

845 COMMERCE DR - SUITE 101

PERRYSBURG, OH 43551



LOCATION DESCRIPTION

Exceptional Office Leasing Opportunity in Perrysburg

Now available for lease, Suite 101 offers a professional and well-maintained office environment in a highly desirable Perrysburg location. Under new ownership, the property is undergoing significant upgrades, including a new roof, enhanced building façade, parking lot improvements, and updated landscaping, creating an attractive and professional setting for tenants and visitors alike.

The owner is making a substantial investment in the property and will occupy approximately two-thirds of the building, demonstrating a long-term commitment to the asset.

Suite 101 includes:

- Private reception area with receptionist desk
- Conference room
- Dedicated IT/server room
- Seven private offices plus interior work spaces
- Copy/workroom
- Kitchen/break area
- Two private restrooms

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	1
Available SF:	3,373 SF
Lot Size:	36,824 SF
Building Size:	10,133 SF

Building image is for illustrative purposes only.

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LEASE RATE

\$16 SF/YR NNN

PROPERTY INFORMATION

Property Type Office

Property Subtype Office Building

Zoning PBP

Lot Size 36,824 SF

APN # 400070305014001

LOCATION INFORMATION

Street Address 845 Commerce Dr

City, State, Zip Perrysburg, OH 43551

County Wood

BUILDING INFORMATION

Building Size 10,133 SF

Building Class B

Number of Floors 1

Average Floor Size 3,373 SF

Year Built 1999

Year Last Renovated 2026

Gross Leasable Area 3,373 SF

Number of Buildings 1

TAXES & VALUATION

Foreclosure / Distressed No



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Copy and Storage.



Kitchen and Restrooms.

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Private offices with interior windows to allow natural lighting throughout.



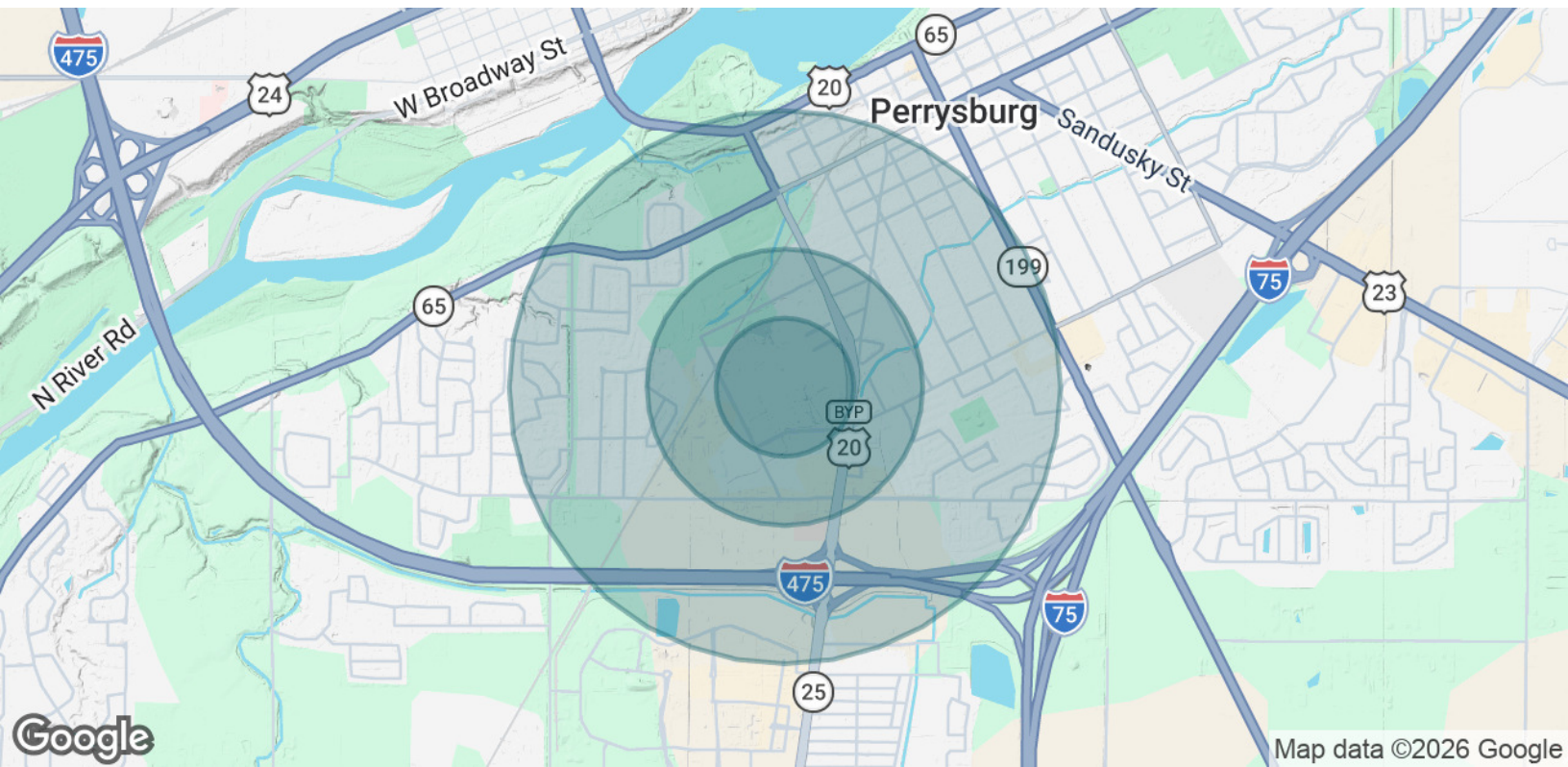
Private reception and receptionist window with coat closet.



Large conference room.

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	191	1,088	5,070
Average Age	39.6	39.1	38.0
Average Age (Male)	41.5	38.7	37.0
Average Age (Female)	37.5	38.5	38.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

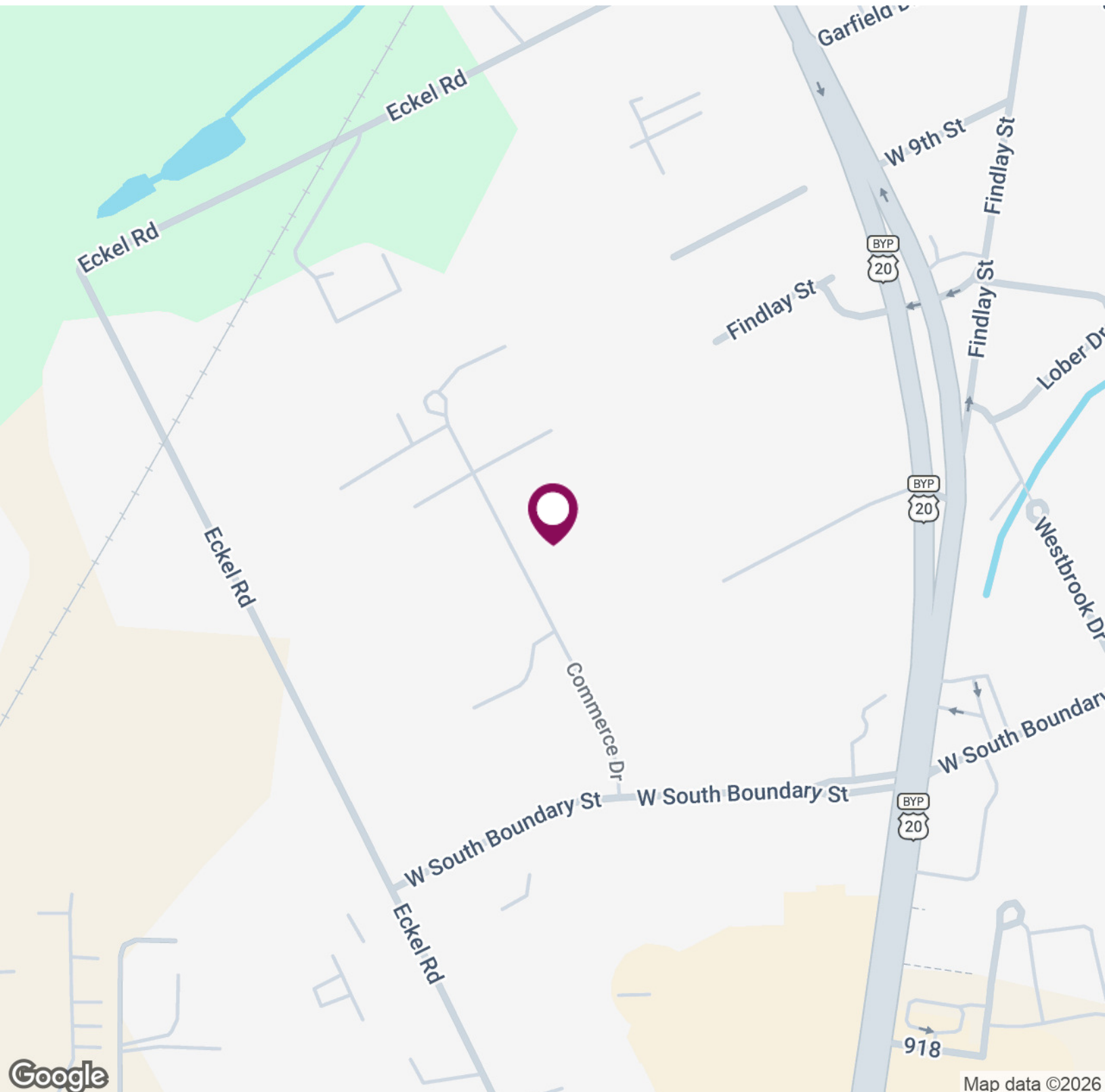
1 MILE

Total Households	64	396	1,929
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$164,806	\$135,807	\$135,470
Average House Value	\$325,696	\$303,103	\$293,762

2023 American Community Survey (ACS)

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