

136 N. HURON STREET
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE OR LEASE
27,546 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,200,000
Lease Rate:	\$10.00/SF NNN
Space Available:	27,546 SF
Building Size:	27,546 SF
Number of Stories:	4
Year Constructed:	1919
Condition:	Good
Acreage:	0.17 AC
Closest Cross Street:	Jefferson Avenue
County:	Lucas
Zoning:	CD Downtown
Parking:	Street + public pay lot & garage
Curb Cuts:	1
Street:	1 lane, 2 ways



For more information, please contact:

ZACK LIBER, SIOR

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NICHOLAS COOPER

(419) 249 6321 or (419) 258 0775

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/Block
Structural System:	Masonry/steel frame
Roof:	Flat - Rubber Membrane
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	10'-12'
Basement:	Yes
Heating:	Boiler
Air Conditioning:	Window a/c units
Power:	200-400 amp
Restrooms:	In common on each floor
Security System:	Yes
Sprinklers:	No
Signage:	Exterior tenant directory mounted on building

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing/lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Taxes, insurance, prorated share of utilities, in suite janitorial

2025 REAL ESTATE TAXES

Area:	Downtown Toledo
Parcel Number:	12-15474
Total Annual Taxes:	\$6,512.09

Comments:

- Less than one block from Huntington Center, Fifth Third Field, and Warehouse District
- Strategic Downtown location

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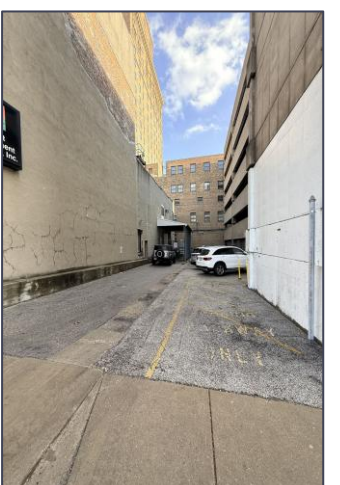
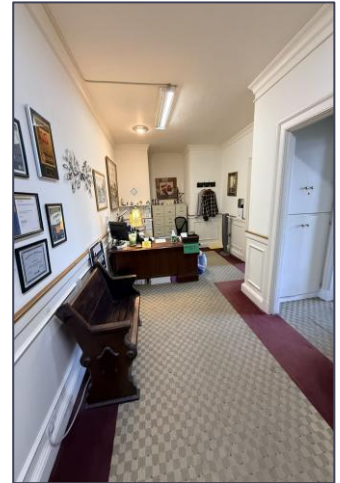
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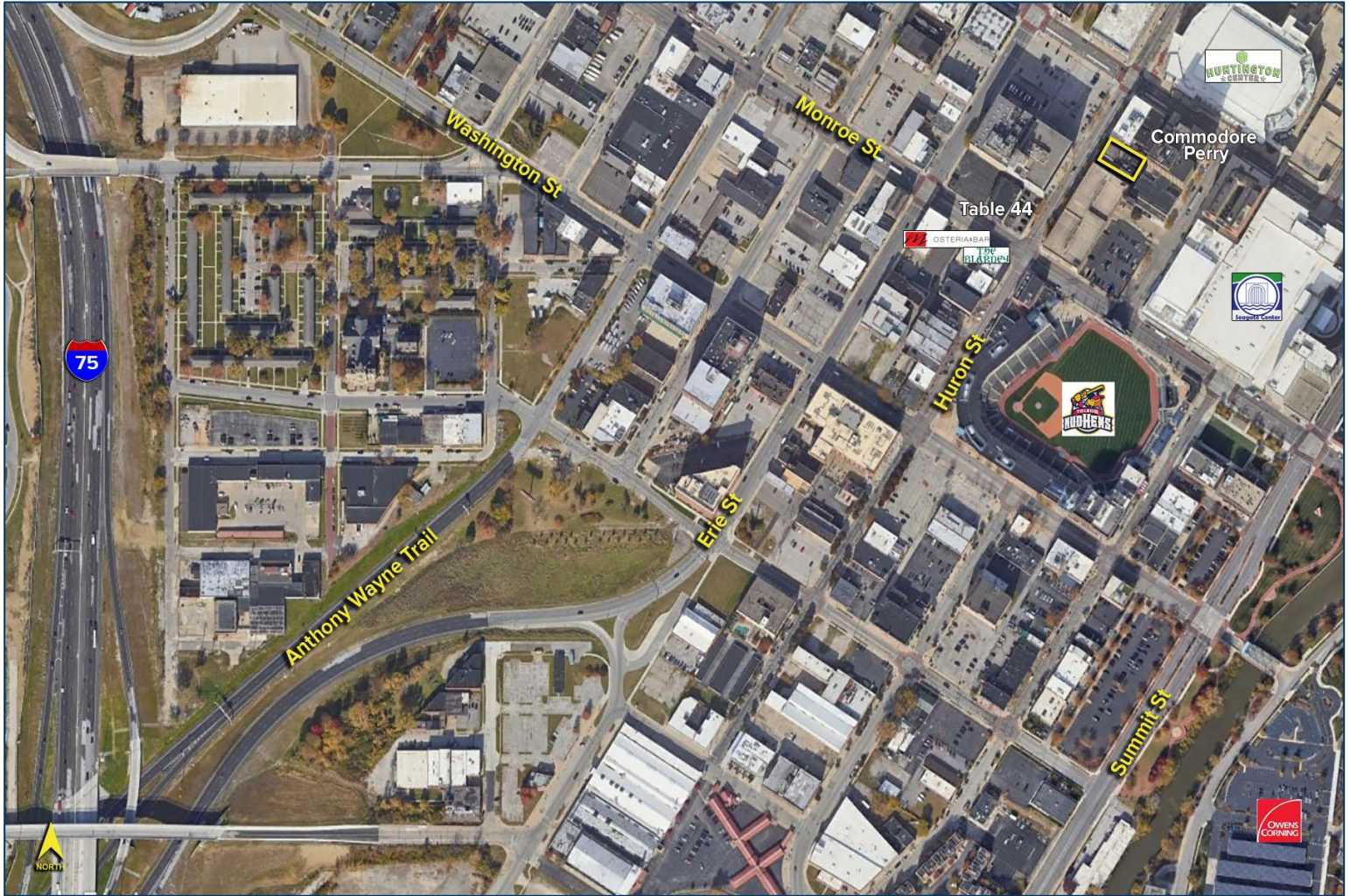
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,066	\$33,623
3 MILE	95,680	\$41,899
5 MILE	201,941	\$53,321

TRAFFIC COUNTS (TWO-WAY)

3,502	N. Huron Street
10,472	Monroe Street
8,781	N. Erie Street



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