



## 4126 N Holland Sylvania Rd

Toledo, Ohio 43623

### Property Highlights

- Mercy sublease with renewals
- NNN lease with Landlord responsible for common areas
- Beautifully decorated
- Main building entrance and private treatment entrance
- Easy access off Holland Sylvania Road
- Close to Flower Hospital, shopping and restaurants
- Co tenancy with many other medical providers, labs and imaging
- Possible turnkey occupancy with existing furniture

### Offering Summary

Lease Rate:	\$21.75 SF/yr (NNN) Est. NNN - \$9.83
Building Size:	63,445 SF
Available SF:	7,280 SF
Lot Size:	5.8 Acres

### For More Information



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<b>Lease Rate</b>	<b>\$21.75 SF/Yr NNN Est. NNN - \$9.83</b>
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## Location Information

Street Address	4126 N Holland Sylvania Rd
City, State, Zip	Toledo, OH 43623
County	Lucas
Township	Sylvania
Side of the Street	East

## Building Information

Building Size	63,445 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	2005
Gross Leasable Area	7,280 SF
Construction Status	Existing
Condition	Excellent
Floor Coverings	Sheet vinyl, plank, carpet, VCT

## Property Information

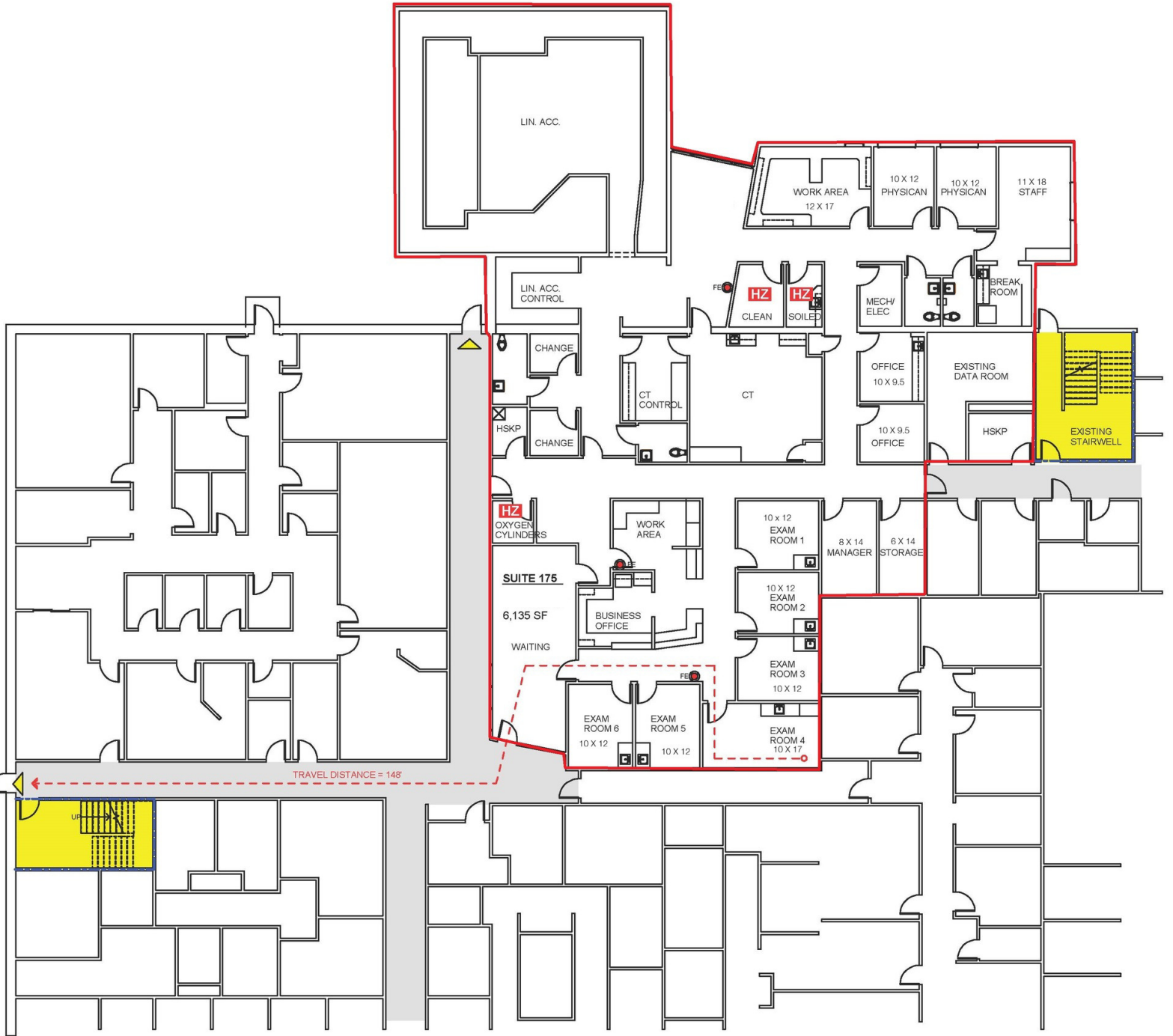
Property Type	Office
Property Subtype	Medical
Zoning	C-4
Lot Size	5.8 Acres
APN #	78-21251
Lot Frontage	317 ft
Lot Depth	821 ft
Corner Property	No

## Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	300

## Utilities & Amenities

Number of Elevators	2
Central HVAC	Yes
Broadband	Cable
Centrix Equipped	Yes
Restrooms	Multiple





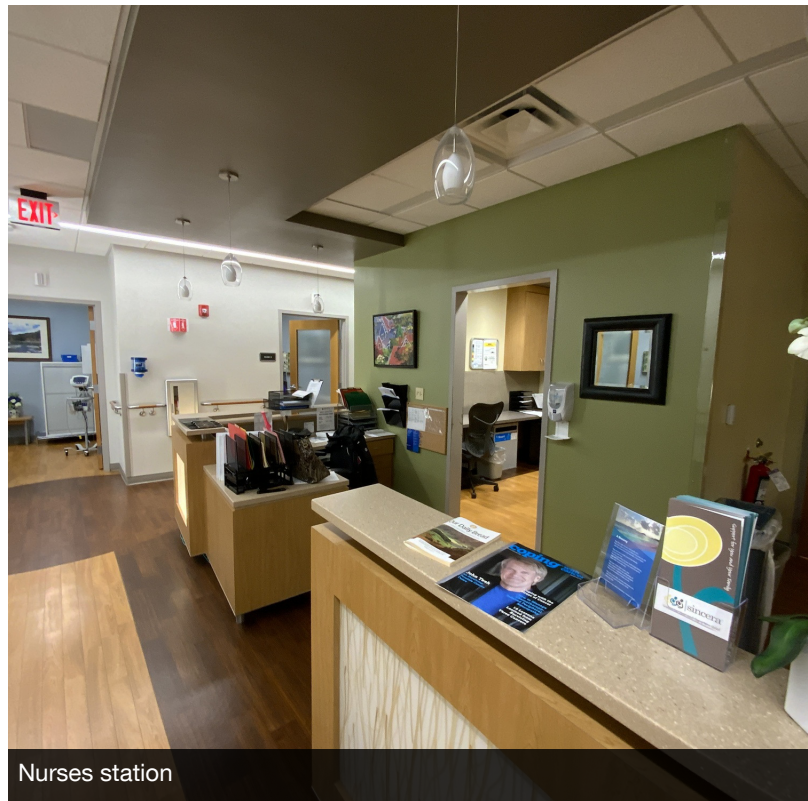
Monument Signage at street



Waiting area with fireplace



Suite entrance



Nurses station



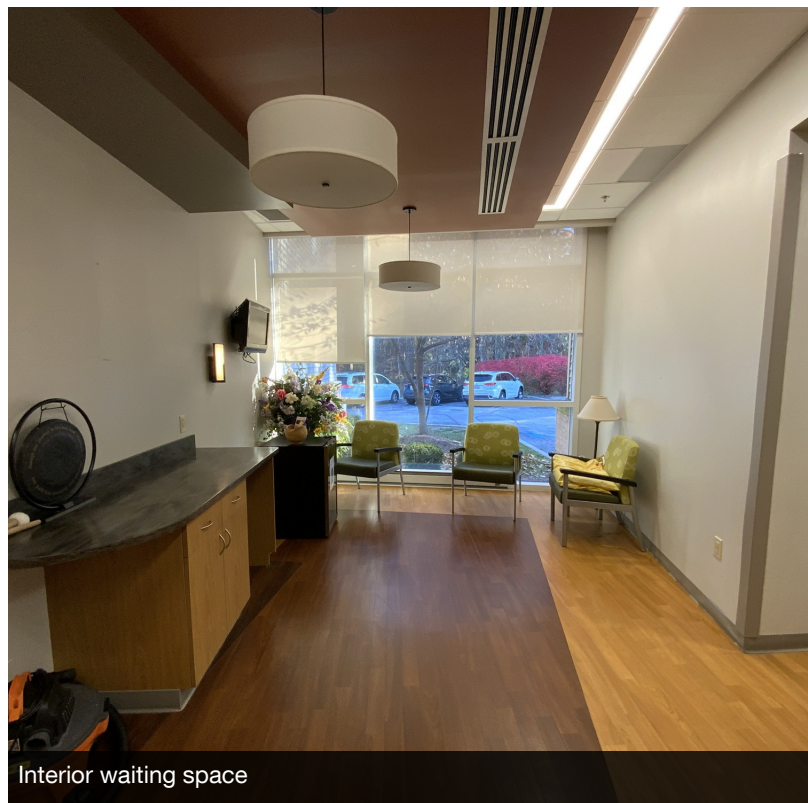
Typical exam room



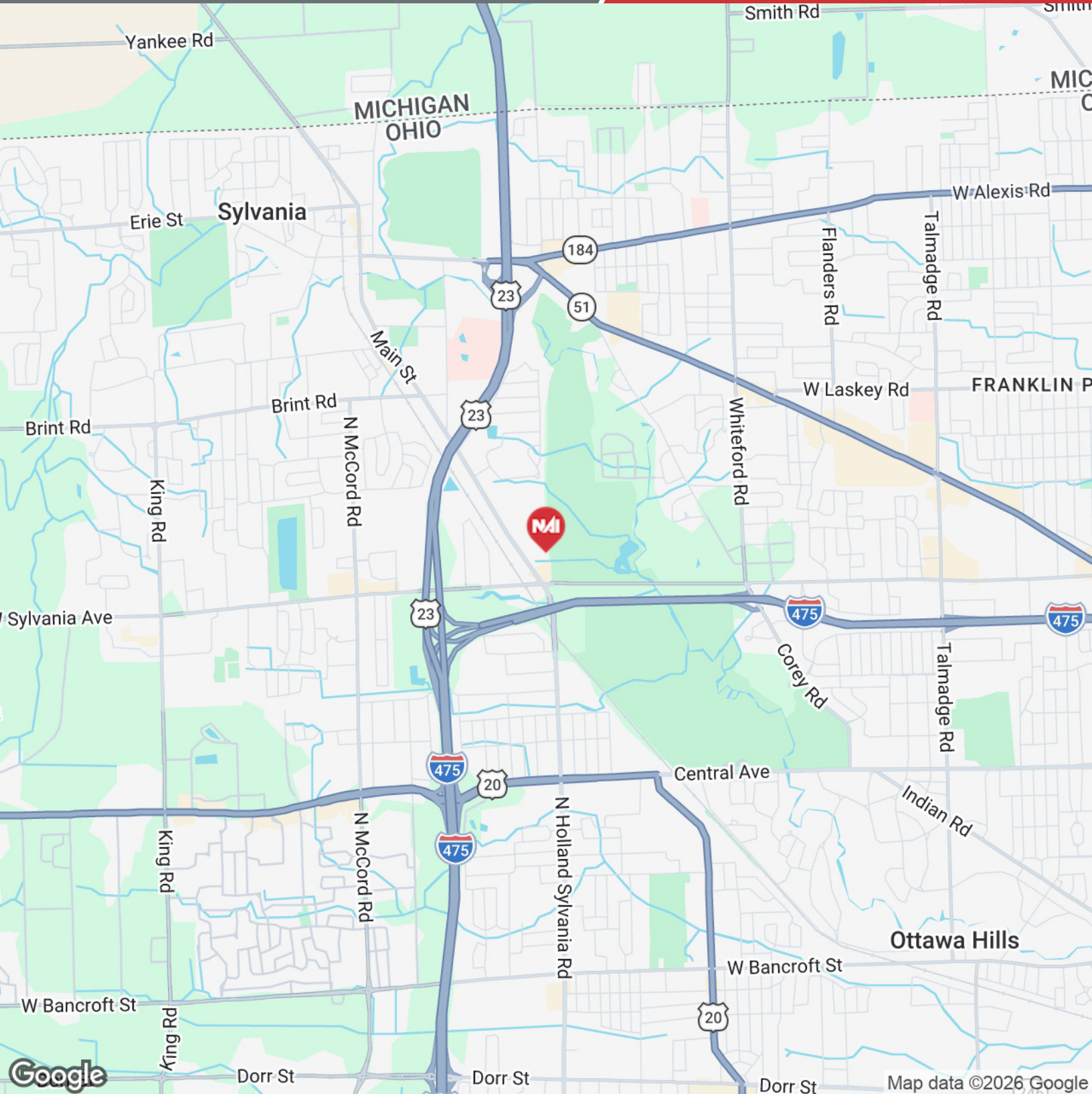
Work area



Staff area

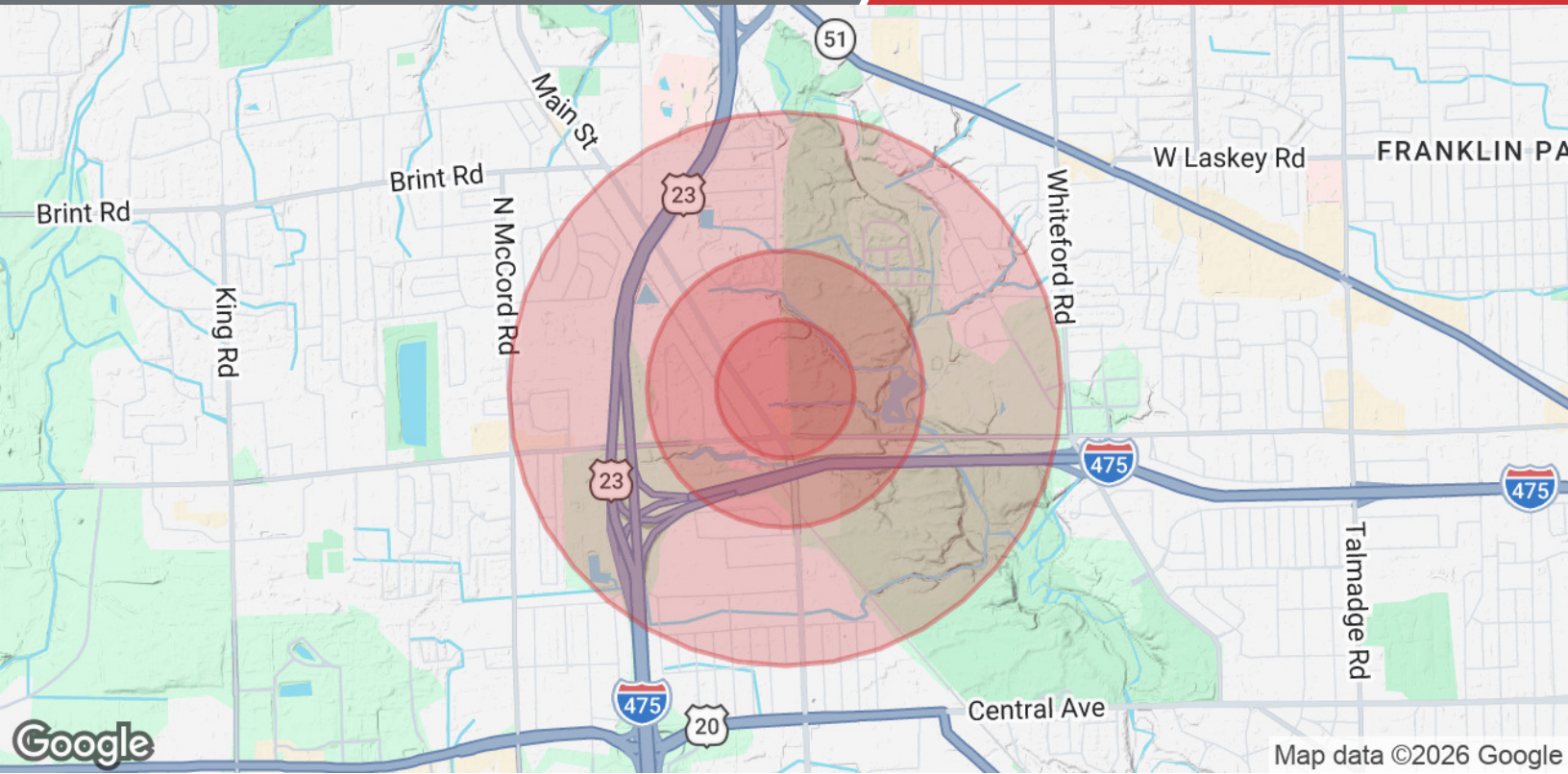


Interior waiting space



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<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	348	1,325	5,388
Average Age	33.2	37.7	44.4
Average Age (Male)	33.1	36.2	40.8
Average Age (Female)	33.1	38.0	46.5
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	177	637	2,431
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$101,785	\$106,315	\$112,377
Average House Value	\$545,620	\$349,211	\$247,185

2023 American Community Survey (ACS)