

## ASSOCIATED GENERAL CONTRACTORS BUILDING



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Full Service)
Available SF:	2,700 SF
Building Size:	11,092 SF total 7,812 SF - 1st Flr. 3,280 SF - Basement
Lot Size:	0.67 Acres
Year Built:	1959
Zoning	C-O Commercial Office
County	Lucas

### PROPERTY HIGHLIGHTS

- Very nice office space with 9 offices, conference room, copy room and kitchenette
- Private entrance into suite
- .2 of a mile to I-75 interchange
- Basement storage included in rent
- Full service lease includes utilities, CAM and suite janitorial



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.

#### HUNT SEARS

419.250.2769

hsears@millerdiversified.com

#### TIM SCHLACHTER

419.466.5501

tschlachter@millerdiversified.com



## LOCATION INFORMATION

County	Lucas
Area Of City	Old West End
Nearest Intersection	Jefferson
Zoned	C-O Commercial Office
Parcel #	14-04781
Street	4 Lane
Acreage	.67
Parking Spaces	32+
Curb Cuts	1

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,323	47,696	104,506
Total Population	13,779	121,571	264,551
Average HH income	\$33,198	\$33,892	\$42,064

## PROPERTY DETAILS

Total Building Size	11,092 SF
Units	2
Year Complete	1959
Number Of Floors	1 + Partial Basement
Construction Type	Brick
HVAC	Boiler
Roof	Flat
Ceiling Height	8'
Restrooms	2 - in common

## LEASE DETAILS

Term	Min. 3 years
Security Deposit	Equal to 1 months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibility	Phone, internet
Landlord Responsibility	Suite janitorial, taxes, CAM, all utilities, refuse



26 Spot Secured Parking



6 Spot Guest Parking

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.

### HUNT SEARS

419.250.2769

hsears@millerdiversified.com

### TIM SCHLACHTER

419.466.5501

tschlachter@millerdiversified.com





Private Entrance



Lobby/Reception



Kitchenette



Copy Room



Common Restrooms



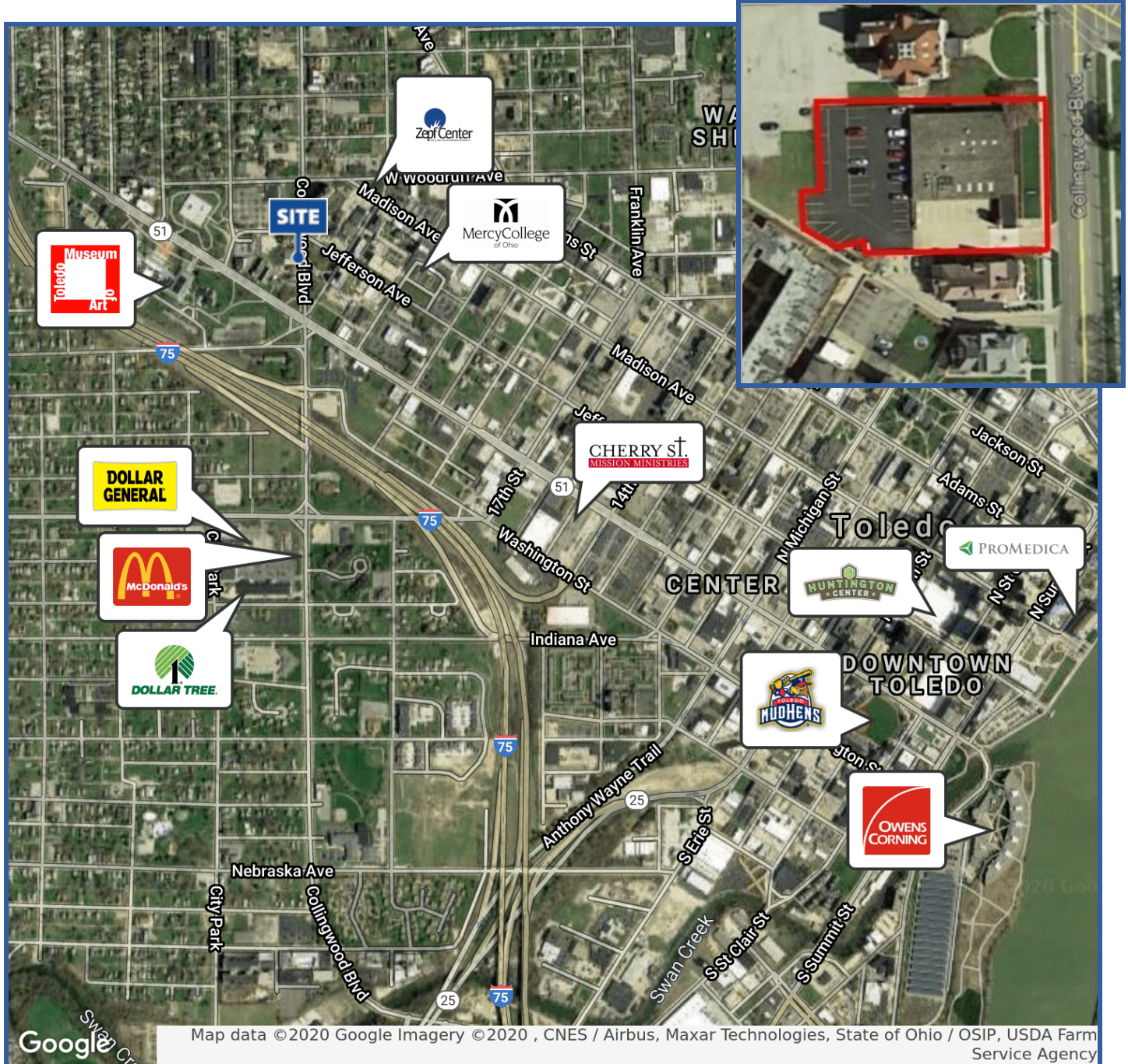
Basement Storage

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

**HUNT SEARS**  
419.250.2769  
hsears@millerdiversified.com

**TIM SCHLACHTER**  
419.466.5501  
tschlachter@millerdiversified.com





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.

**HUNT SEARS**

419.250.2769

hsears@millerdiversified.com

**TIM SCHLACHTER**

419.466.5501

tschlachter@millerdiversified.com

