

6635 CENTRAL AVENUE
TOLEDO (SYLVANIA TWP), OH 43615

OFFICE BUILDING FOR LEASE
120 - 372 Square Feet Available



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

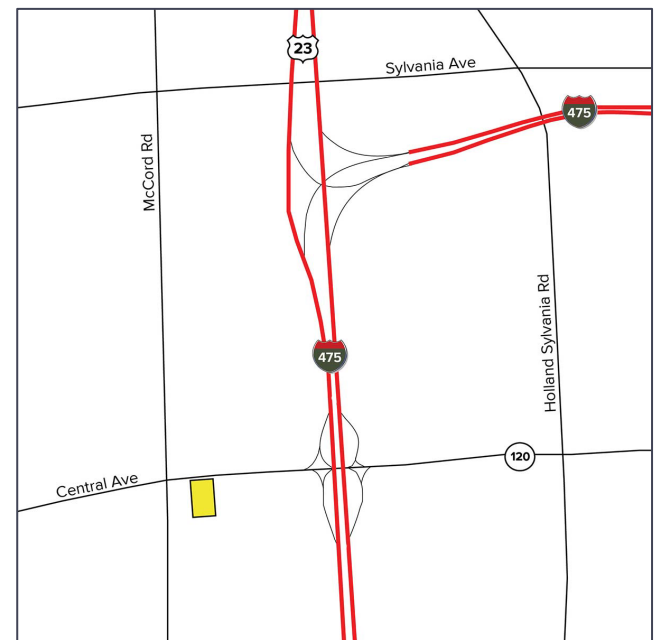
FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA TOWNSHIP OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	\$800 - \$1,600/month
Space Available:	Individual suites – can be leased collectively
Building Size:	3,920 square feet*
Number of Stories:	Upper, main, lower levels
Year Constructed:	1984, renovated 2025
Condition:	Excellent
Acreage:	.810 acres, approx. 100' on south side of Central Ave
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-2
Parking:	17± spaces
Curb Cuts:	One
Street:	4 lane with center turn



*per Owner

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/wood
Structural System:	Wood frame
Roof:	Pitched asphalt shingle
Floors:	Lower level – concrete slab Main/upper – wood truss
Floor Coverings:	LVP
Ceiling Height:	Vaulted ceilings
Basement:	No – walk out lower level
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Three – lower-level restroom includes shower
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Street monument

BUILDING INFORMATION

Current Occupant:	Available suites are vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Interior design, photography, esthetician & more
Sign on Property:	Yes
Key Available:	Contact listing agent

LEASE DETAILS

Term:	1 – 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Cleaning individual leased suites

2026 REAL ESTATE TAXES

Parcel:	78-58914
Assessor Number:	30209021
Total Taxes:	\$11,592.40

Comments:

- Move-in ready Sylvania Township office space.
- Professionally appointed décor, situated with furniture ready made to “plug & play”.
- Open meeting space offers abundant natural lighting, skylights and vaulted ceilings.
- Suites can be leased individually or collectively.
- The building could be available in its entirety.

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LEASE INFORMATION (AS OF 07/01/2026)			
Unit	Size	Monthly Rent	Furniture
Upper-Level Suites			
Office 104	12' x 12'	\$1,200	Large desk, desk chair, 2 accent chairs, sideboard, accent table, plants
Office 105	12' x 10'	\$1,200	Large desk, 4 chairs, accent chair, rug
Office 107	12' x 15'4"	\$1,400	2 chairs, 2 accent tables, cabinet, rug, floor lamp
Main Level Suites			
Office 108	20' x 18'6"	\$1,600	Large table, 6 chairs, 2 accent chairs, leather sofa, sofa, coffee table, sideboard, accent chair, art
Lower-Level Suites			
Office 110	12' x 10'	\$800	Desk, desk chair, 2 accent chairs
Office 111	15' x 22'	\$1,200	2 sofas, 4 tables, 2 chairs, bench
Comments: • All inclusive suites. • Furnished with designer furniture. Furniture can be moved to accommodate Tenant's needs. • All utilities/operating expenses included in the rent. • There are three levels of space available with an open common area seating and meeting space.			

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The Elle | 6635 West Central Avenue

Office Building
~4,000 square feet



Upper Level

Office 104 - \$1,200/mo
Office 105 - \$1,200/mo
Office 107 - \$1,400/mo



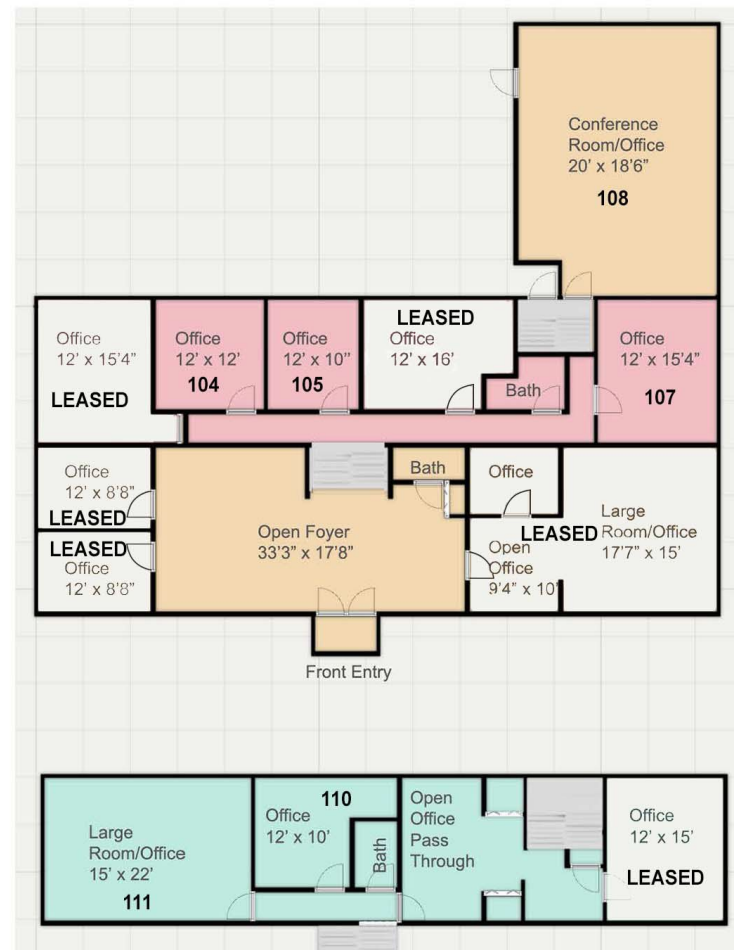
Main Level

Office 108 - \$1,600/mo



Lower Level

Office 110 - \$800/mo
Office 111 - \$1,200/mo



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Rear parking lot and access to Office 108



Upper level view



Common entry



Common entry



Open meeting space



Open meeting space

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Common kitchen/coffee bar



Common kitchen/coffee bar



Lower level restroom with shower



Office 104



Office 107



Office 110

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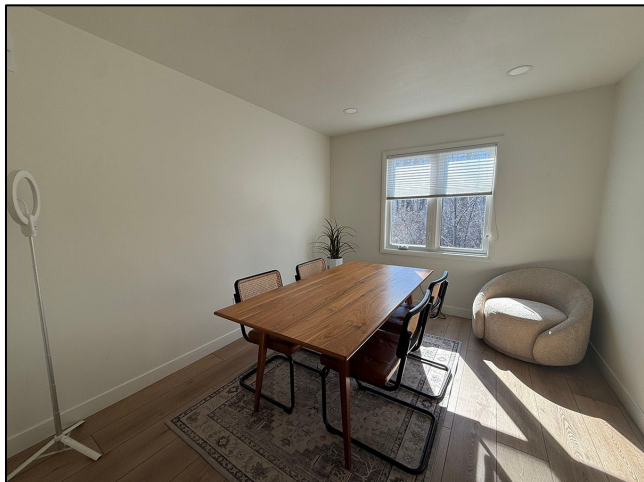
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Office 105



Office 108



Office 109



Office 109



Office 111

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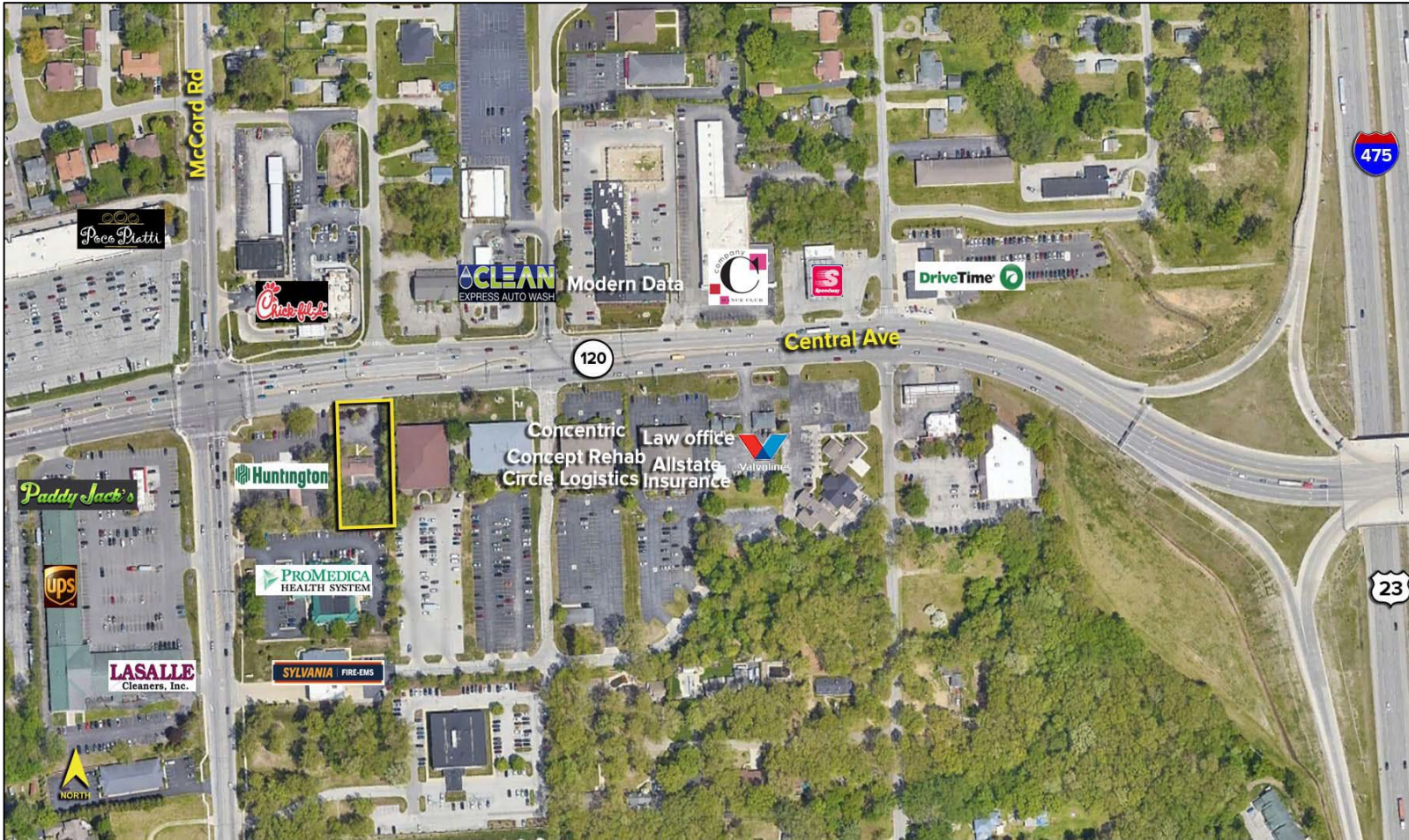
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