



## 4210 W Sylvania Ave

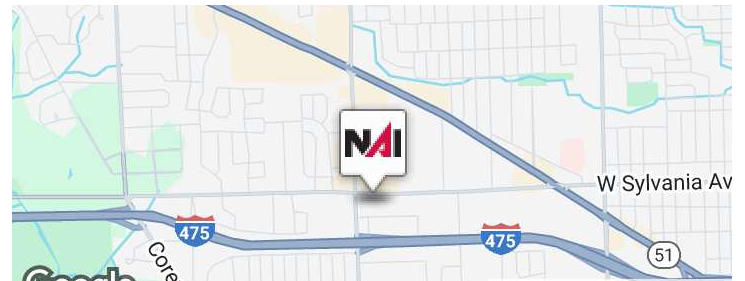
Toledo, Ohio 43623

### Property Highlights

- Convenient access to major highways and public transportation
- Close proximity to dining and retail options
- 24/7 secure access for tenants
- Ample parking for tenants and visitors
- Flexible floor plans to accommodate various office layouts
- \*\* Agent is an owner of the building

### Property Overview

Experience the convenience and flexibility of our modern office building at 4210 W Sylvania Ave. Benefit from convenient access to major highways and public transportation, ensuring easy connectivity for your business. At this prime location, enjoy 24/7 secure access, ample parking, and flexible floor plans designed to accommodate a variety of office layouts. Whether you require open, collaborative spaces or private offices, our adaptable floor plans can meet your specific needs. Elevate your business in a professional, accommodating environment with the perfect mix of accessibility, security, and versatility at your disposal.



### Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	27,848 SF
Available SF:	1,243 - 3,905 SF

### For More Information

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Lease Rate	\$14.50 SF/Yr
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## Location Information

Street Address	4210 W Sylvania Ave
City, State, Zip	Toledo, OH 43623
County	Lucas

## Building Information

Building Size	27,848 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	13,942 SF
Year Built	1983
Year Last Renovated	2025
Number of Buildings	1

## Property Information

Property Type	Office
Zoning	10-CRSO
Lot Size	61,386 SF
APN #	2374252

## Parking & Transportation

Number of Parking Spaces	52
Type of Parking	Surface lot

## Utilities & Amenities

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes
HVAC	Rooftop
Restrooms	6



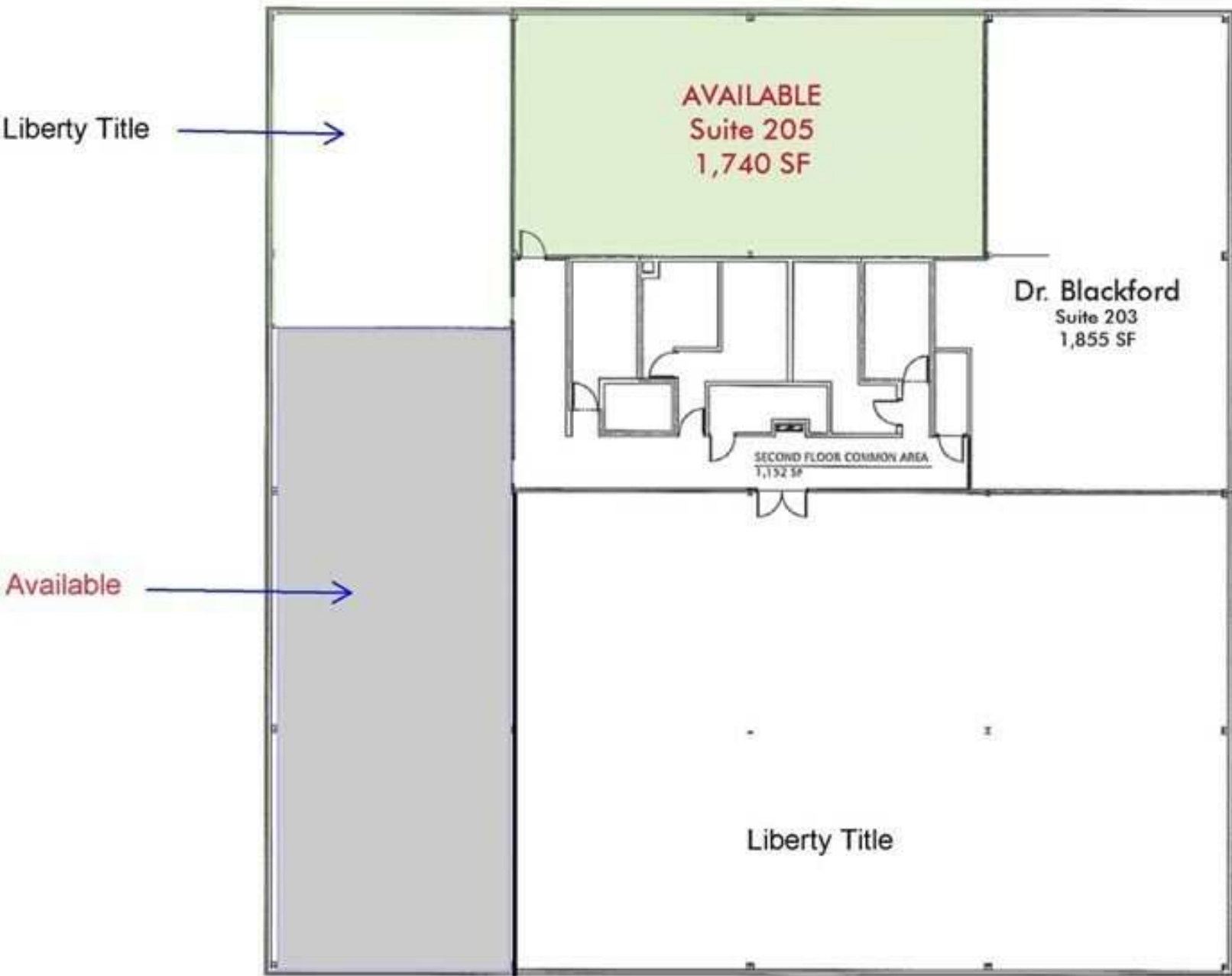
**FIRST FLOOR PLAN**

SCALE : 1/16" = 1'-0"



\*Suite 100/104/105 could be combined to create 4,847 SF

\*Suite 101/103 could be combined to create 3,905 SF space

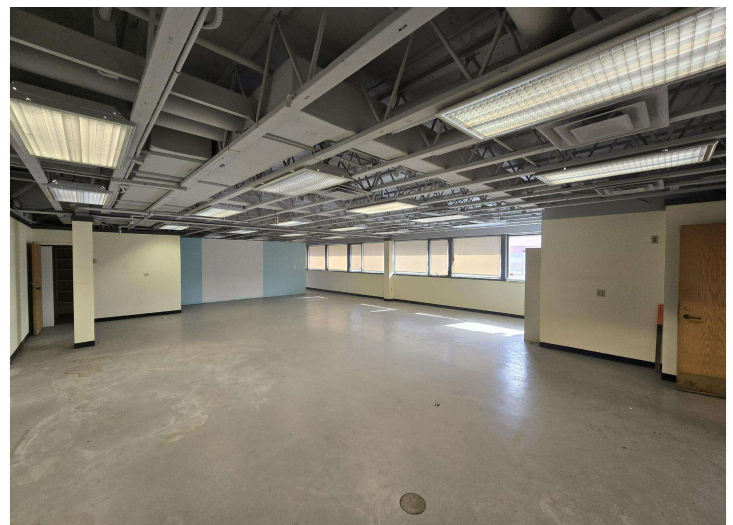


**SECOND FLOOR PLAN**

1/16" = 1'-0"

TOTAL SECOND FLOOR GLA = 12,170 SF  
COMMON AREA SF = 1,152 SF



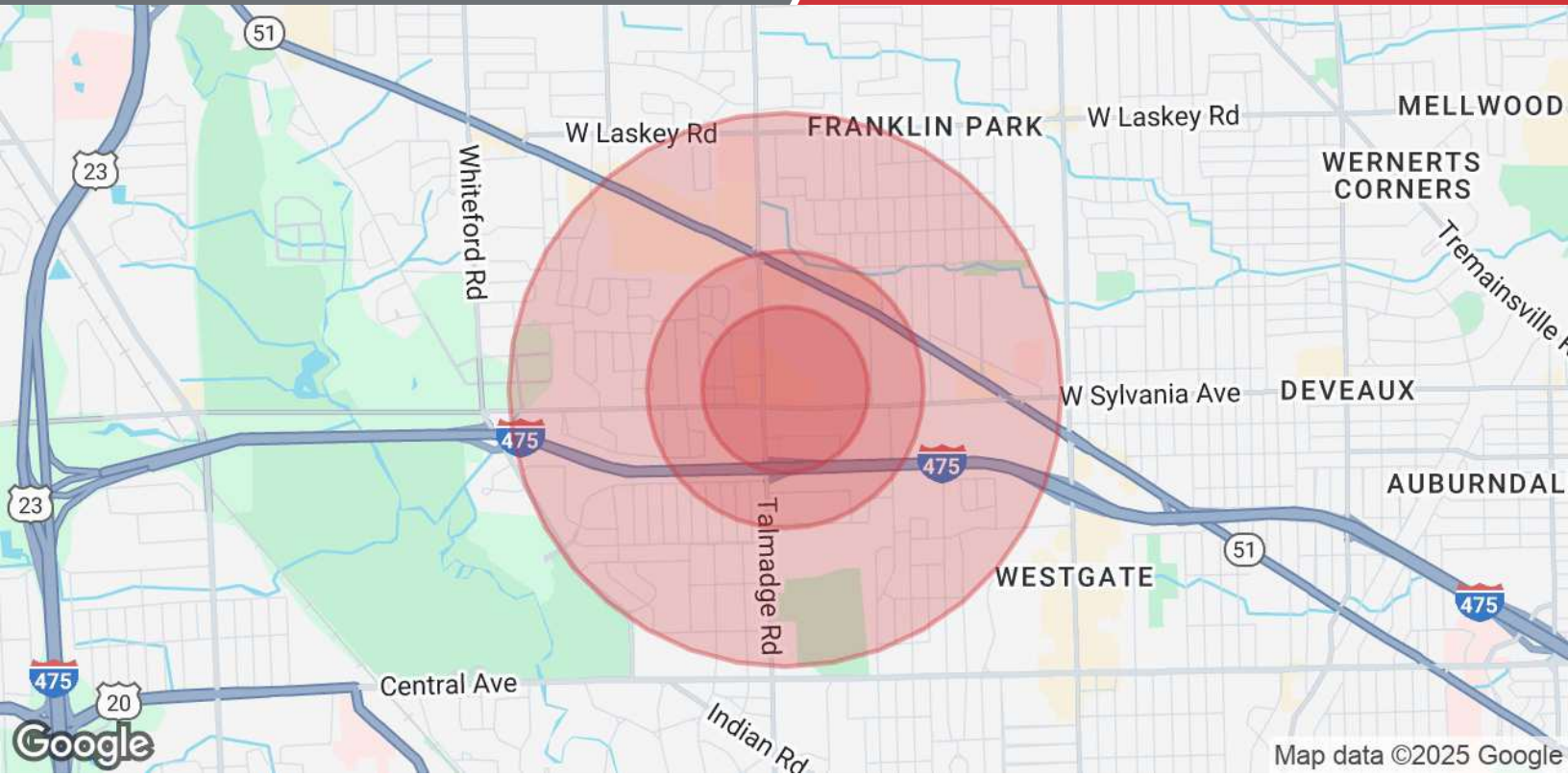




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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	297	2,081	8,512
Average Age	43	44	45
Average Age (Male)	41	42	43
Average Age (Female)	46	46	47
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	135	1,030	3,991
# of Persons per HH	2.2	2	2.1
Average HH Income	\$93,060	\$87,319	\$92,750
Average House Value	\$312,271	\$290,116	\$279,169

Demographics data derived from AlphaMap