

3500 GRANITE CIRCLE, UNIT 2  
TOLEDO, OH 43617 (SYLVANIA TOWNSHIP)

OFFICE CONDOMINIUM FOR LEASE  
2,993 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

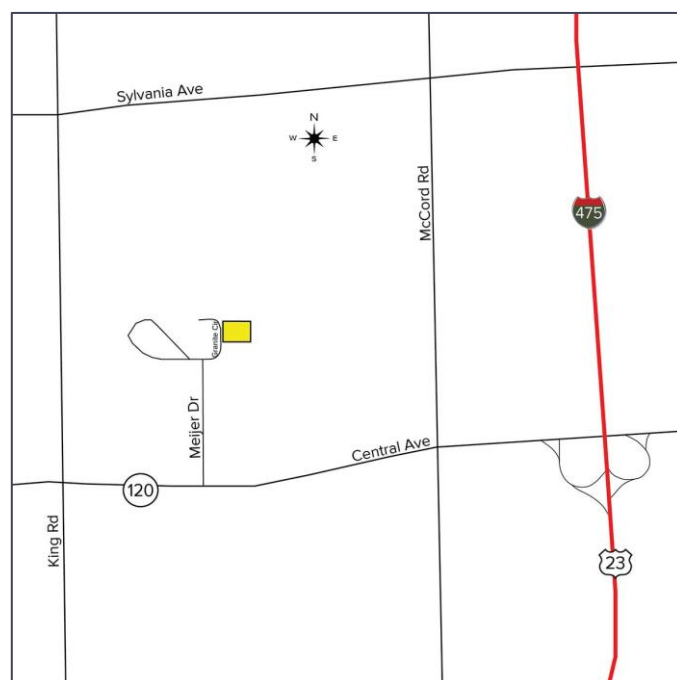
FULL-SERVICE COMMERCIAL REAL ESTATE

**CLASS A OFFICE SPACE**



## GENERAL INFORMATION

|                       |                      |
|-----------------------|----------------------|
| Lease Rate:           | \$22.50/SF Gross     |
| Space Available:      | 2,993 sf             |
| Building Size:        | 11,840 sf            |
| Number of Stories:    | 1                    |
| Year Constructed:     | 1997, remodeled 2020 |
| Condition:            | Great                |
| Acreage:              | 1.11 acres per AREIS |
| Closest Cross Street: | Central Avenue       |
| County:               | Lucas                |
| Zoning:               | M-2                  |
| Parking:              | 60 spaces            |
| Curb Cuts:            | 1                    |
| Street:               | 2 lane               |



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

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7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 3500 Granite Circle, Unit 2, Toledo, OH 43617

## Office Condominium For Lease

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Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

|                    |                                  |
|--------------------|----------------------------------|
| Exterior Walls:    | Brick                            |
| Structural System: | Pre-engineered                   |
| Roof:              | Pitched shingles (replaced 2023) |
| Floors:            | Concrete                         |
| Floor Coverings:   | Carpet/LVP                       |
| Ceiling Height:    | 10' – 12'                        |
| Heating:           | GFA (2 units)                    |
| Air Conditioning:  | Central air (2 units)            |
| Power:             | 400 amps, 220V                   |
| Restrooms:         | 2                                |
| Security System:   | Yes                              |
| Sprinklers:        | Yes                              |
| Signage:           | Facade                           |



### BUILDING INFORMATION

|                       |                          |
|-----------------------|--------------------------|
| Current Occupant:     | Vacant                   |
| Occupancy Date:       | Immediately              |
| Other Occupants:      | Cooper-Smith Advertising |
| Sign on Property:     | Yes                      |
| Showing Instructions: | Lockbox                  |

### 2025 REAL ESTATE TAXES

|   |              |
|---|--------------|
| TD:   | 79           |
| Parcel:                                     | 09862        |
| Assessor Number:                            | 30332023     |
| Total Annual Taxes:                         | \$37,683.60* |
| *Taxes are calculated for the whole parcel. |              |

### LEASE DETAILS

|                        |            |
|------------------------|------------|
| Term:                  | 3-year min |
| Security Deposit:      | Negotiable |
| Options:               | Negotiable |
| Improvement Allowance: | Negotiable |

#### Tenant Responsible For:

In-suite janitorial and any increase over base year 2026 operating expenses

### Comments:

- Unit breakdown – 8 exterior offices, cube/open areas, kitchenette, and 1 private restrooms
- Sylvania Township office space
- 2 miles to US 23/ I 475 on/off ramp via Central Avenue

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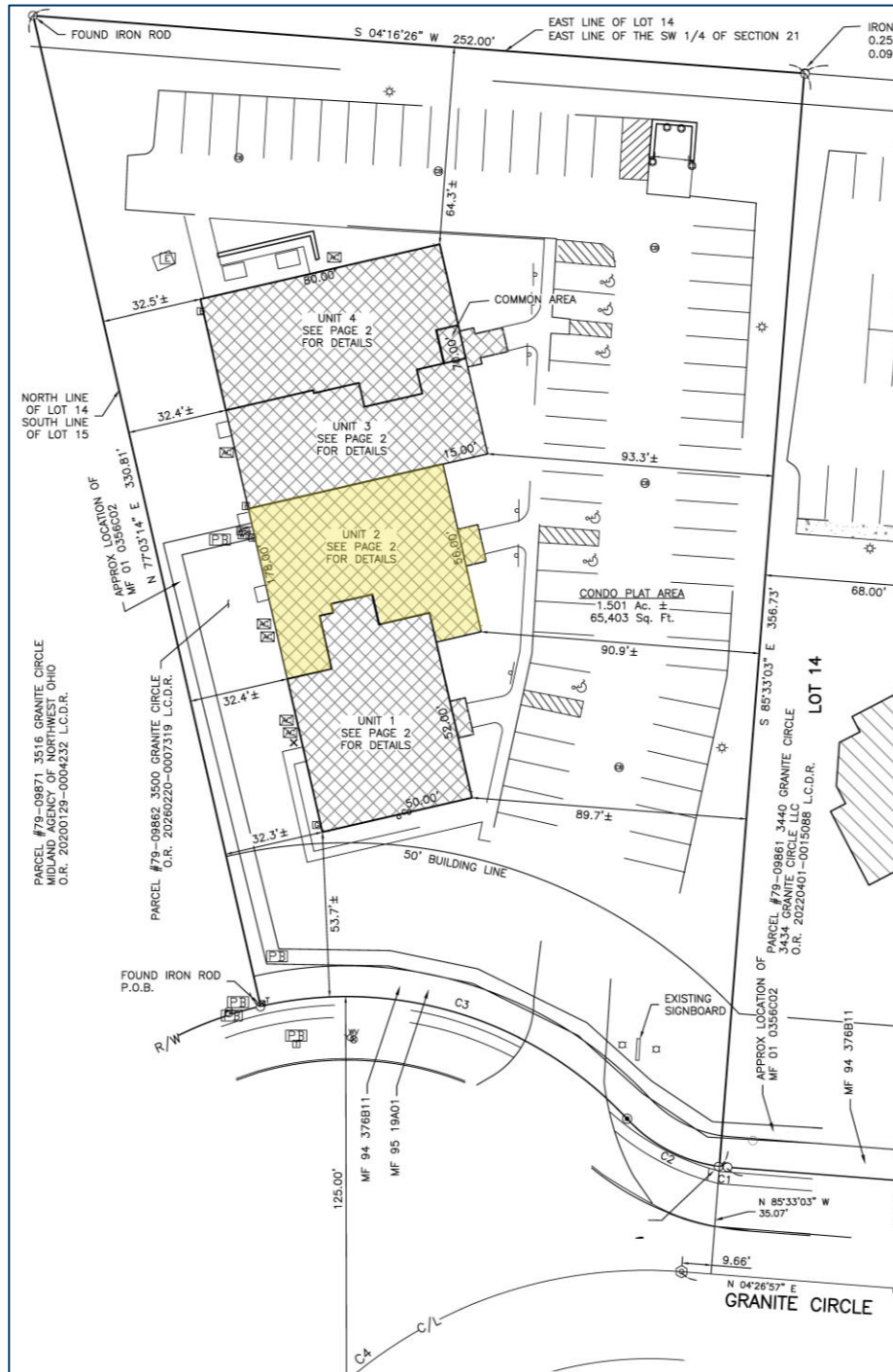
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### Site plan



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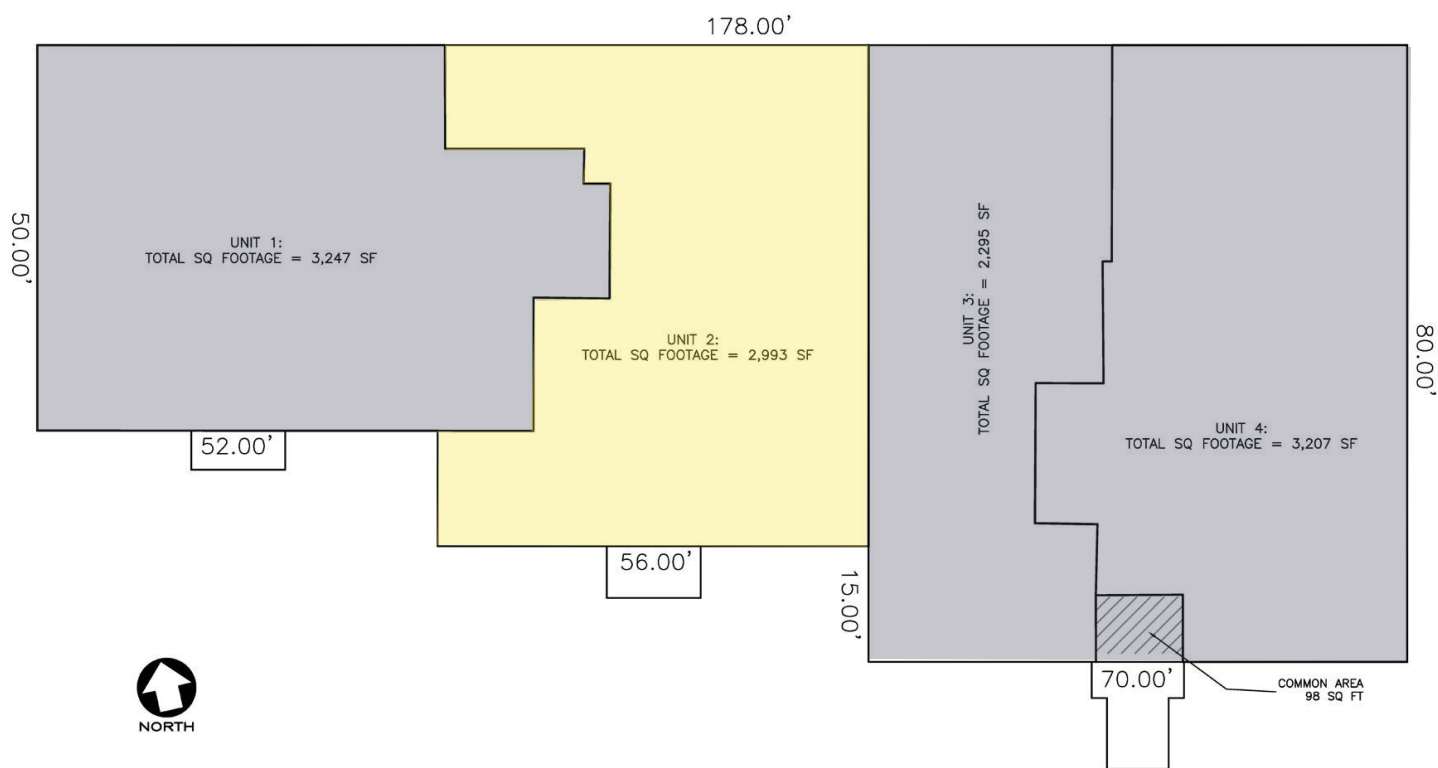
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### Building Floorplan



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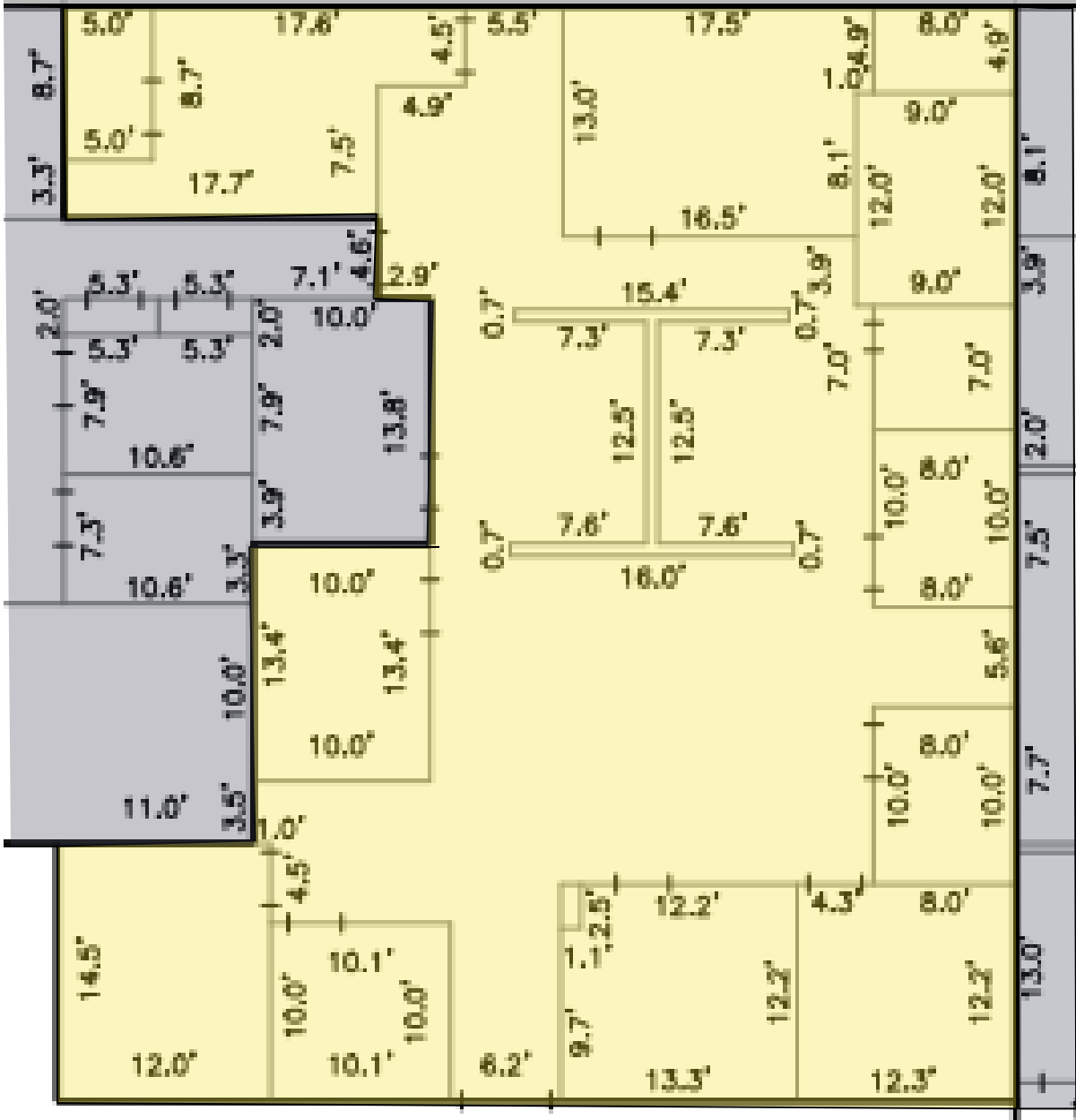
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### Suite Floorplan



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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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### Unit 2



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### TRAFFIC COUNTS (TWO-WAY)

|        |                   |
|--------|-------------------|
| 31,821 | W. Central Avenue |
| 13,500 | King Road         |
| 16,000 | N. McCord Road    |

### DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 6,785      | \$117,386      |
| 3 MILE | 52,471     | \$95,907       |
| 5 MILE | 122,054    | \$85,216       |



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