

6839 & 6855 SPRING VALLEY DRIVE
HOLLAND, OH 43528

OFFICE BUILDING FOR LEASE
3,506 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

Owner is offering free rent – 3-year lease - 3 months free at the end of the term, 5-year lease
3 months free at the start of the term and 3 months free at the end of the term.



1% Bonus to Procuring Leasing Agent



**VIEW
360° TOUR**

GENERAL INFORMATION

Lease Rate:	\$20.00 PSF Gross + 3% annual increases
Space Available:	2,450 SF – Suite 120 (can be split – 1,300 sf and 1,150 sf) 470 SF – Suite 170 586 SF – Suite 180
Building Size:	28,896 SF
Number of Stories:	1
Year Constructed:	1989
Condition:	Very good - remodeled
Lot Dimensions:	200' x 270'
Acreage:	1.39 AC
Closest Cross Street:	Between McCord & Holloway
County:	Lucas
Zoning:	General Commercial District
Parking:	Approximately 175 spaces
Curb Cuts:	2 on Spring Valley Drive
Street:	Spring Valley Dr. – 2 lane, 2 way Airport Hwy. (SR-2) – 8 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick veneer & frame over concrete block
Structural System:	Concrete block
Roof:	Hip style asphalt shingle with access from each side through mechanical closet
Floors:	Concrete slab; stone in one unfinished unit
Floor Coverings:	Varies
Ceiling Height:	15' + in common area hallways; 8' to 10' in individual suites. Ceilings extend up to the underside of the deck to a height of at least 16'.
Basement:	No
Heating:	Flexible tube boiler (1988) - 900 MBH
Air Conditioning:	Central - HVAC is roof mounted
Power:	Electric switch gears state 1200 amps, 277/480, 3 phase, 4 wire in front of building
Restrooms:	In common and some in suite
Security System:	Yes
Sprinklers:	Mechanical room only
Signage:	Facia and monument, plus Tenant directories in multiple areas

Suite Information:

Suite 120

- Working area.
- Check in/out.
- Administration area.
- 5 exam rooms/ 2 offices.
- Lab.
- 3 restrooms.
- Subject to terms and conditions, Landlord will consider the following tenant improvements:
 - Update cabinetry.
 - Update countertops.
 - Paint throughout.

BUILDING INFORMATION

Current Occupants:	Ste 110 – Work It Health
	Ste 120 – AVAILABLE
	Ste 125 – Mercy Heath
	Ste 130 – Body Wise Massage
	Ste 150 – Moosa (owner)
	Ste 155 – ProMedica Total Rehab
	Ste 160 – Toledo Clinic
	Ste 170 – AVAILABLE
	Ste 180 - AVAILABLE
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	No – Arrange through listing agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	In suite janitorial and content liability insurance.

2026 REAL ESTATE TAXES

TD:	65
Parcels:	80677 & 80681
Assessor Number:	28-005-009 & 010
Total Annual Taxes:	\$57,741.40

Suite Information:

Suite 170

- Two rooms.

Suite 180

- Three rooms.

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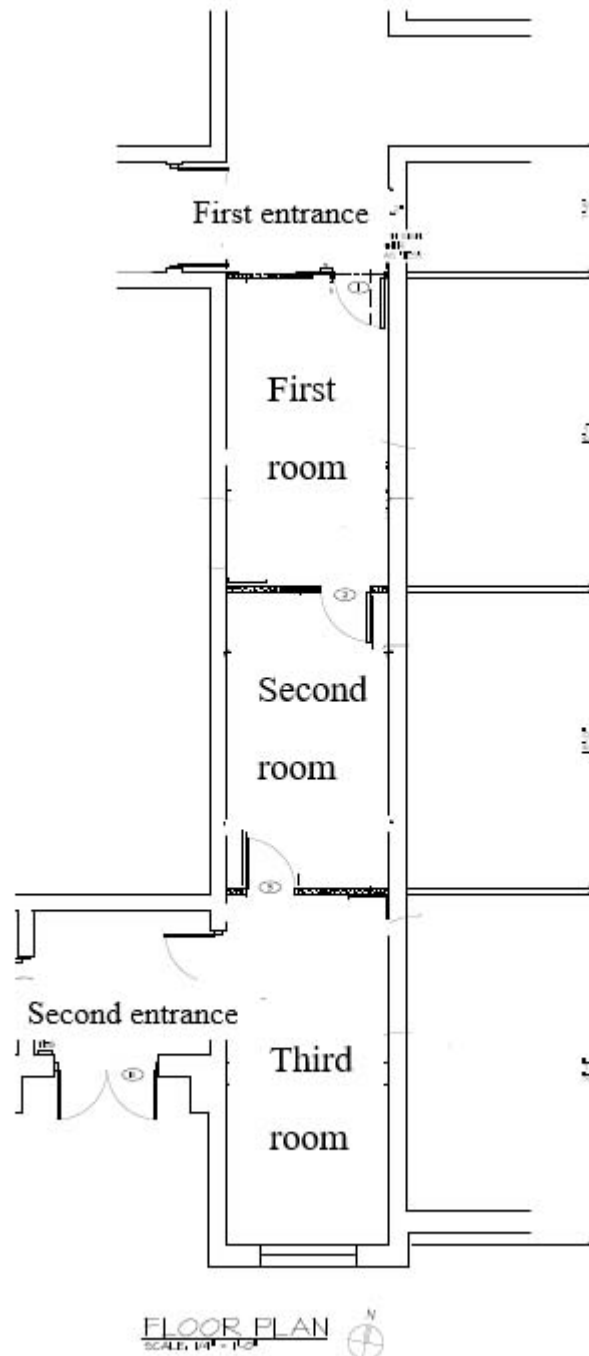
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Suite 180 - 586 SF



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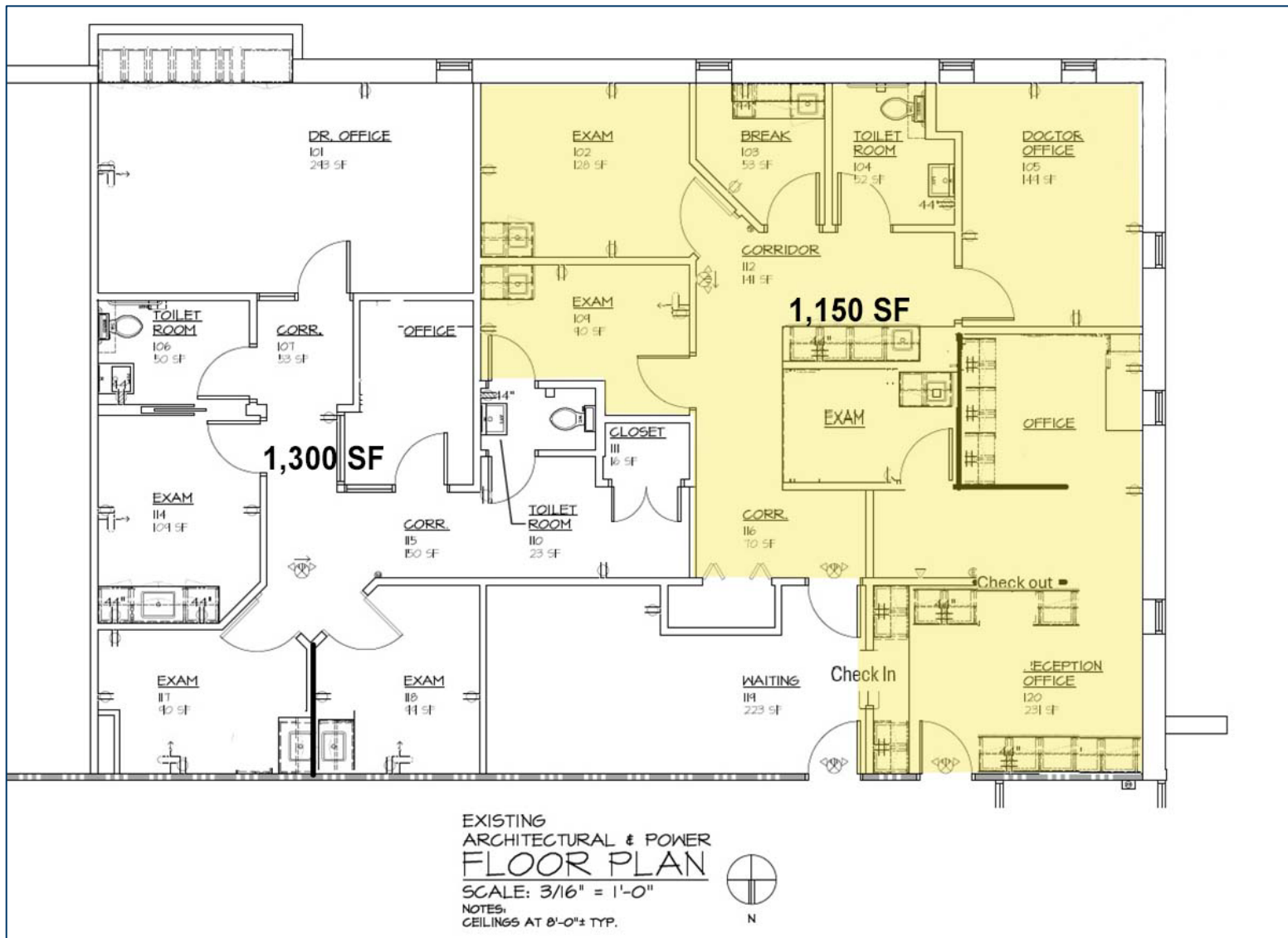
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Suite 120



Subject space can be split.

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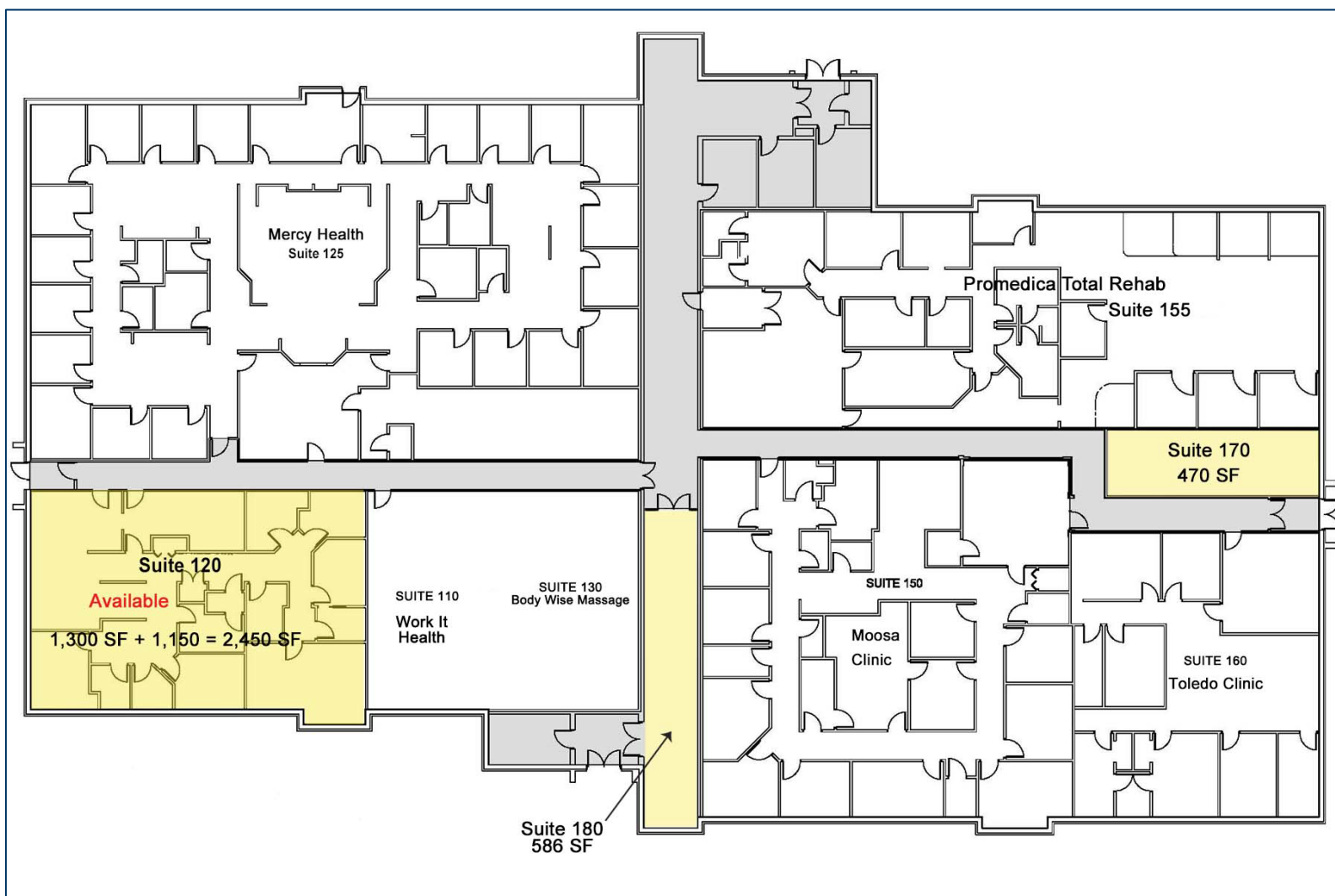
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Comments:

- Impressive and inviting remodeled common areas.
- Exterior updated and meticulously maintained.
- Onsite owner.

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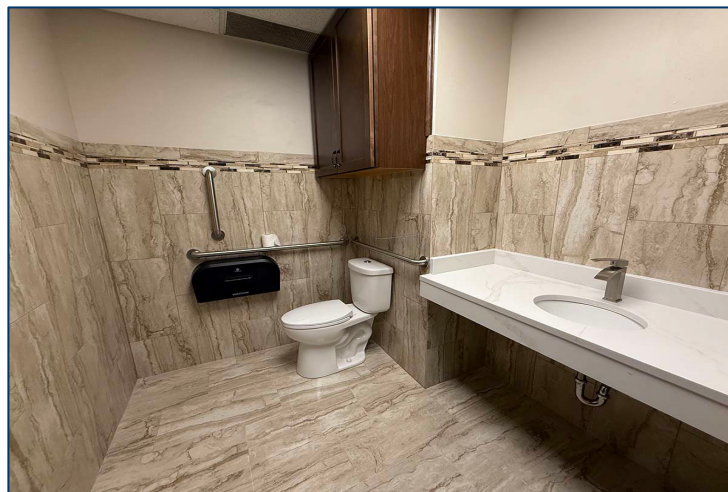
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2023 TRAFFIC COUNTS (TWO-WAY)

33,531	Airport Highway
22,917	McCord Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,401	\$72,608
3 MILE	50,106	\$80,083
5 MILE	122,812	\$79,743

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