



OFFICE SPACE FOR LEASE

2509 W. SYLVANIA AVE., TOLEDO, OH 43613

"Innovative Solutions at Work"



OFFERING SUMMARY

Lease Rate:	\$625/mo (Gross)
Available SF:	Unit 14 - 660 SF
Building Size:	5,280 SF
Lot Size:	0.25 Acres
Year Built:	1962
Zoning:	CO
County:	Lucas
Parking Spaces:	17

PROPERTY HIGHLIGHTS

- Professional office building with convenient parking in rear private lot
- Located near prominent Sylvania & Douglas corner in West Toledo
- Small office with great window views
- Perfect for startup or small office user

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,892	26,935	51,093
Total Population	18,351	62,482	126,361
Average HH Income	\$55,262	\$51,735	\$52,058

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

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LOCATION INFORMATION

Street Address	2509 W. Sylvania
City, State, Zip	Toledo, OH 43613
County/Township	Lucas
Closest Intersection	Sylvania & Douglas
Parcel #	04-05744, 04-05741

BUILDING SPECIFICATIONS

Building Size	5,280 SF
Available SF	660 SF
Year Built	1962
Construction Type	Block/Brick
Heat Fuel Type	Gas Forced Air
Ceiling Height	8'
Air Conditioning	Central
Roof	Flat
Floor	Carpet/tile over concrete
Restrooms	2 per floor
Delivery Doors	In rear
Sprinklers	None

REAL ESTATE TAX INFORMATION

Tax Year	2018
General Taxes	\$4,531.04
Special Taxes	\$204.13
Total Annual Taxes	\$4,735.17

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	1-3 years
Improvements	Negotiable
Tenant Responsibilities	Content, Liability Insurance



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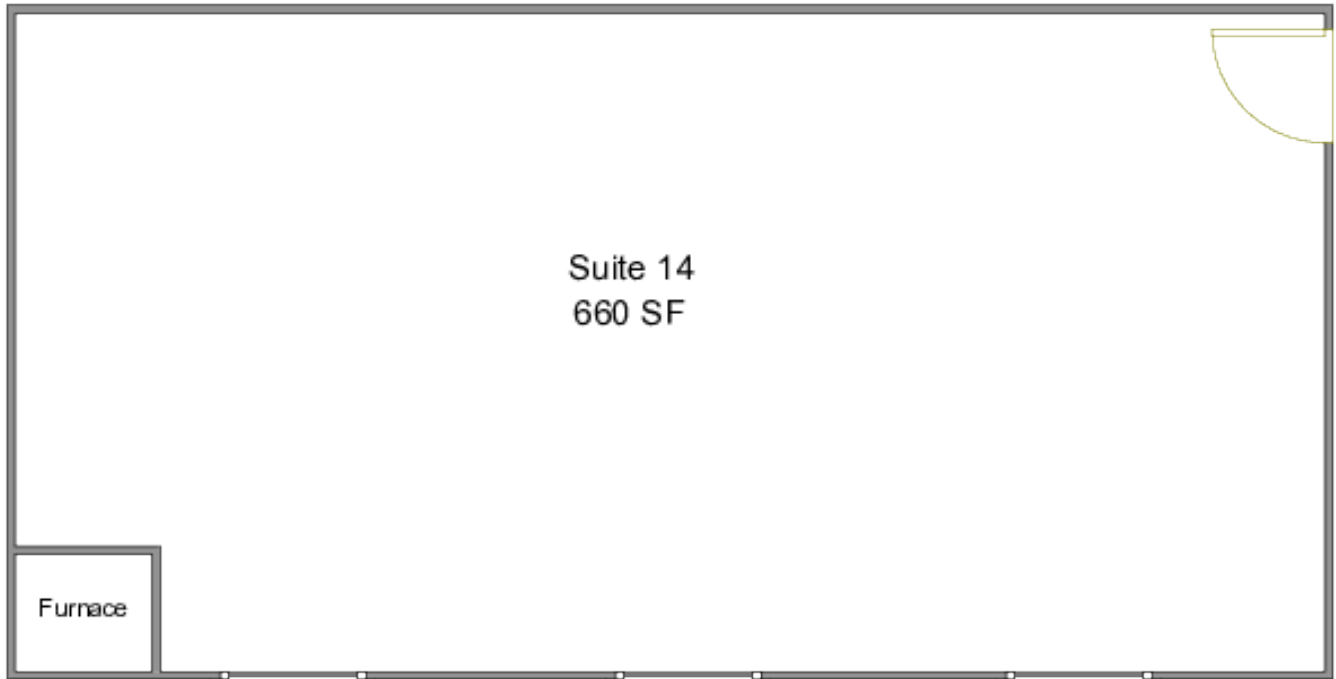
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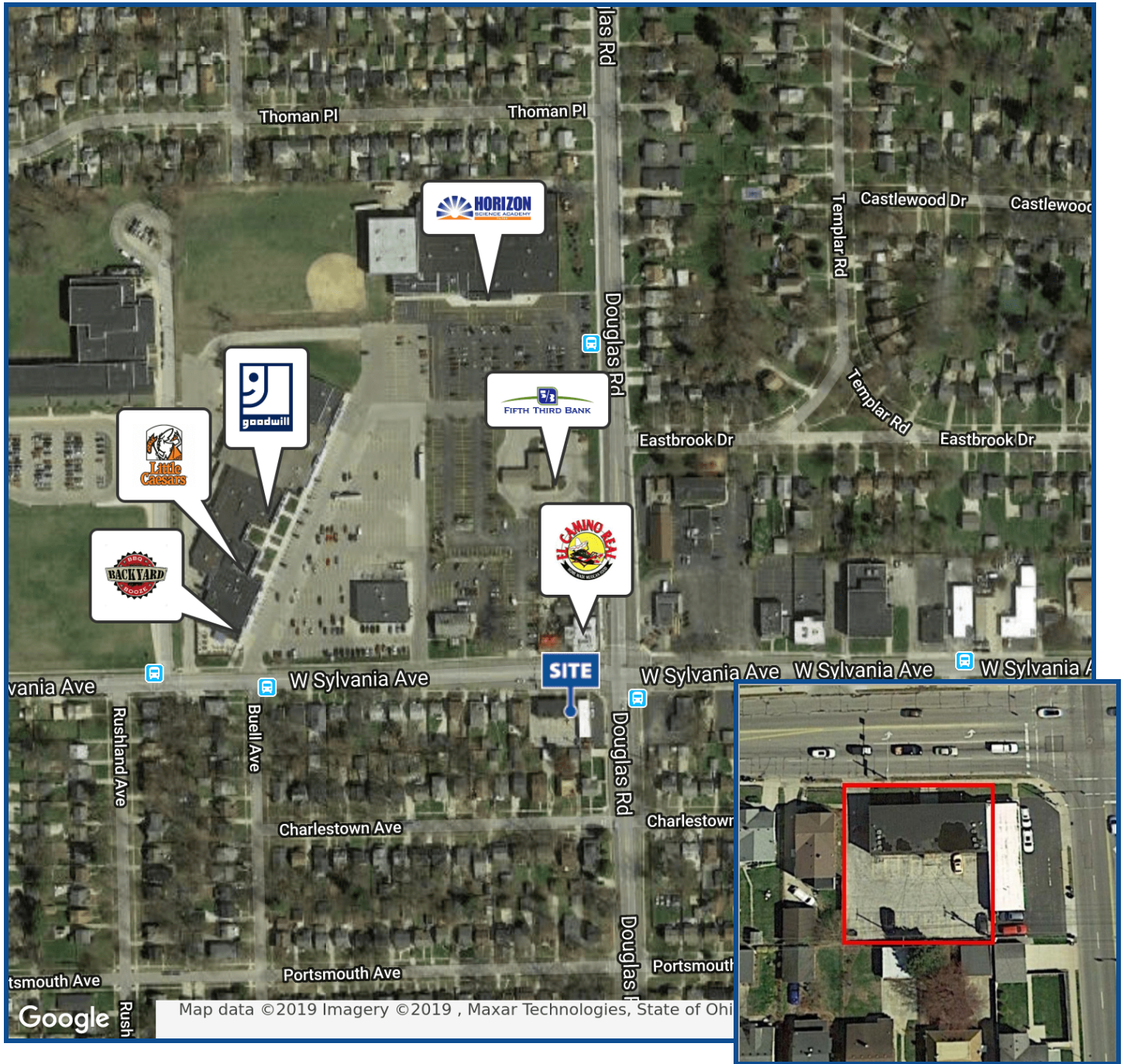
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