

701 JEFFERSON AVENUE
TOLEDO, OH 43604

OFFICE SPACE FOR LEASE
8,800 Square Feet Available



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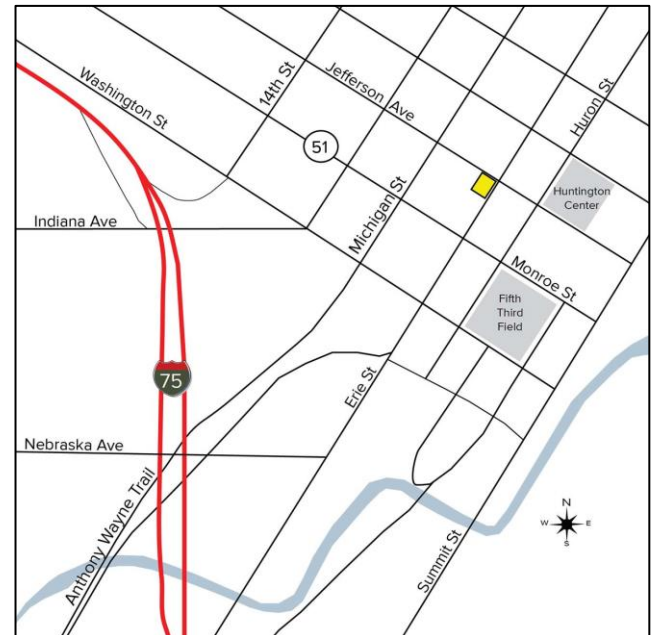
FULL-SERVICE COMMERCIAL REAL ESTATE

THE GLASS CENTRE



GENERAL INFORMATION

Lease Rate:	\$12.00/sf NNN
Space Available:	8,800 sf – 1 st floor
Building Size:	33,456 sf
Number of Stories:	3 plus basement
Year Constructed:	1960
Condition:	Very good
Closest Cross Street:	Erie Street
County:	Lucas
Zoning:	CD Downtown Commercial
Parking:	20 car underground garage & 3 surface lots (up to 200 spaces)
Curb Cuts:	2
Street:	Jefferson – 4 lane, 2 way Erie – 4 lane, 1 way



For more information, please contact:

ROB KELEGHAN, SIOR
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Glass and masonry
Structural System:	Steel
Roof:	Flat - EPDM
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	Approximately 10'
Basement:	Underground parking garage
Heating:	Included
Air Conditioning:	Included
Power:	Ample
Internet:	Buckeye, AT&T, KMC Telecom
Security:	On site
Restrooms:	Multiple on each floor
Sprinklers:	Yes
Signage:	Façade on Erie and Jefferson
Delivery Area:	Yes

BUILDING INFORMATION

Current Tenant:	Occupied by owner
Occupancy Date:	30 to 90 days
Other Tenants:	Job1USA (owner), Above & Beyond Care Behavioral Health, Rumpf Development Corp.
Sign on Property:	Yes
Key Available:	Call Listing Agent

LEASE DETAILS

Term:	2 to 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Internet

2023 REAL ESTATE TAXES

TD:	12
Parcel:	15851
Assessor Number:	01-107-007
Total Taxes:	\$103,066.04

Comments:

- Prominent Downtown office building.
- Triple redundant fiber optic internet cabling to the building.
- Building recently underwent a \$375,000 mechanical overhaul including HVAC, lighting, plumbing and insulation.
- Ample parking in adjacent lot or underground garage at reasonable rates.
- Close to many dining options, Huntington Center, Glass City Convention Center, Fifth Third Field, ProMedica campus and government offices.
- 0.7 miles to I-75, 2.7 miles to I-475.

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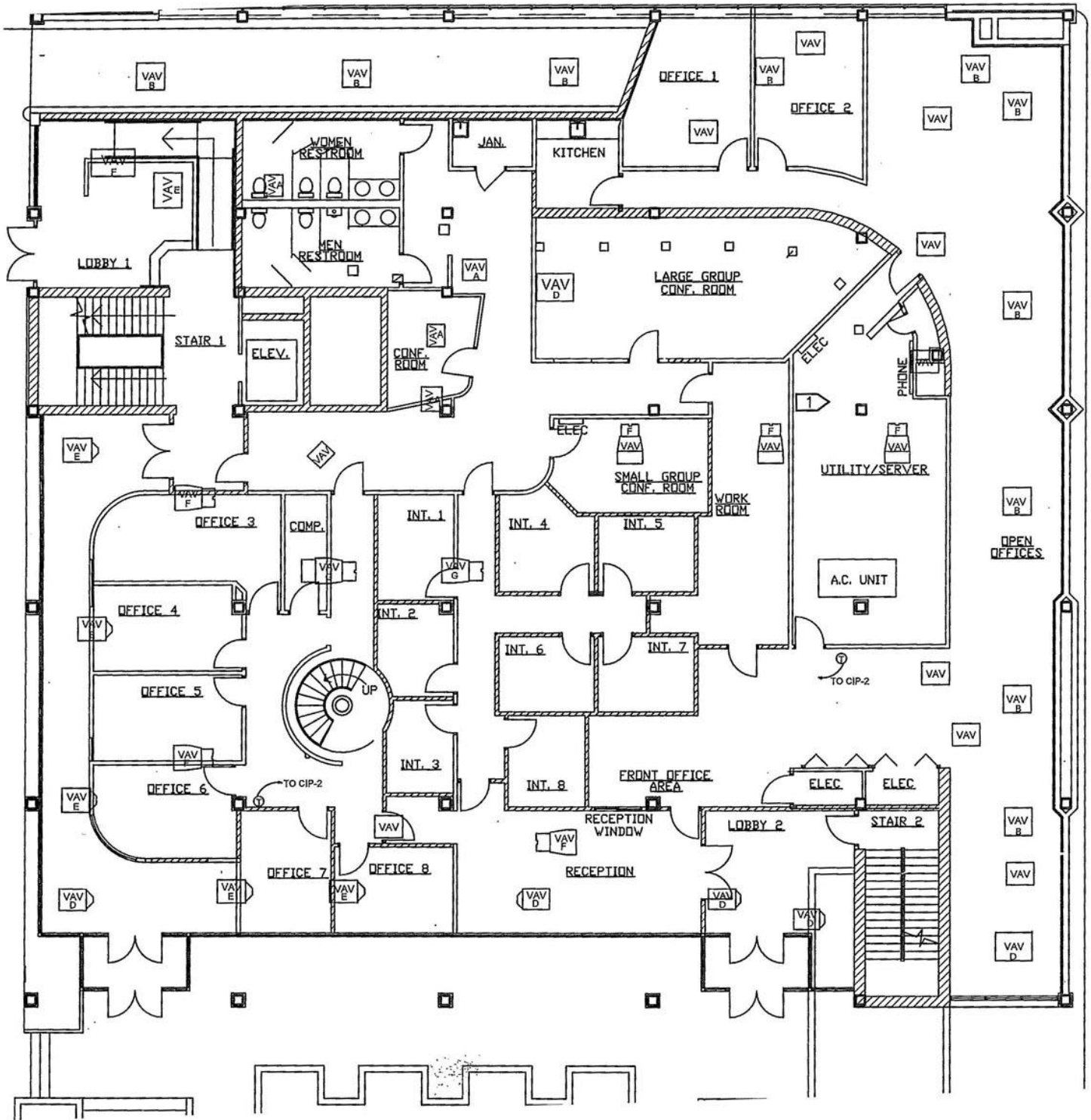
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First Floor



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DISTANCE TO/FROM 701 JEFFERSON AVENUE

- ½ block from Huntington Center.
- 2 blocks to Fifth Third Field/Mud Hens & 10 restaurants.
- 2 blocks from Glass City Convention Center.
- 2 blocks from Levis Park and Promenade Park.
- 4 blocks to new Maumee River Metro Park.
- 3 blocks from Government Center.
- Potential outdoor seating areas.

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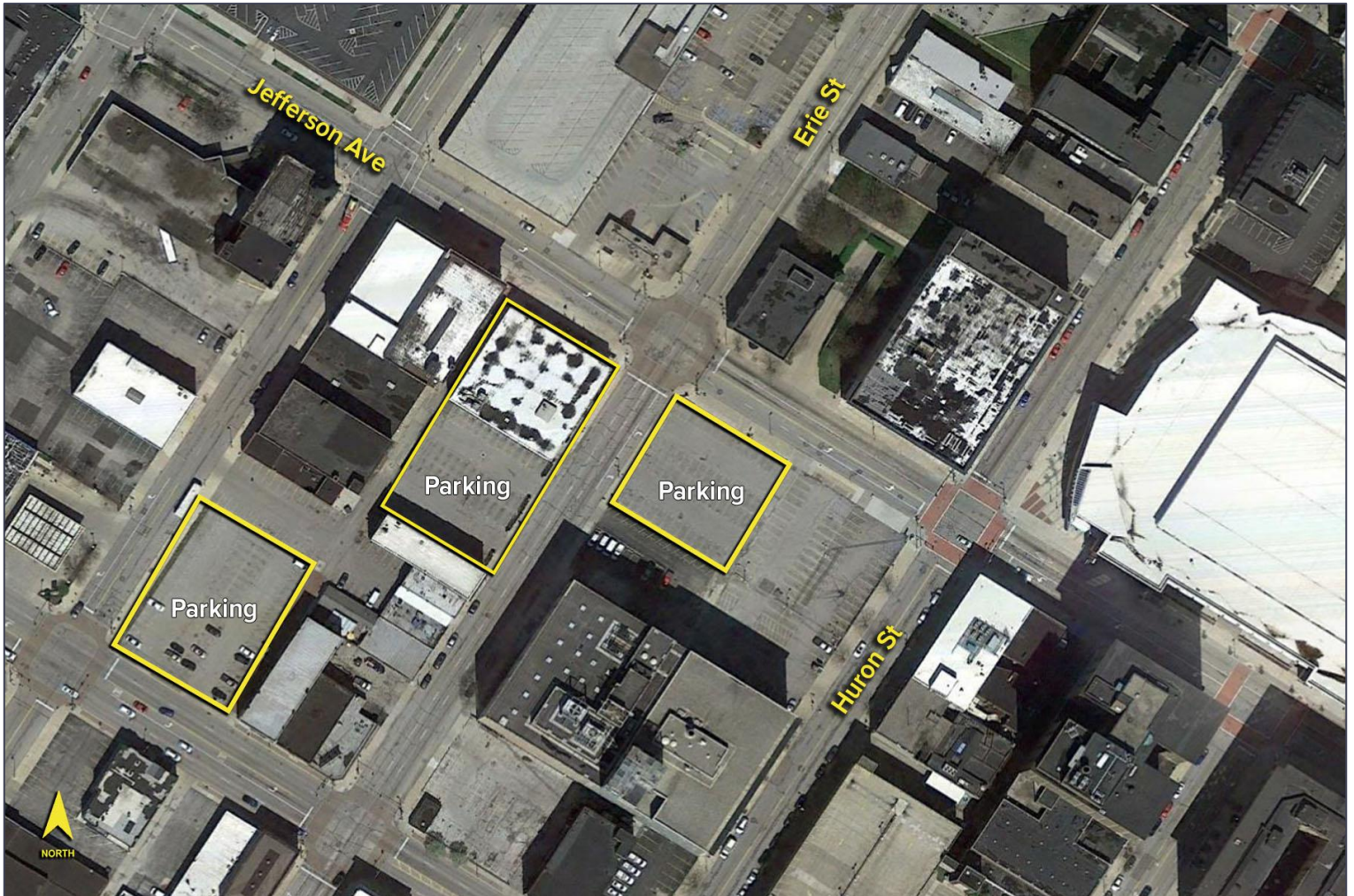
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Area Parking Lots



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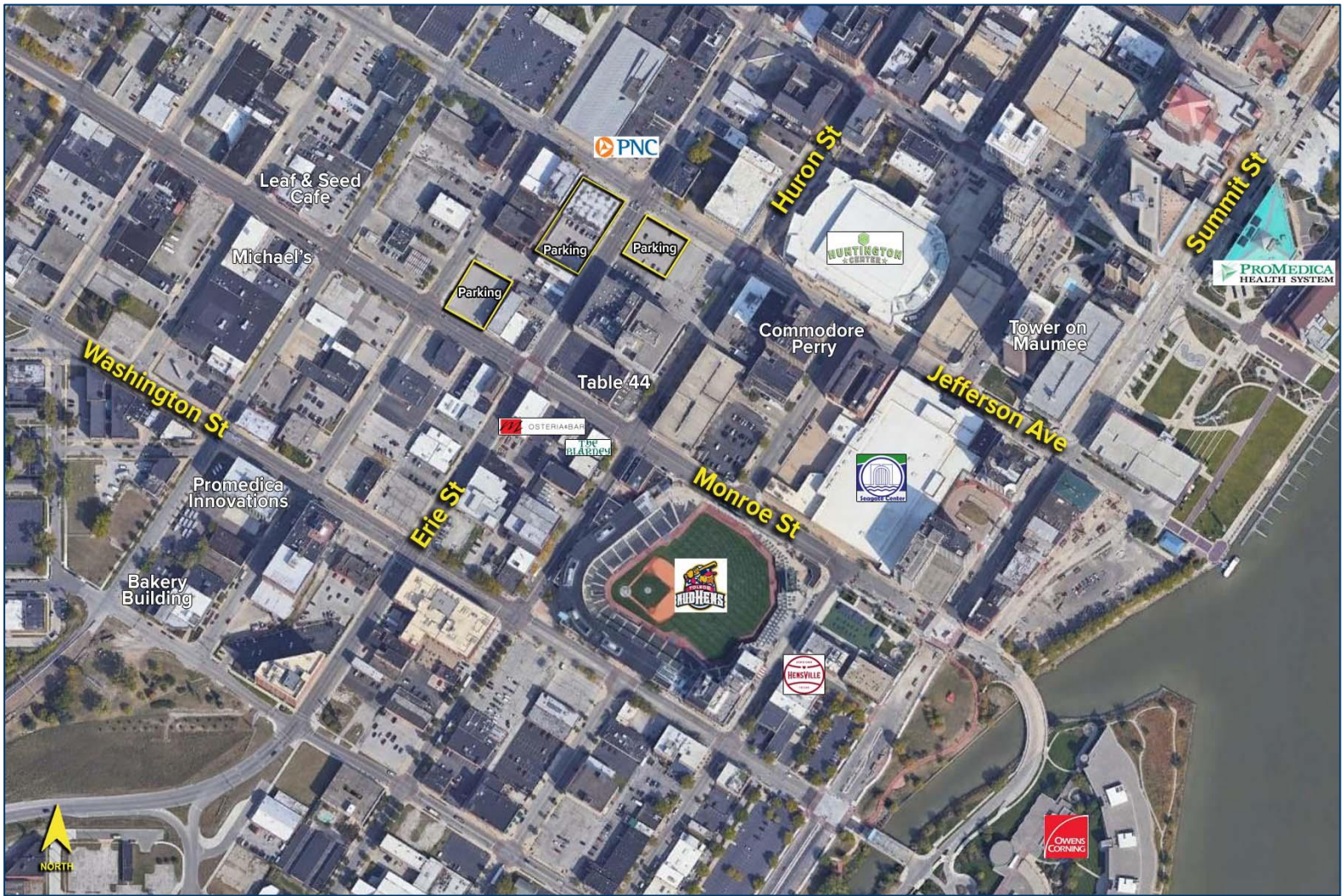
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2023 TRAFFIC COUNTS (TWO-WAY)

4,150	Jefferson Avenue
9,176	Erie Street
9,535	Monroe Street
8,522	Michigan Street

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