



7640 W Sylvania Ave

Sylvania, Ohio 43560

Property Highlights

- 8 suites available (Suite A1 is 7,382 SF, Suite A3 is 4,041 SF, Suite C1 is 1,360 SF, Suite G1 - 444 SF, Suite G - 2,259 SF, Suite J - 4,484 SF, Suite L is 1,899 SF, Suite N is 1,433 SF)
- TI allowance available
- Ample parking in surface lot
- Exterior monument signage
- Interior tenant directory
- Location is easily accessible from I-475/US 23

Property Overview

Progressive Wellness Medical Office Building is dedicated to healthcare, offering multiple suites with their own amenities. All offering private space for patients, storage rooms, spacious reception and waiting areas. Property is owned by one of the largest, national medical facility owners.

Offering Summary

Lease Rate:	Contact Agent
Building Size:	70,497 SF
Available SF:	444 - 7,382 SF

For More Information

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Lease Rate	Contact Agent
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Location Information

Building Name	Progressive Wellness Medical Office
Street Address	7640 West Sylvania Avenue
City, State, Zip	Sylvania, OH 43560
County	Lucas
Market	Toledo
Sub-market	Sylvania
Cross-Streets	W Sylvania Ave and Sylvan Lakes Blvd

Building Information

Building Size	70,497 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2004
Construction Status	Existing
Condition	Excellent
Roof	Membrane
Floor Coverings	Concrete

Property Information

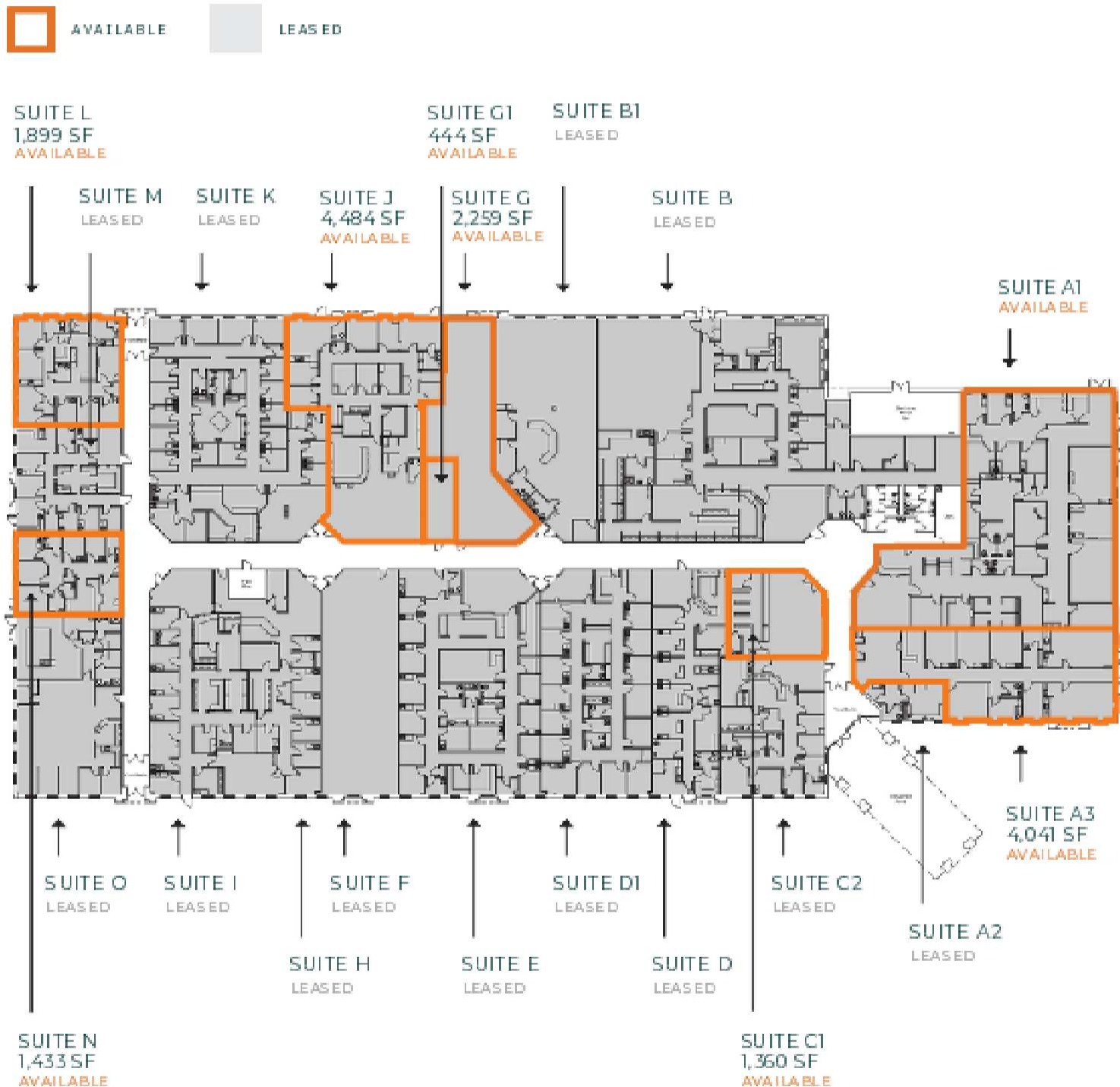
Property Type	Office
Property Subtype	Medical
Zoning	B-1
Lot Size	8.508 Acres
APN #	8206000
Corner Property	Yes
Traffic Count	8915
Traffic Count Street	W Sylvania Ave
Amenities	Communal lobby space with attendant Covered patient drop-off Some suites are furnished Sprinkler system Exterior and Interior Signage

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	365

Utilities & Amenities

Handicap Access	Yes
HVAC	Rooftop units





Sylvania 7640 MP RK6

7640 West Sylvania Avenue
Ground Floor, Suite A3
Sylvania, OH

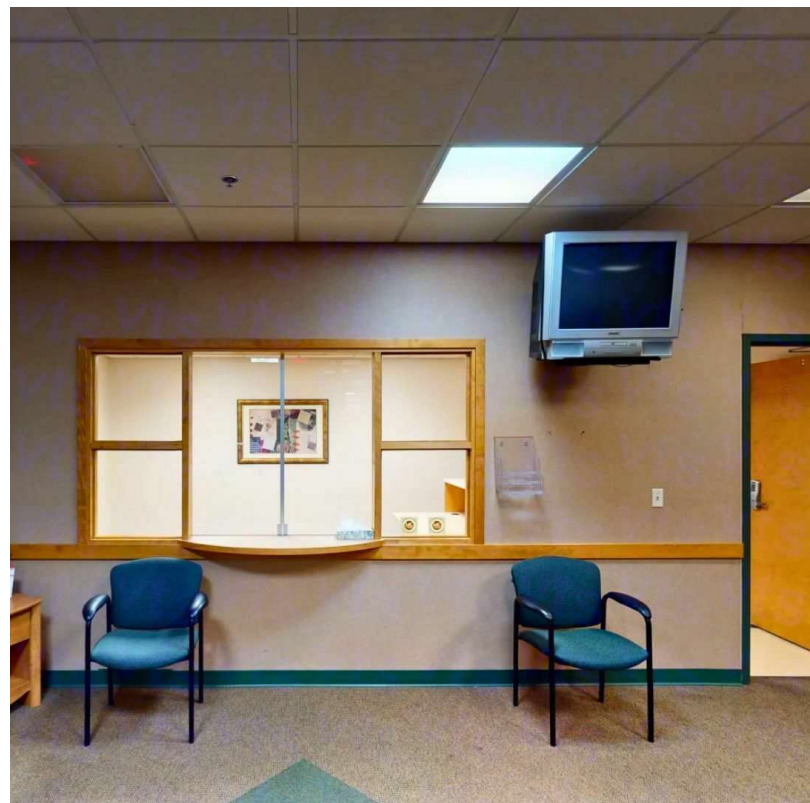


Work Areas

Exam Rooms 4

Common Areas

Kitchen 1
Utility Areas 1
Bathroom 1



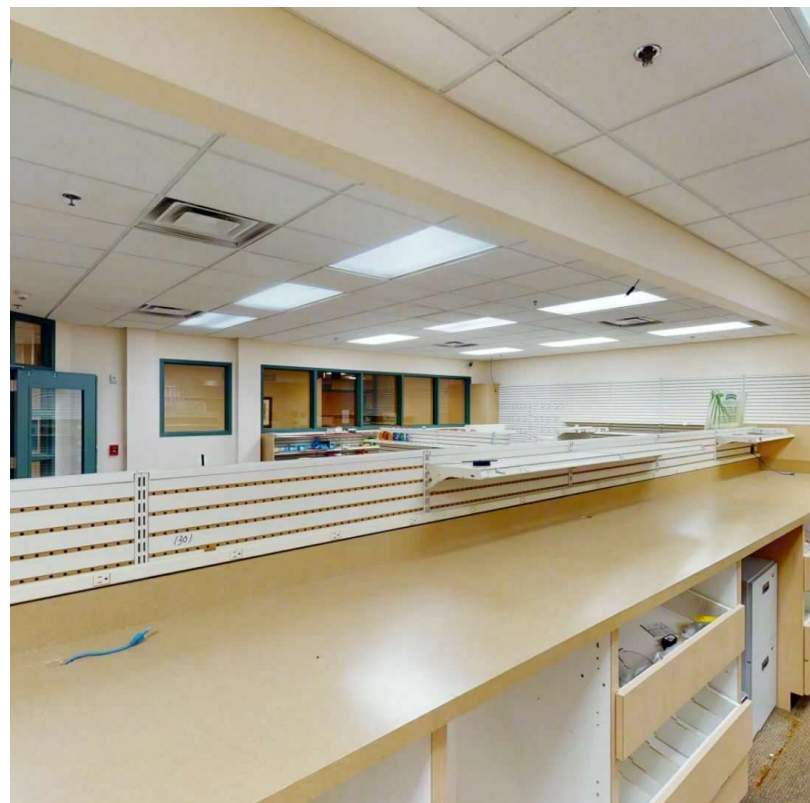
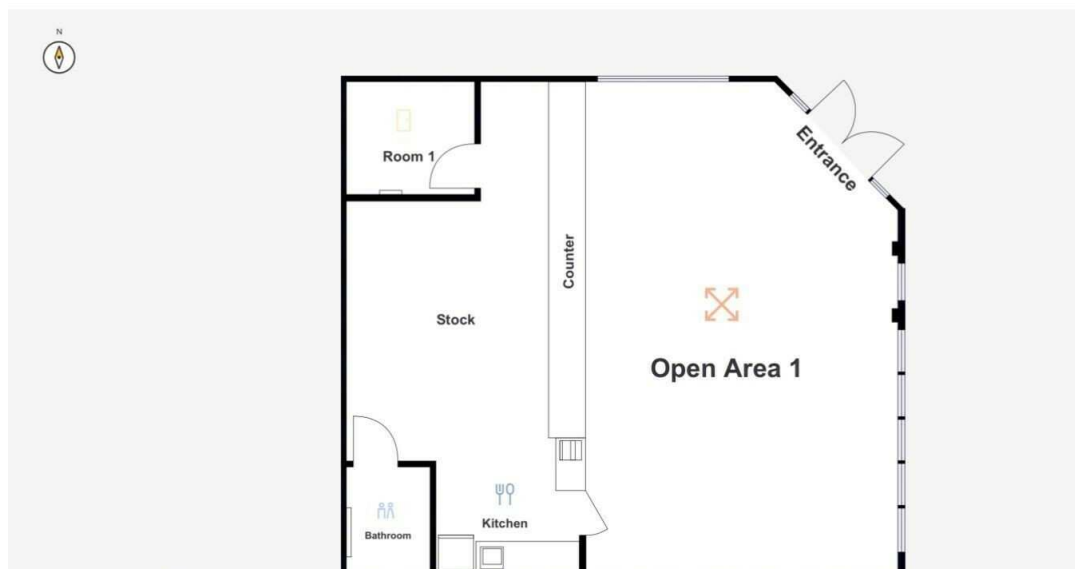
Progressive Wellness Medical Office Building

7640 West Sylvania Avenue
1st Floor, Suite C1
Sylvania, OH



Work Areas	QTY
Open Areas	1
Rooms	1

Common Areas	QTY
Kitchen	1
Bathroom	1



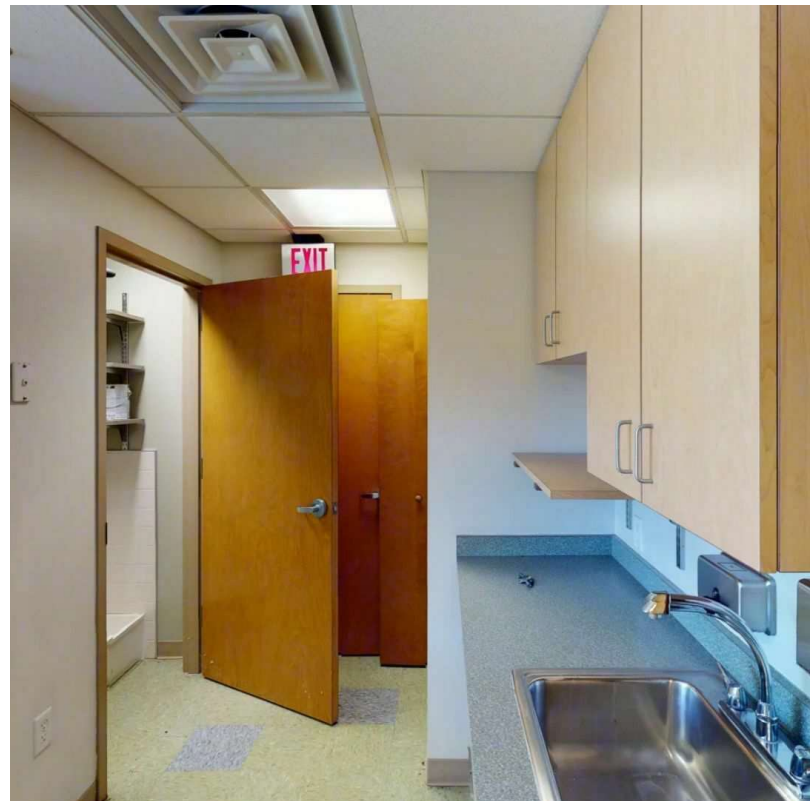
Sylvania 7640 MP RK6

7640 West Sylvania Avenue
Ground Floor, Suite L
Sylvania, OH



Work Areas	QTY
Open Areas	1
Rooms	2
Exam Rooms	4

Common Areas	QTY
Kitchen	1
Utility Areas	6
Bathroom	2



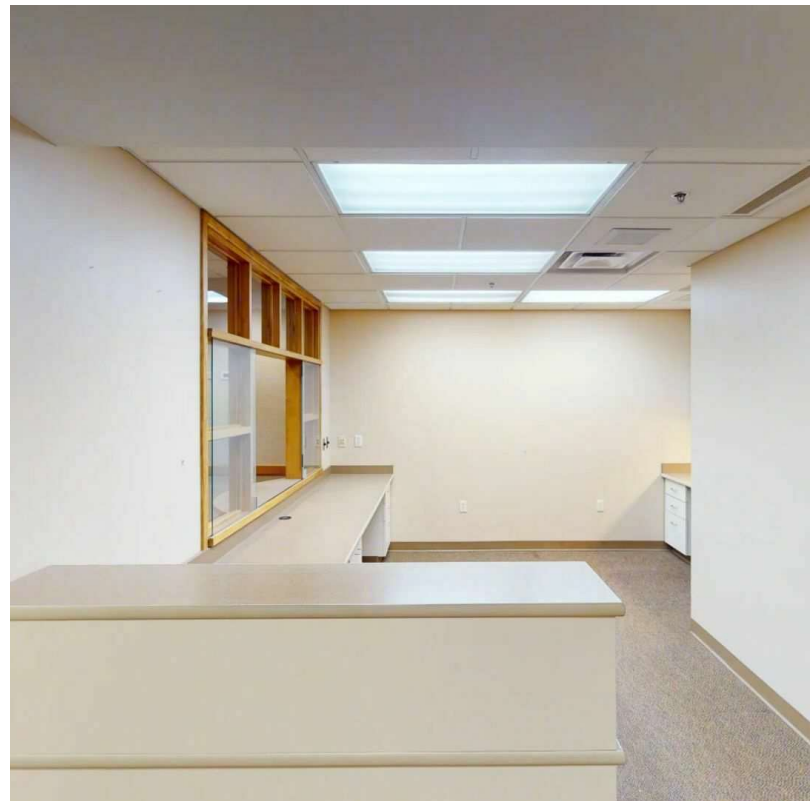
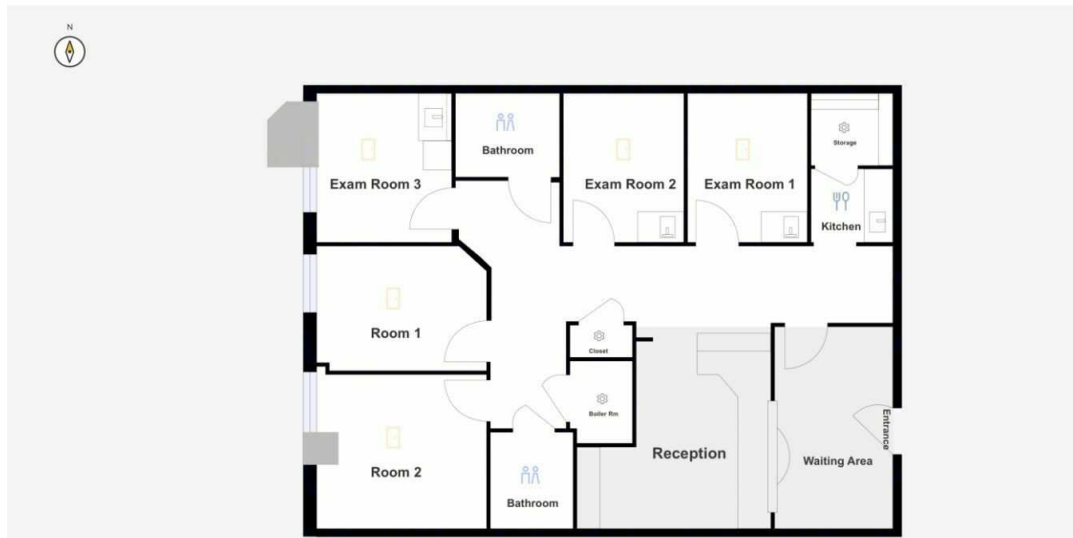
Sylvania 7640 MP RK6

7640 West Sylvania Avenue
Ground Floor, Suite N
Sylvania, OH



Work Areas	QTY
Rooms	2
Exam Rooms	3

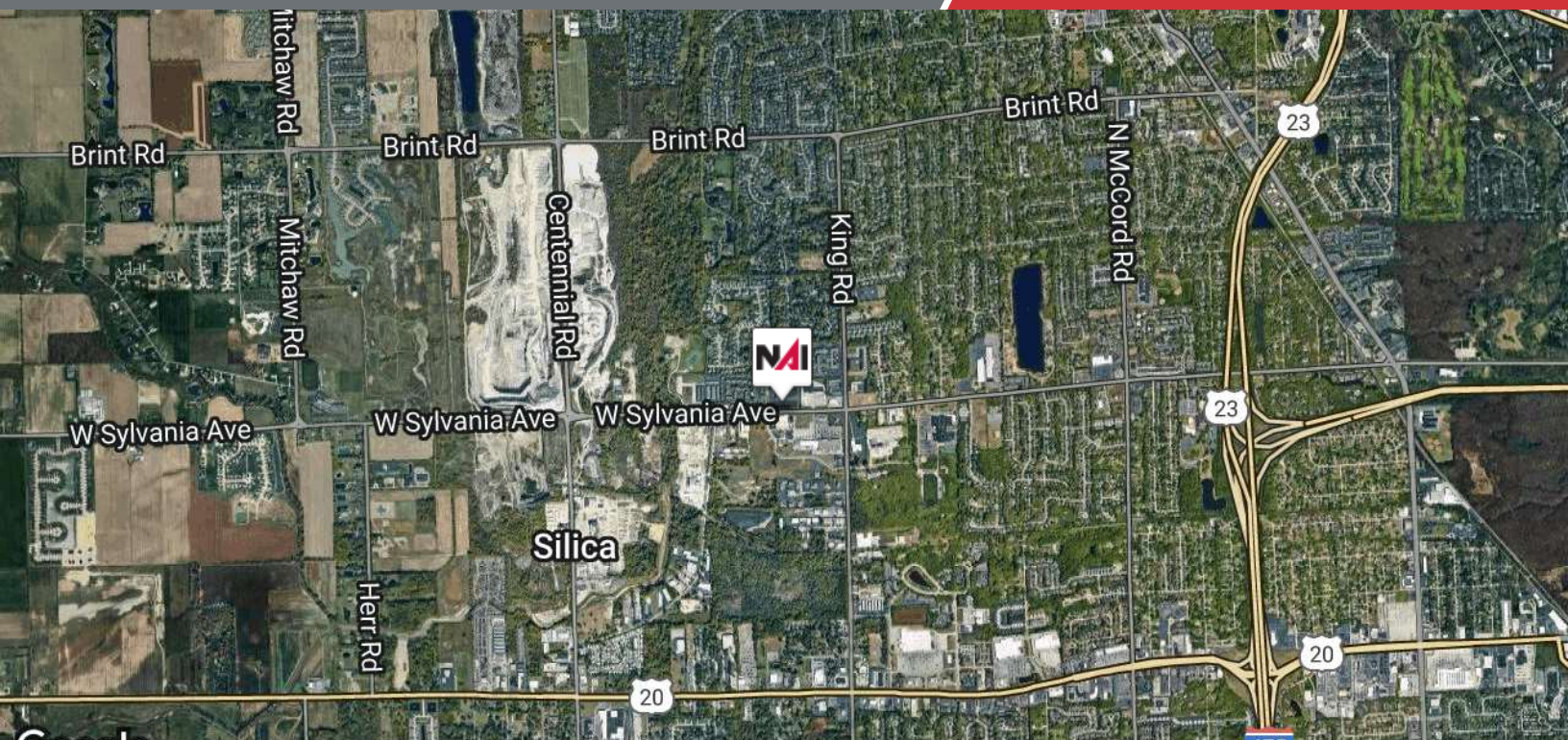
Common Areas	QTY
Kitchen	1
Utility Areas	3
Bathroom	2



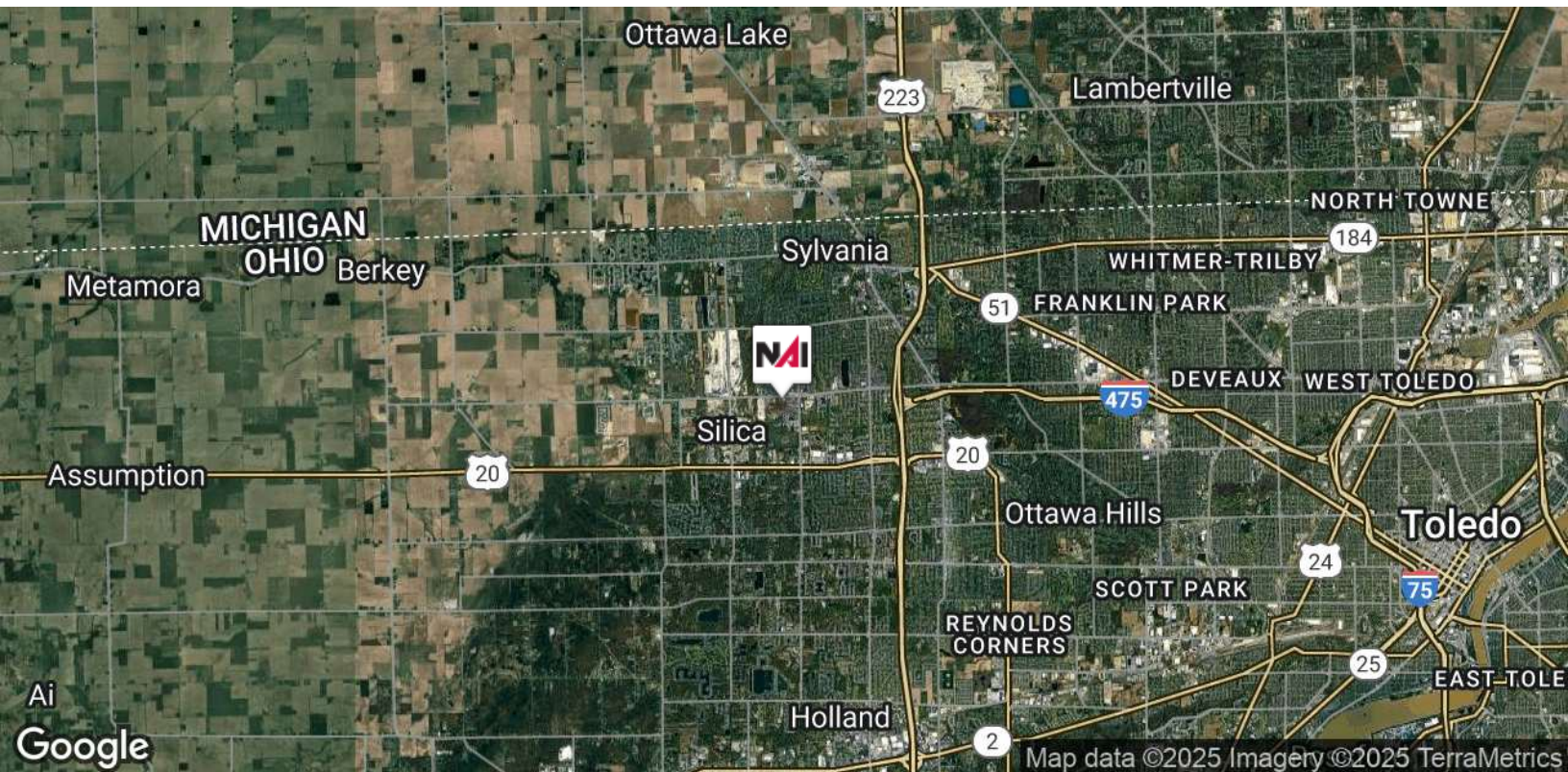




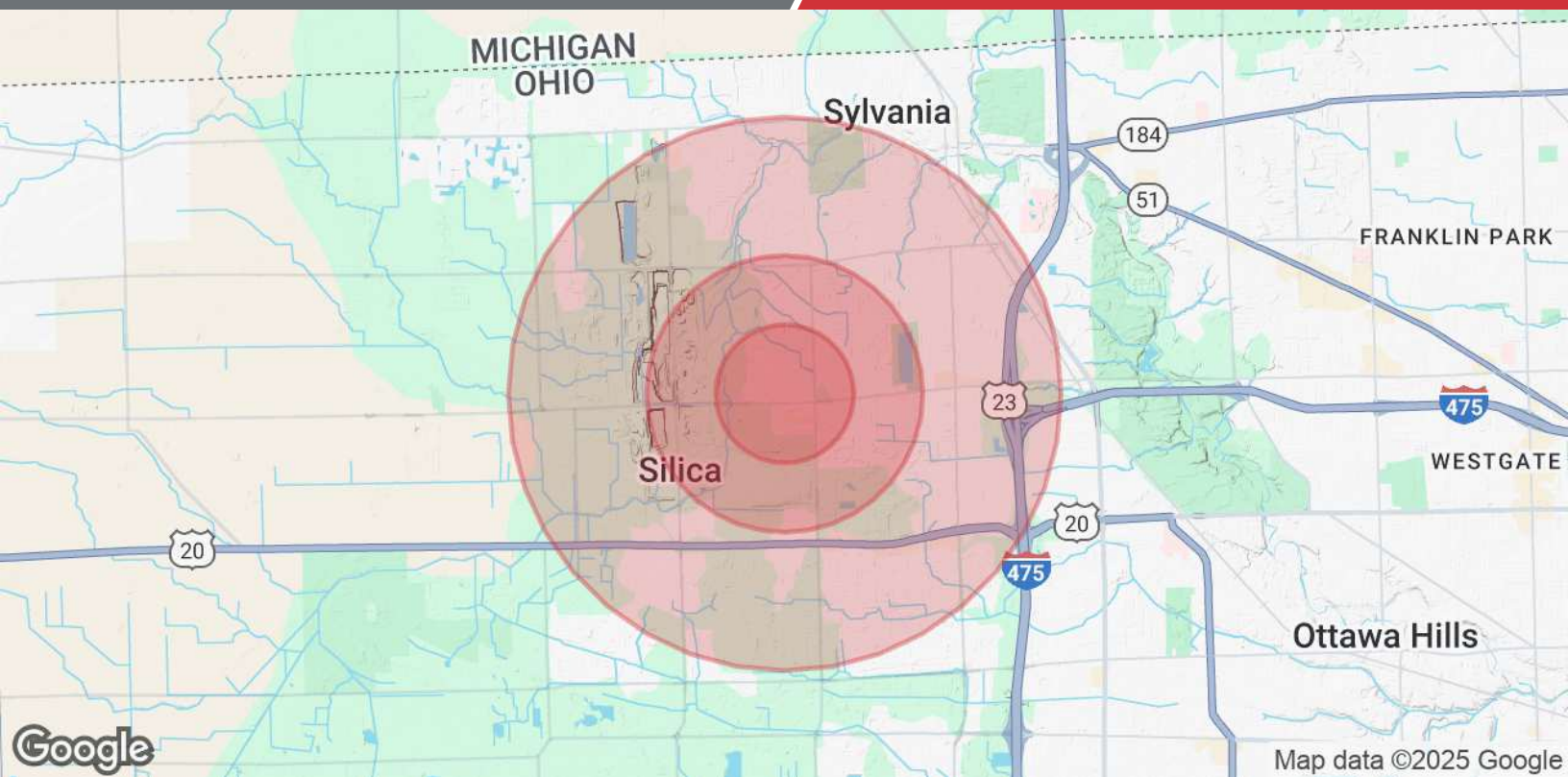
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	1,466	4,482	22,149
Average Age	46	44	43
Average Age (Male)	44	42	42
Average Age (Female)	48	45	45
Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	608	1,761	8,751
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$185,660	\$168,648	\$145,298
Average House Value	\$459,969	\$378,900	\$307,268

Demographics data derived from AlphaMap