



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	12,000 SF
Building Size:	18,000 SF
Lot Size:	0.35 Acres
Year Built:	1922
Renovated:	2018
Zoning:	CD - Downtown Commercial
County:	Lucas

## PROPERTY HIGHLIGHTS

- Opportunity to design Tenant's ideal office environment
- On-site parking provided
- Walking distance to Court House, Government Center, Huntington Center and Fifth Third Field
- Basement storage available
- Full service coffee shop on first floor

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,087	43,614	93,558
Total Population	11,111	109,959	236,877
Average HH Income	\$22,214	\$31,553	\$40,845

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.

### TIM SCHLACHTER

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## PROPERTY DETAILS

County	Lucas
Area Of City	Central Business District
Zoned	CD - Commercial Downtown
Parcel #	12-16184, 12-16177
Street	2 lane
Acreage	.35
Parking Spaces	28
Curb Cuts	1
Total Building Size	18,000 SF
Year Complete	1922
Year Remodeled	2018
Number Of Floors	3+ Full Basement
Construction Type	Brick
HVAC	Gas Forced Air
Electrical	200 Amp/240
Roof	Flat/Membrane
Ceiling Height	11' - 12' 7"
Restrooms	2
Elevator	2,000 lb Freight



## LEASE DETAILS

Term	Min. 3 years
Security Deposit	Equal to 1 months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Pro-rata share of taxes, insurance, CAM and utilities
Landlord Responsibilities	Roof and structure

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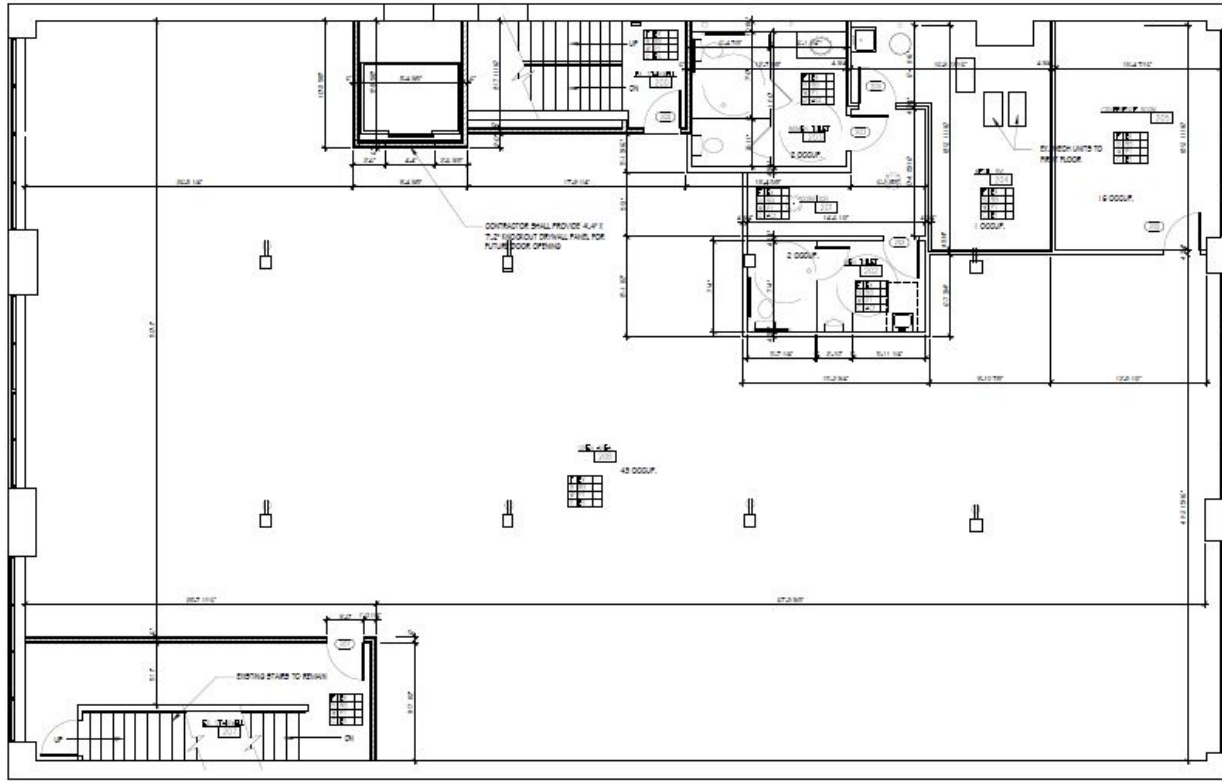
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**PROPOSED**

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN ABBREVIATIONS

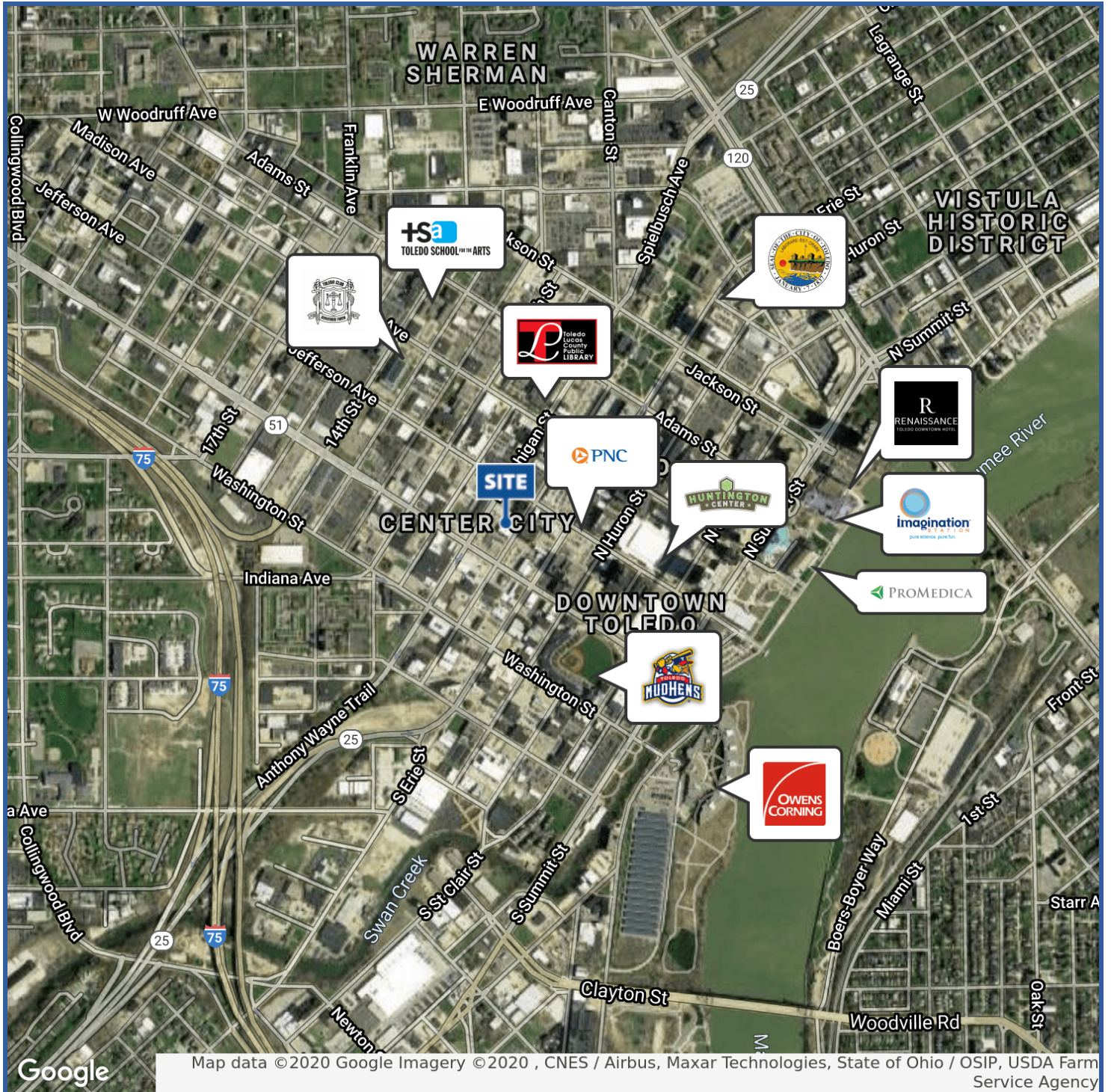


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