

5800 MONROE STREET
BUILDING A – UNIT 2
SYLVANIA, OH 43560

OFFICE CONDO UNIT FOR LEASE
2,306 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

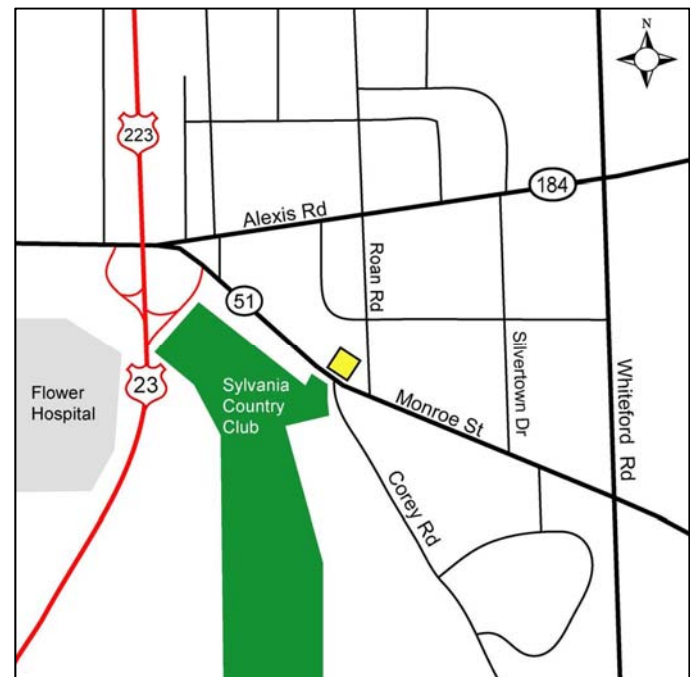
FULL-SERVICE COMMERCIAL REAL ESTATE

COUNTRY SQUARE CONDOMINIUMS



GENERAL INFORMATION

Lease Price:	\$12.00 psf will include utilities
Space Available:	2,306 sq. ft.
Building Size:	4,944 sq. ft.
Number of Stories:	1
Year Constructed:	1970
Condition:	Good
Lot Dimensions:	550' x 996' (entire complex)
Acreage:	Condominium complex
Closest Cross Street:	Corey Road
County:	Lucas
Zoning:	B-4
Parking:	In common with condominium complex
Curb Cuts:	3
Street:	4 lane with center turn lane



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	No – slab
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	3 Total – 1 restroom in Suite A
Security System:	No – Wiring is present but is not active or included.
Sprinklers:	No
Signage:	Facia and freestanding sign at the gateway to the condo complex

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 Month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for prorata share of condo fees, real estate taxes, and utilities (included in lease).	

BUILDING INFORMATION

Current Occupant:	Suite B - Harmony Chiropractic Center, Inc. Suite A - Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes but Condo Association Restrictions apply.
Key Available:	Lockbox

2016 REAL ESTATE TAXES

TD:	82
Parcel:	14064
Assessor Number:	45-040-112
Total Taxes:	\$8,301.25

ANNUAL OPERATING EXPENSES

Real Estate Taxes*	\$ 8,301.25
Utilities	Included in lease
Condo Fee	\$10,746.12
Total	\$19,047.37 (\$3.85/sf)

* Paid by tenant (included in the lease).

Suite A layout consists of the following:

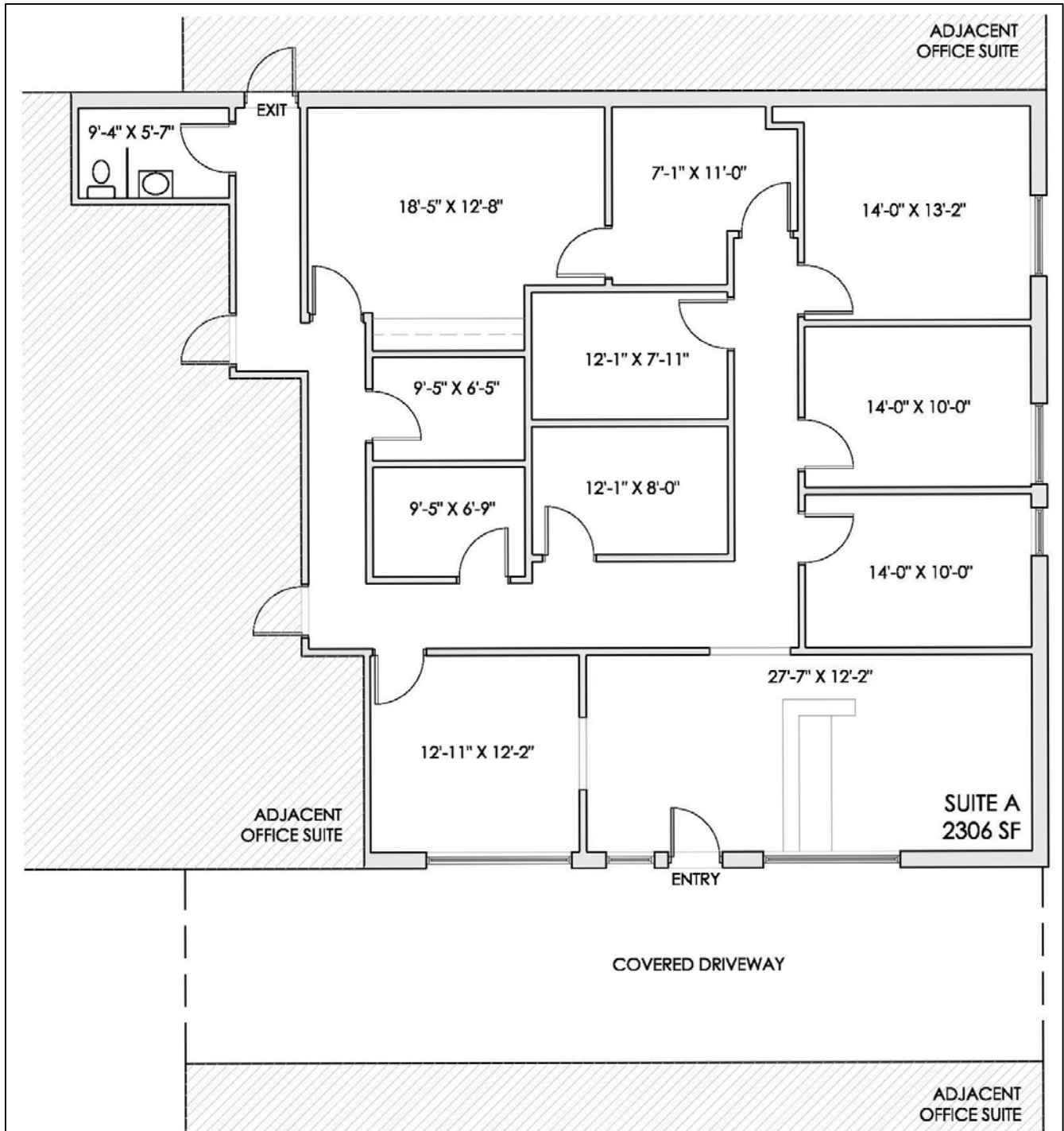
- Large lobby
- 6 Offices
- Storage
- In suite restroom

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Suite A Floorplan



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Aerial Photo & Demographics



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,402	\$62,938
3 MILE	53,288	\$70,412
5 MILE	147,192	\$64,788

TRAFFIC COUNTS (TWO-WAY)

Monroe Street 19,038 cars per day (2016)

.052 miles to US 23

Exit 234 US 51 / US 184 east – Monroe Street

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