

4640 ALEXIS ROAD
TOLEDO, OH 43623

OFFICE SPACE FOR SALE OR LEASE
7,636 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$760,000
Lease Rate:	\$8.00 per square foot NNN
Space Available:	3,800 sf to 7,636 sf on 1st floor
Building Size:	11,680 sf
Number of Stories:	2 (has elevator)
Year Constructed:	1991
Condition:	Excellent
Closest Cross Street:	On the NE corner of Flanders and Alexis
County:	Lucas
Zoning:	Office Commercial
Parking:	53 spaces approx. – updated 6 years ago
Curb Cuts:	1 on Alexis
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Wood truss
Roof:	Asphalt and rubber – portions replaced by Holt Roofing 4 years ago
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	Varies from 9' to vaulted areas
Basement:	No
Heating:	4 roof top units/zones - GFA replaced in 2015
Air Conditioning:	Exterior mounted
Power:	600 amps, 120/208Y, 3 phase, 4 wire
Security System:	Yes - per suite
Restrooms:	5 in 1st floor vacancy; 2 on 2nd floor in common
Sprinklers:	Yes
Signage:	Monument and electronic reader sign used by Gentle Dentistry
Delivery Area:	East side of building

BUILDING INFORMATION

Current Tenant:	Available space is unoccupied
Occupancy Date:	Upon lease execution
Other Tenants:	Gentle Dentistry Carol Smith, PhD
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Owner is willing to improve the suite to include (1) splitting the space or (2) converting to non-medical subject to the terms of the lease.

2015 REAL ESTATE TAXES

TD:	24
Parcel:	22144
Assessor Number:	03-784-002
Total Taxes:	\$32,901.86

Comments:

- Meticulously maintained office building poised for immediate occupancy by one/two medical practices.
- The 1st floor can be leased in its entirety to include 7,636 sf or it can be split to create 2 suites approximately 3,800 sf each.
- Space layout includes lobby waiting room with vaulted ceilings, admin areas, 12 exam rooms, breakroom, open areas, storage areas and nurses stations.
- Shower in the employee restroom.
- Every exam room has a window.

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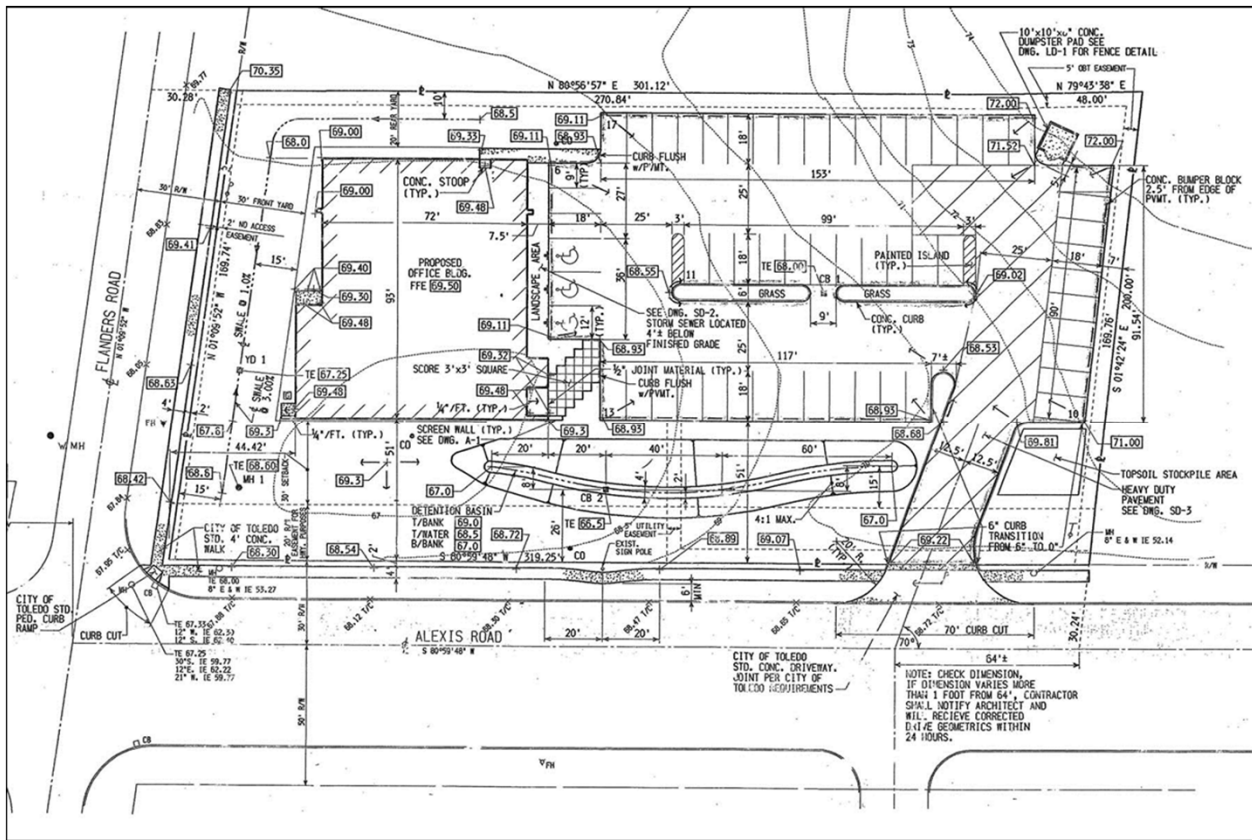
Office For Sale or Lease

7,636
Square Feet
AVAILABLE



LEASE INFORMATION

Tenant	Annual Rent	Monthly Rent	Lease Term
Carol Smith, PhD	\$9,072	\$756 per month gross	3 year lease, plus options
Gentle Dentistry	\$52,800	\$4,400 per month gross	7 year lease, plus options



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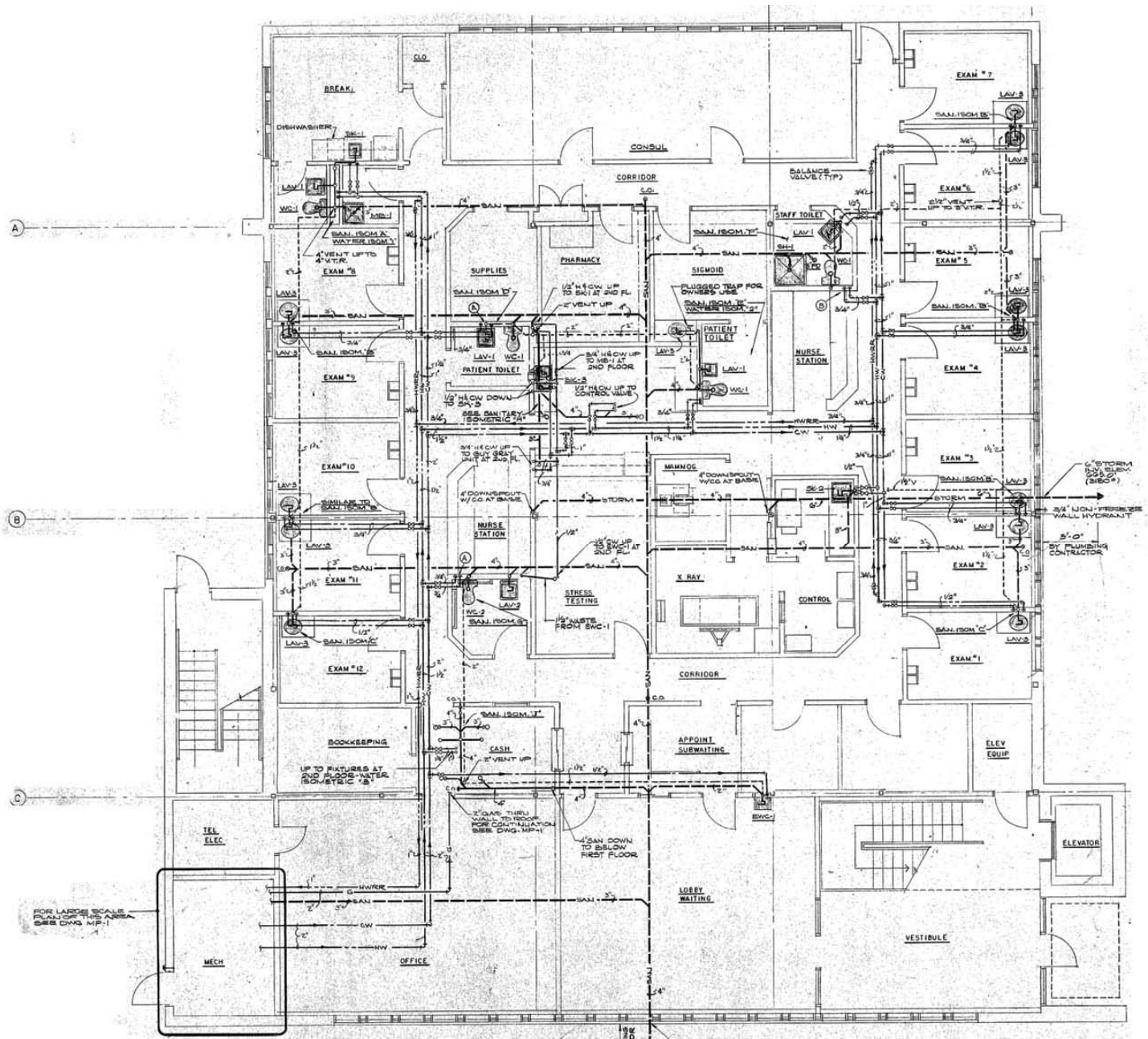


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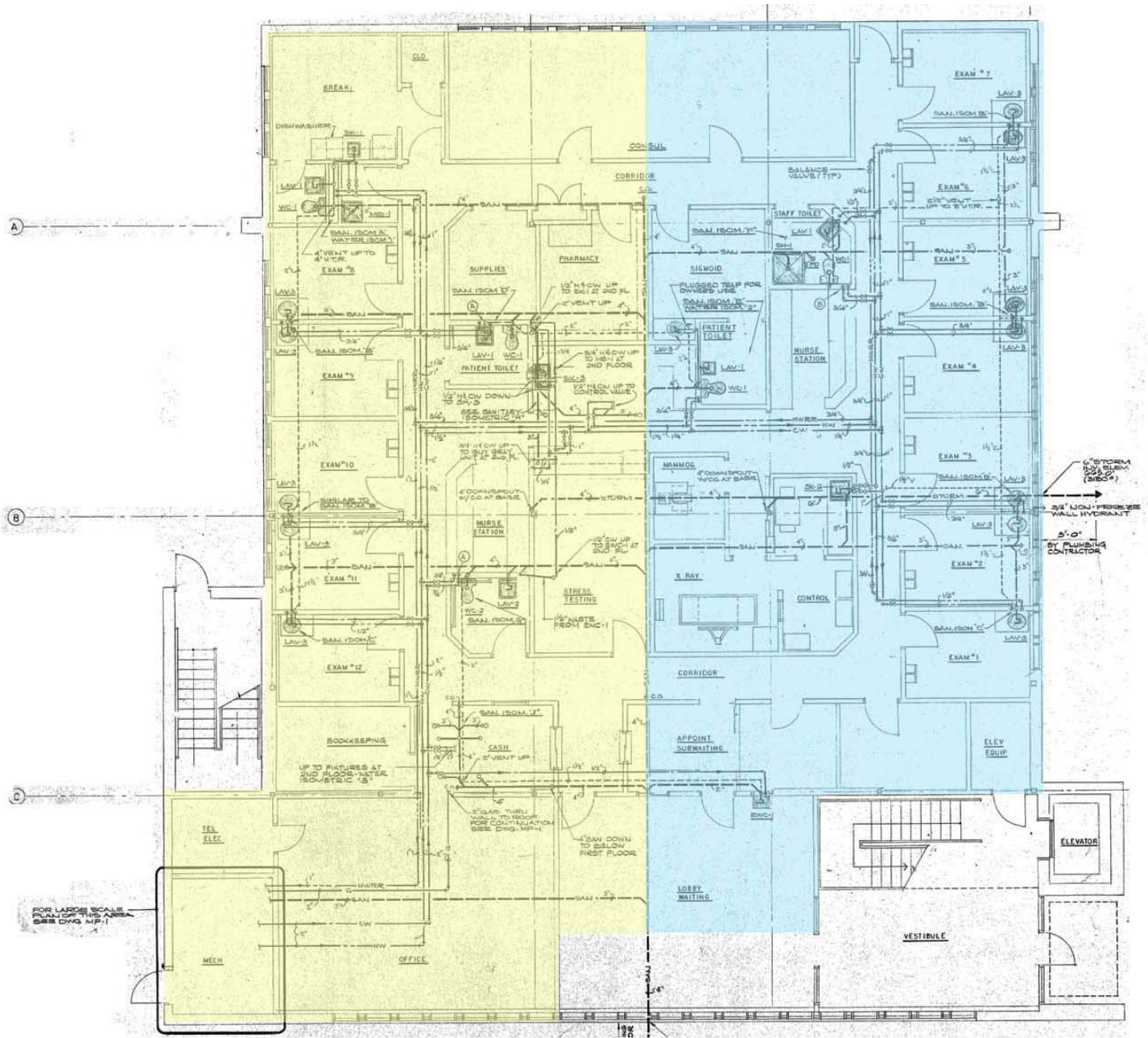
1st floor – current configuration

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1st floor – possible split

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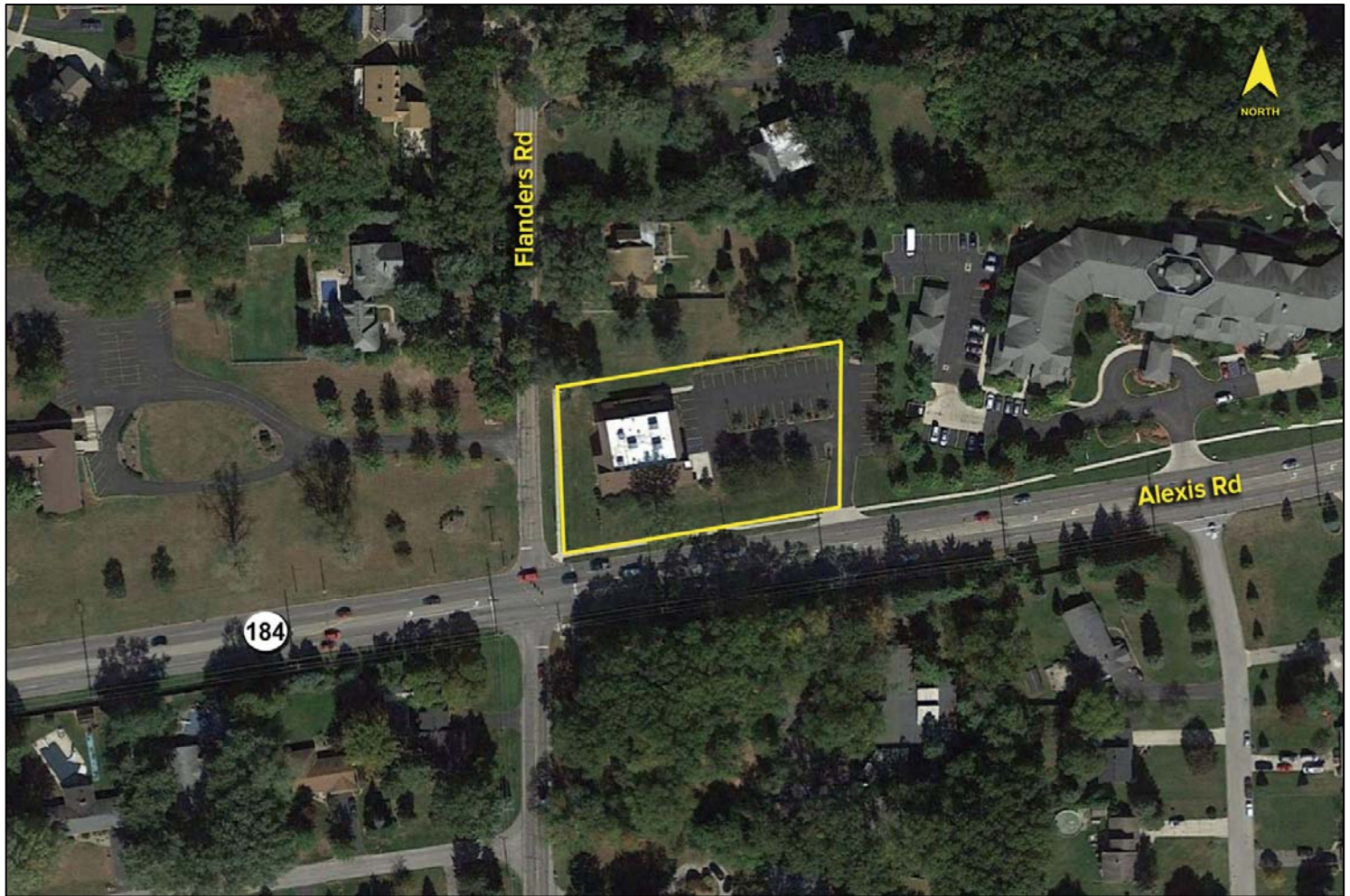
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