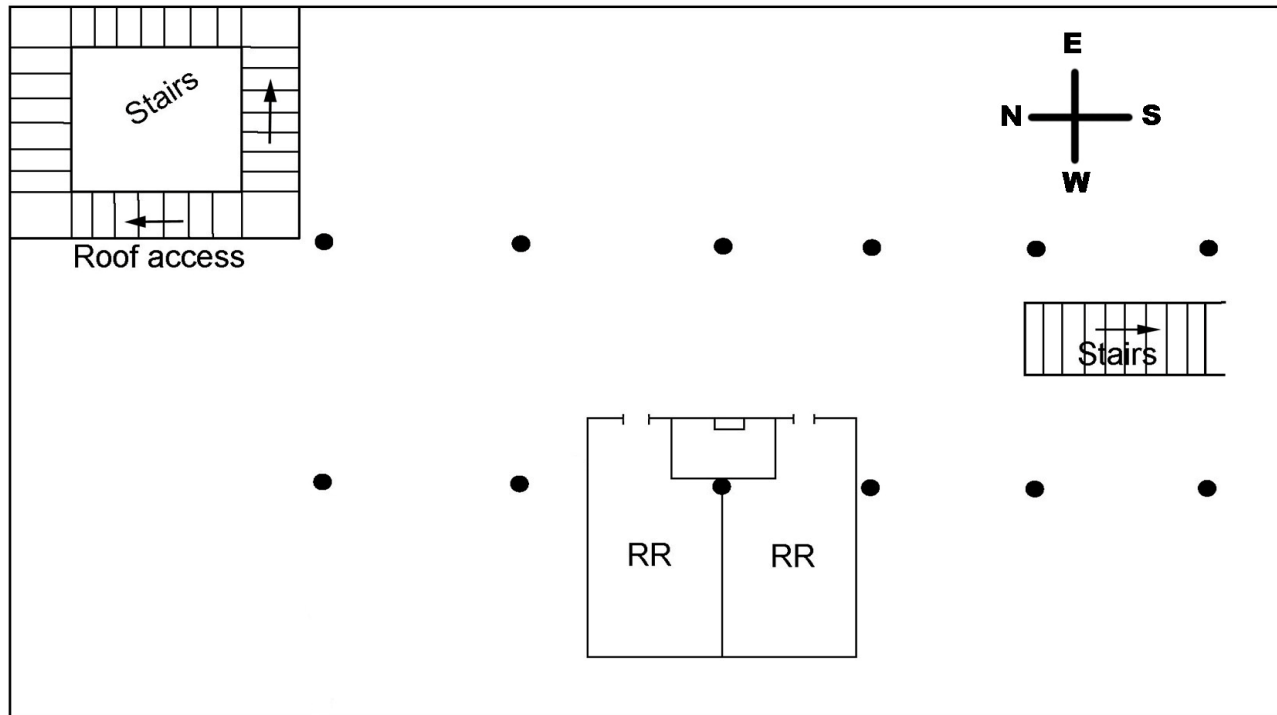
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### First Floor



### Second Floor



(Not to Scale)

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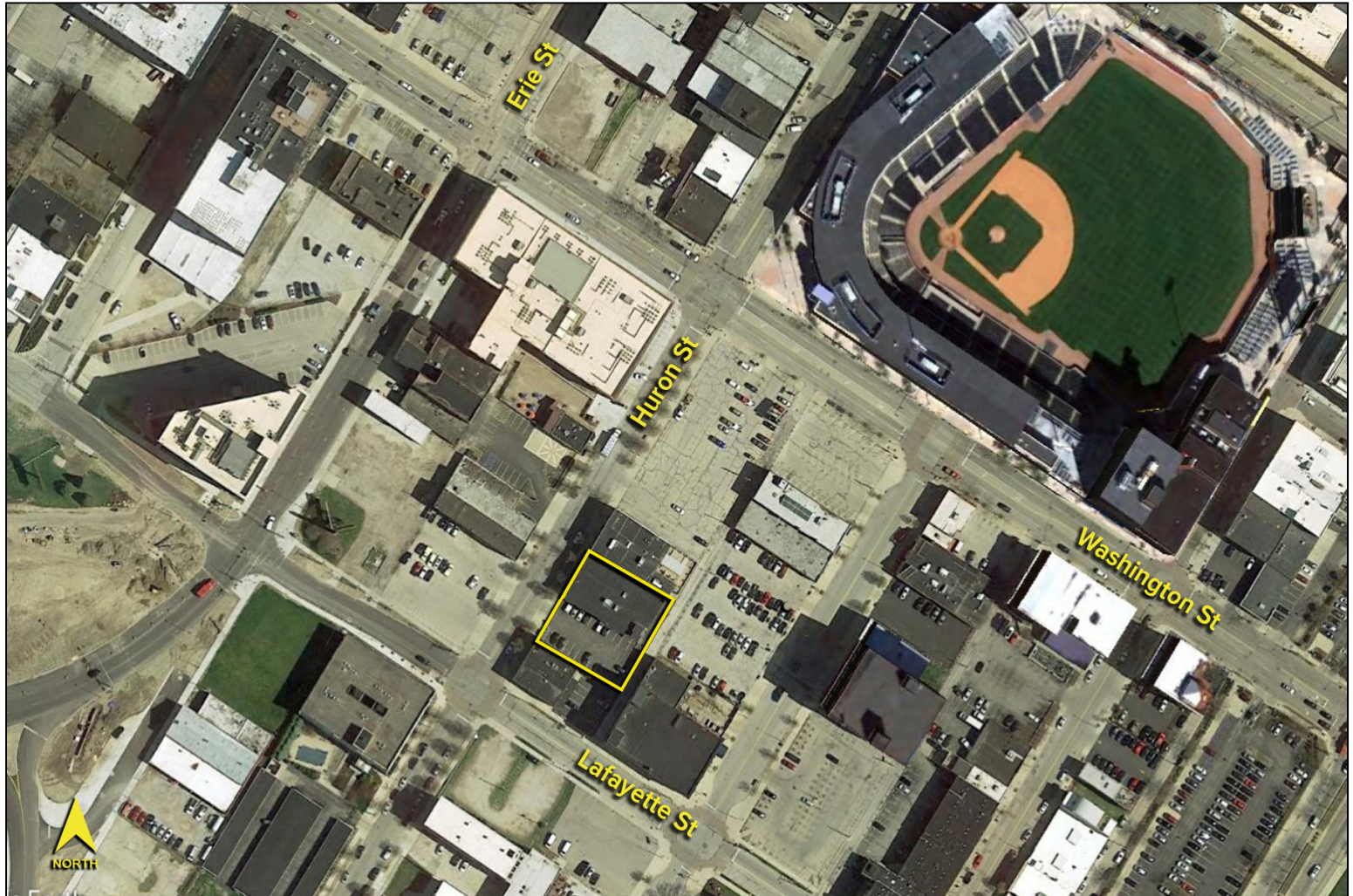
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