

4906 N. HOLLAND SYLVANIA RD.
SYLVANIA TOWNSHIP, OH 43560

OFFICE BUILDING FOR LEASE
2,382 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

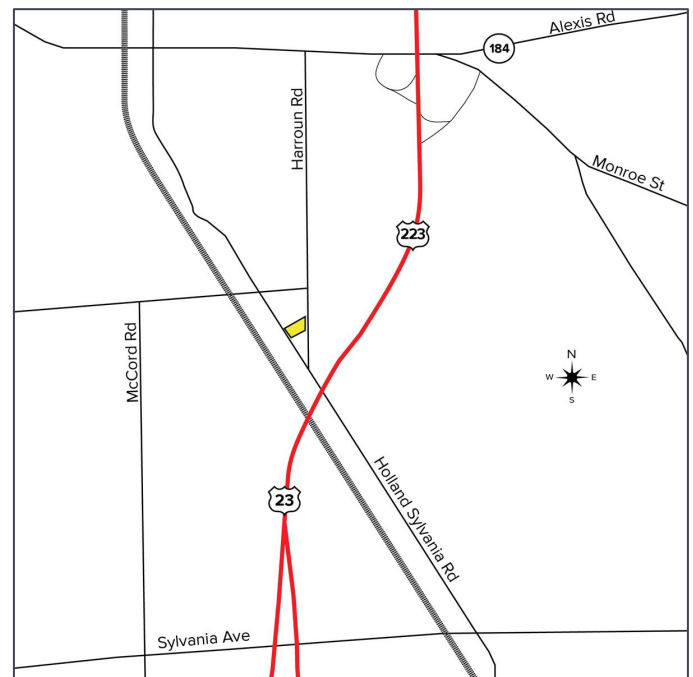
FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA TOWNSHIP OFFICE



GENERAL INFORMATION

| | |
|-----------------------|-----------------------------|
| Lease Rate: | \$9.00/SF NNN + utilities |
| Space Available: | 2,382 SF |
| Building Size: | 9,000 SF |
| Number of Stories: | 1 |
| Year Constructed: | 1989 |
| Closest Cross Street: | Harroun Road |
| County: | Lucas |
| Zoning: | General Commercial District |
| Parking: | 24 spaces |
| Curb Cuts: | 2 |
| Street: | 2-way, 2 lane |



For more information, please contact:

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

4906 N. Holland Sylvania Rd., Sylvania Twp., OH 43560

Office Building For Lease

2,382
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

| | |
|--------------------|---------------------------------------|
| Exterior Walls: | Brick |
| Structural System: | Wood joist |
| Roof: | Shingle |
| Floors: | Wood |
| Floor Coverings: | Vinyl tile & carpet |
| Ceiling Height: | 8.5' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | Central |
| Power: | 200 amps |
| Restrooms: | 2 in-suite + 1 shared in hallway |
| Security System: | Yes |
| Overhead Doors: | No |
| Sprinklers: | No |
| Signage: | Marquee on Holland Sylvania & Harroun |

Comments:

- Desirable Sylvania Township location. No City income taxes currently levied.
- Professional medical office building.
- Existing dental infrastructure in place.
- Existing layout offers private offices, open operatories, a private restroom, patient restroom, and breakroom.
- Landlord will consider Tenant improvement subject to terms.

BUILDING INFORMATION

| | |
|-------------------|--|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon lease execution |
| Other Occupants: | Sylvania Podiatry Farmers Insurance Kenneth Adler, M.D. Panacea Massage |
| Sign on Property: | Yes |
| Key Available: | No |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 5 years |
| Security Deposit: | Equal to 1 month's rent |
| Options: | Negotiable |
| Improvement Allowance: | Negotiable |
| Tenant Responsible For: | Prorata share of the utilities (subject suite shares electric & gas meter with adjacent tenant. Subject suite's utility allocation is 95%), in suite janitorial, quarterly prorata share of operating expenses, RE taxes, insurance and CAM. 2026 NNN charges = \$6.65/SF. |

2026 REAL ESTATE TAXES

| | |
|---------------------|-------------|
| TD: | 78 |
| Parcels: | 51871 |
| Assessor Number: | 303-21-001 |
| Total Annual Taxes: | \$21,890.20 |

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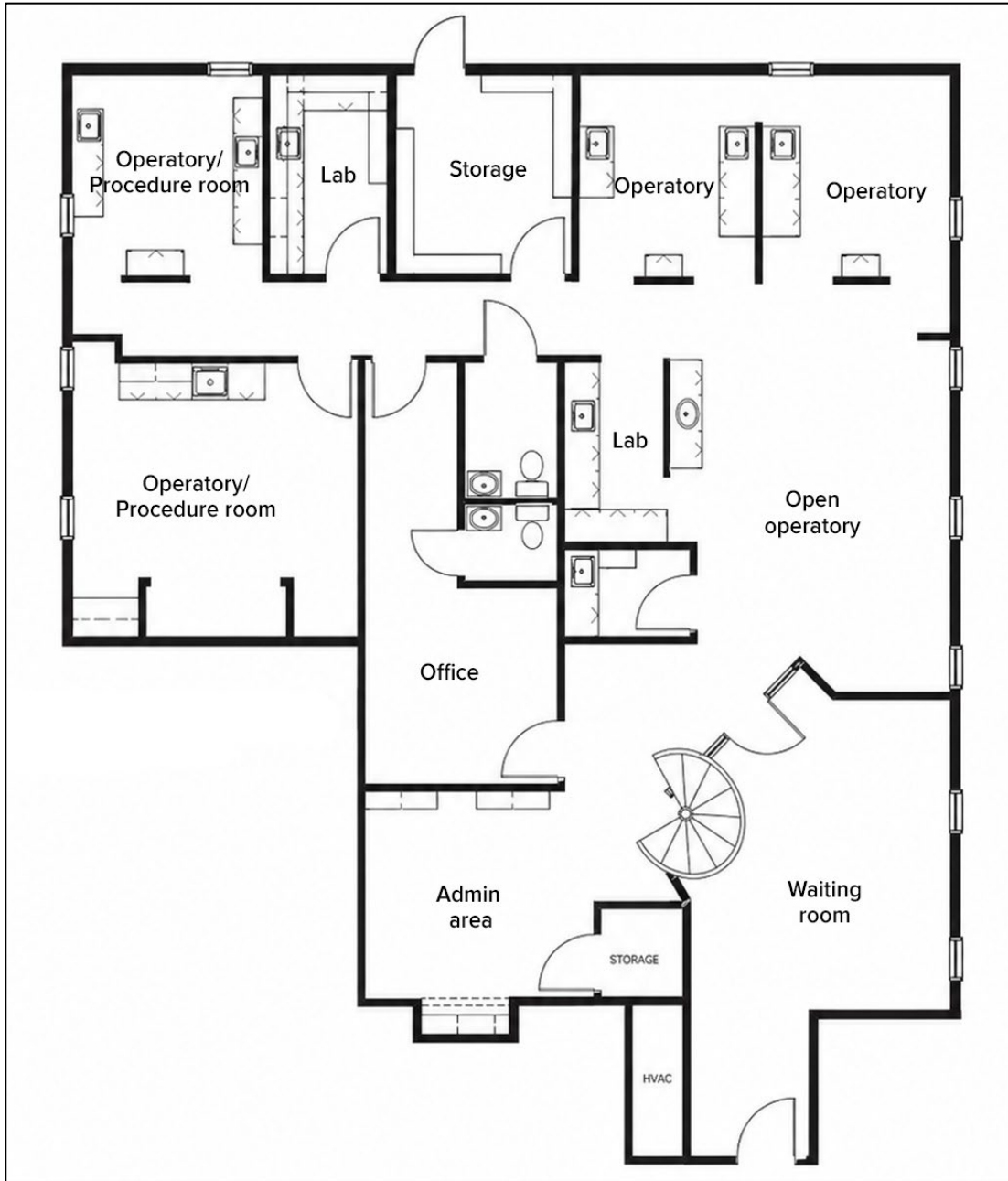
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Existing layout



| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| | POPULATION | MED. HH INCOME |
| 1 MILE | 7,949 | \$94,228 |
| 3 MILE | 50,259 | \$101,784 |
| 5 MILE | 131,435 | \$91,495 |

| DISTANCES | |
|----------------------|------------|
| TO FLOWER HOSPITAL | .96 miles |
| TO US-23 | 1.28 miles |
| TO DOWNTOWN SYLVANIA | 1.03 miles |

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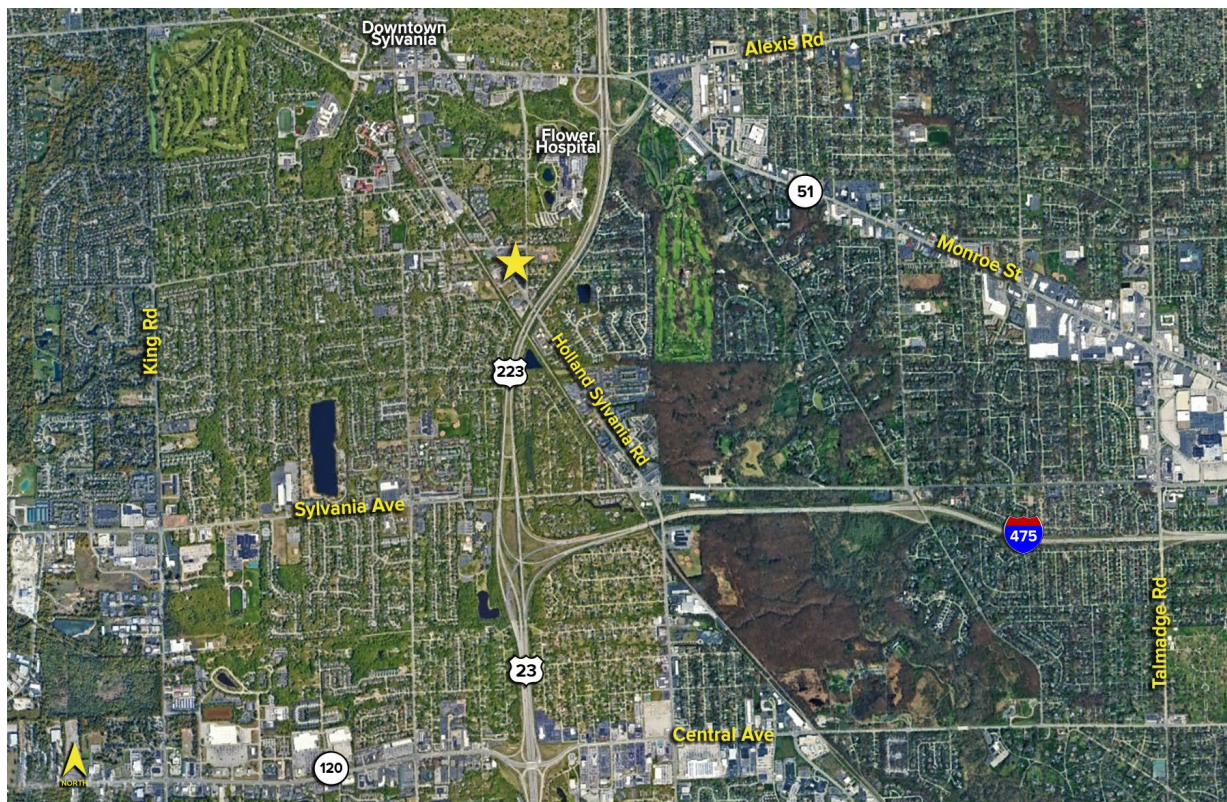
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