



OFFICE BUILDING FOR SALE OR LEASE

1500 TIMBERWOLF DR., HOLLAND, OH 43528

"Innovative Solutions at Work"



OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$1,695,000 |
| Lease Rate: | \$12.75/SF NNN |
| Price / SF: | \$136.18 |
| Building Size: | 12,447 SF |
| Lot Size: | 1.37 Acres |
| Year Built: | 2005 |
| Zoning: | M1 |
| County: | Lucas |

PROPERTY HIGHLIGHTS

- Custom built, well maintained, Class "A" office building
- Located in Wolf Creek Business Park in Springfield Township
- Well appointed interior with high quality finishes
- Wooded setting with outdoor patio
- Ideal as a Corporate Headquarters

DEMOGRAPHICS (2010 U.S. CENSUS)

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,077 | 39,145 | 148,033 |
| Total Population | 2,725 | 95,483 | 364,176 |
| Average HH Income | \$68,410 | \$68,715 | \$70,496 |

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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LOCATION INFORMATION

| | |
|------------------|-----------------------------|
| Street Address | 1500 Timberwolf Dr. |
| City, State, Zip | Holland, OH 43528 |
| County/Township | Lucas/Springfield |
| Cross Street | Airport Hwy., State Route 2 |

PROPERTY DETAILS

| | |
|---------------|-----------------|
| Property Type | Office Building |
| Zoning | M1 |
| Lot Size | 1.37 Acres |
| APN# | 65-94271 |

BUILDING SPECIFICATIONS

| | |
|-------------------|----------------------------------|
| Building Size | 12,447 SF |
| Parking Spaces | 45 |
| Curb Cuts | 1 |
| Year Complete | 2005 |
| Number Of Floors | 1 |
| Floors | Carpet, Vinyl, Rubber |
| Construction Type | Wood frame, block & brick veneer |
| HVAC | Gas Forced Air/Central Air |
| Electrical | 240v/200 amp |
| Roof | Shingle |
| Ceiling Height | 20' |
| Restrooms | 4 |

LEASE DETAILS

| | |
|-------------------------|--|
| Lease Term | 3 year minimum |
| Security Deposit | 1 month rent |
| Options | Neotiable |
| Improvement Allowance | Negotiable |
| Tenant Responsibilities | Utilities, Insurance, Taxes, Common Area Maintenance |
| Taxes | \$2.68 PSF |
| Insurance | \$.30 PSF |
| Utilities | \$1.70 PSF |
| Common Area Maint. | \$1.82 PSF |



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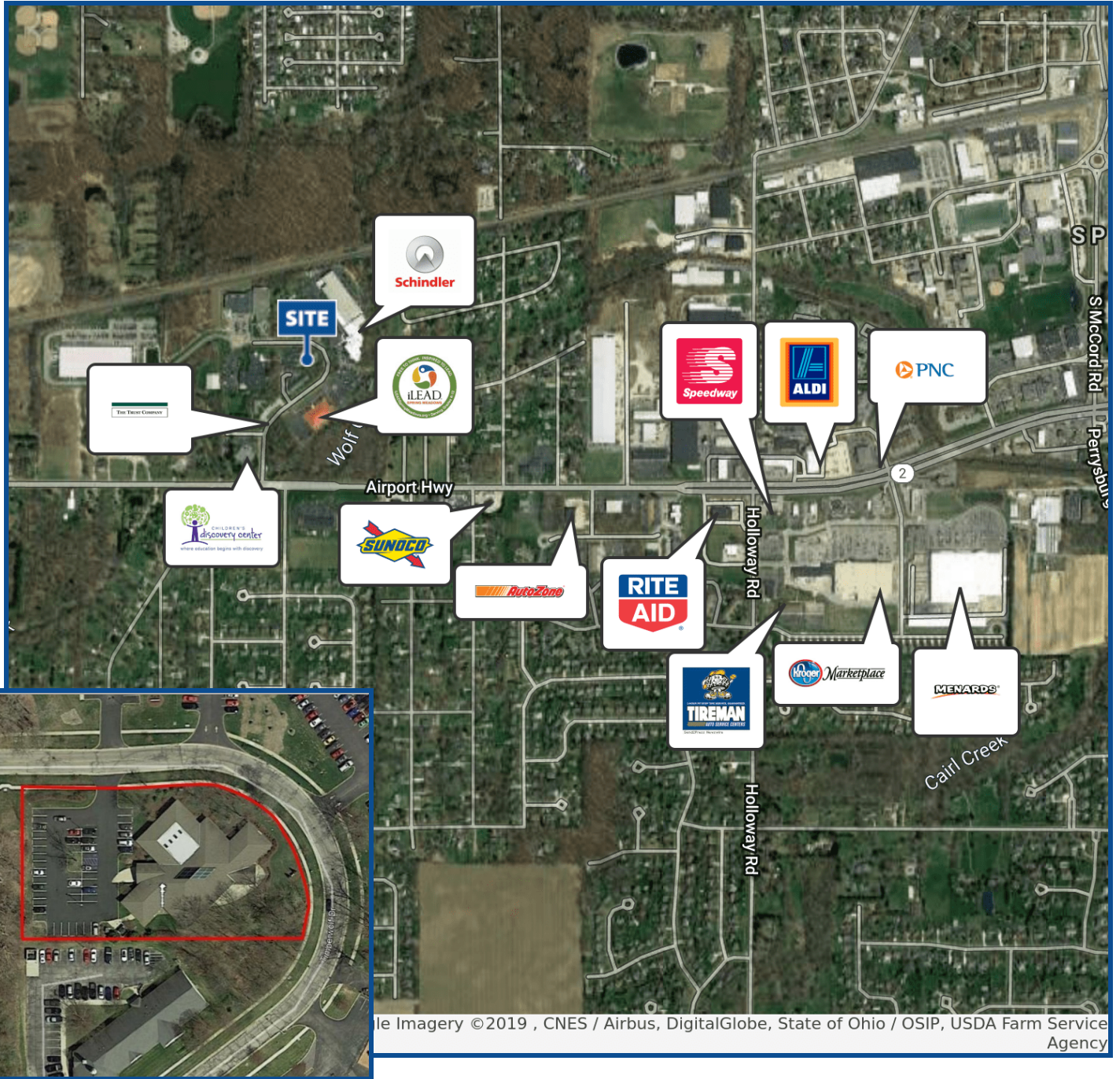
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