



### OFFERING SUMMARY

Lease Rate:	\$12.65 (Gross)
Available SF:	Suite 1 - 2,626 SF Can be split: 1,232 SF - 2,626 SF
Lot Size:	1.41 Acres
Year Built:	1971
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- Former Law Office - Move-in ready
- Sylvania Township tax benefits
- Attractive interior - common area hall surrounds an atrium
- Handicap Accessible
- Tenant pays pass throughs over base year
- Ample parking
- Access to Wildwood Trails

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,723	28,908	79,352
Total Population	6,121	69,042	191,488
Average HH Income	\$80,050	\$78,557	\$67,040

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.

### Theresa Declercq

419.481.3391

tdeclercq@millerdiversified.com



## LOCATION INFORMATION

Nearest Intersection	Central & Reynolds
Zoned	C-2 General Commercial
Parcel #	78-69161
Acreage	1.41 Acres
Parking Spaces	69
Curb Cuts	One on N. Republic

## BUILDING SPECIFICATIONS

Building Size	17,626 SF
Year Built	1971
Building Class	B
Number Of Floors	1
Gas	Columbia Gas
Framing	Brick & Steel
Roof	Flat
Ceiling Height	8 ft
Restrooms	4 in common

## REAL ESTATE TAXES

Tax Year	2019
General Taxes	\$24,454
Special Taxes	\$549.24
Total Annual Taxes	\$25,003.24

## UTILITIES

Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Electric	Toledo Edison
Storm Sewer	City of Toledo

## LEASE DETAILS

Lease Term	3-5 Years
Improvement Allowance	Negotiable
Tenant Responsibilities	Content, liability insurance



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.

**THERESA DECLERCQ**

419.481.3391

tdeclercq@millerdiversified.com

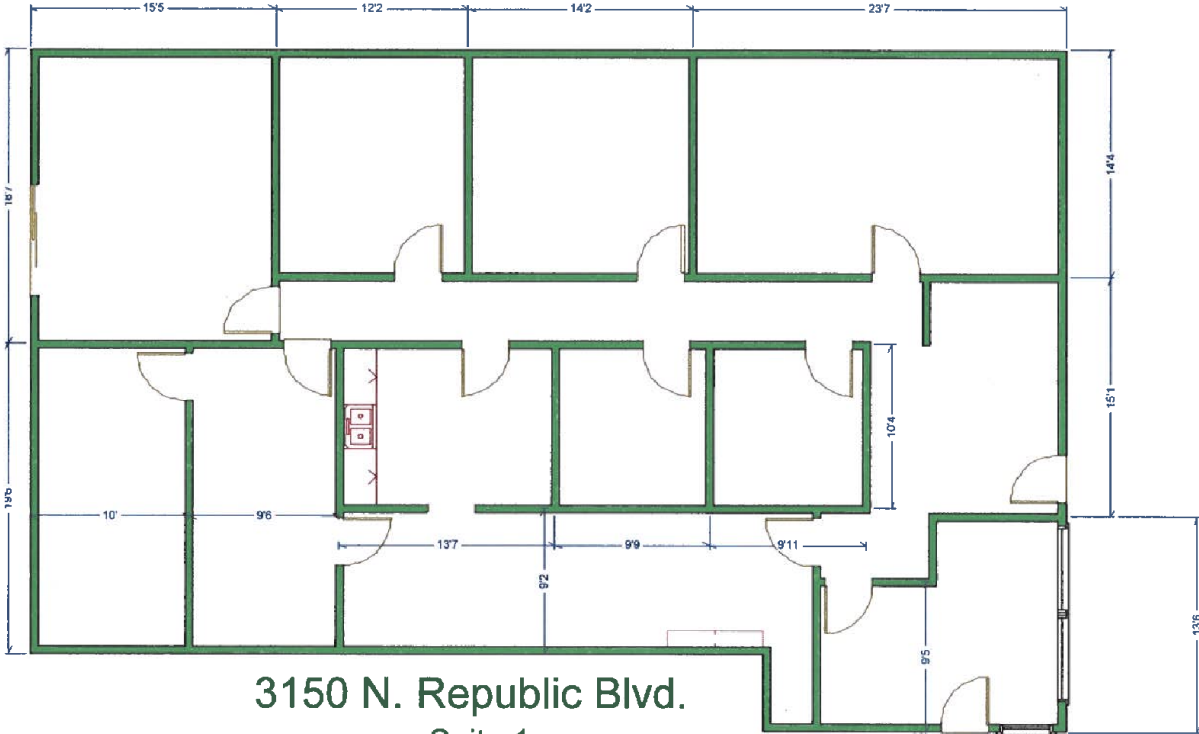




The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**Theresa Declercq**  
419.481.3391  
tdeclercq@millerdiversified.com



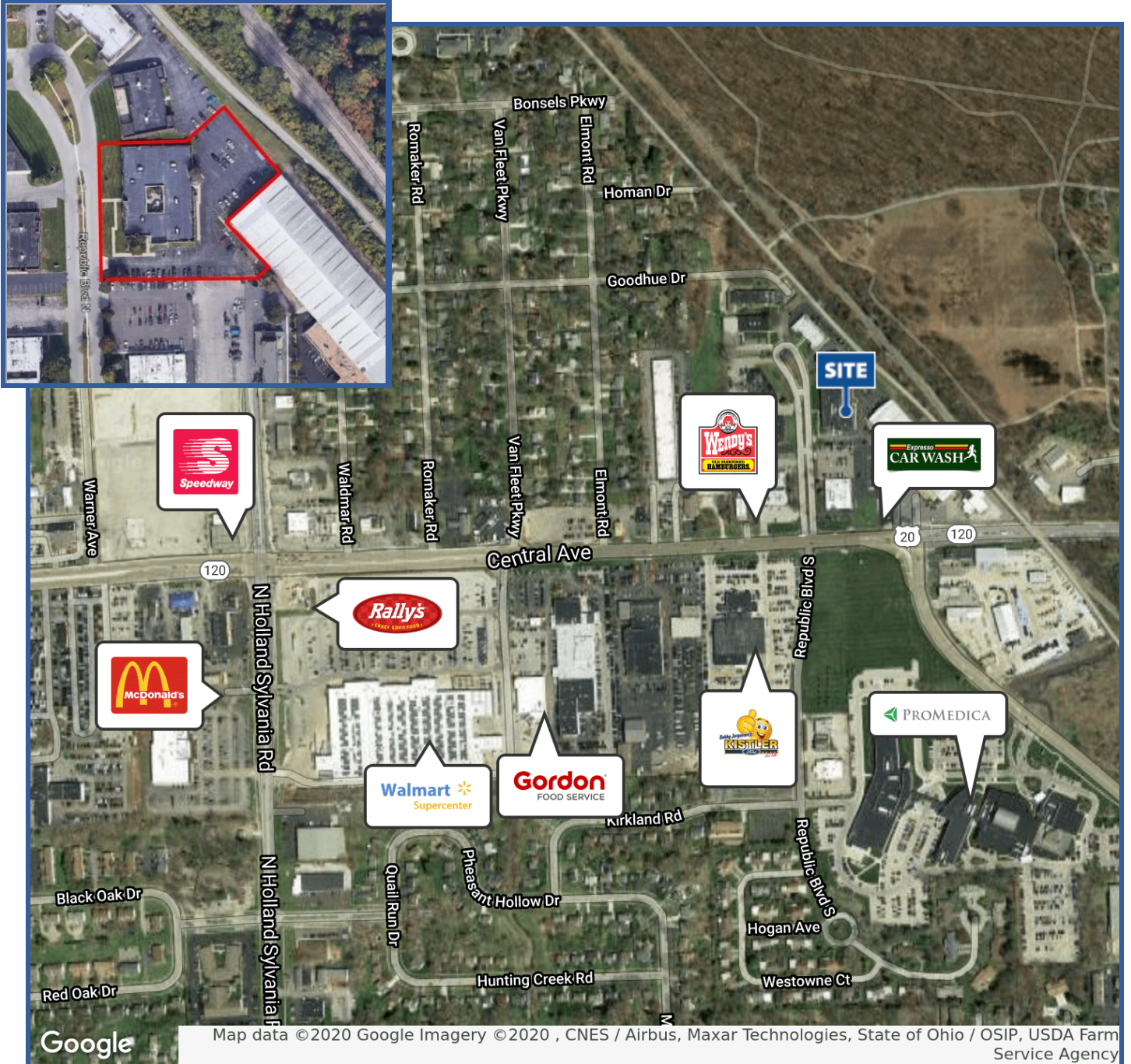


**3150 N. Republic Blvd.**  
**Suite 1**  
Approx. 2,626 SF

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

**THERESA DECLERCQ**  
419.481.3391  
tdeclercq@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

**THERESA DECLERCQ**  
 419.481.3391  
 tdeclercq@millerdiversified.com

