



PROPERTY HIGHLIGHTS

- Ottawa Hills Shopping Center near the corner of Central Ave. & Talmadge Rd.
- Second floor office space; perfect for small users
- Elevator access to second floor
- Handicapped accessible restroom second floor
- Abundant parking in the rear of center for second floor tenants
- Security deposit and one month rent due with signed lease

SPACES	LEASE RATE	SPACE SIZE
Suite 202	\$1,079 per month	700 SF
Suite 207	\$1,647 per month	1,068 SF
Suite 221	\$558 per month	362 SF

* 207 can be split into 2 units @ approx. 534 SF each at approximately \$823/month

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Gross)
Available SF:	362 - 1,068 SF
Lot Size:	1.79 Acres
Building Size:	34,944 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,684	36,668	98,537
Total Population	6,519	86,953	238,734
Average HH Income	\$112,025	\$66,021	\$58,688

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

THERESA DECLERCQ

419.481.3391

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LOCATION INFORMATION

Street Address	4334 W. Central Ave.
Nearest Intersection	Talmadge Rd.
County/Township	Lucas
Lot Size	1.79 acres
Parcel #	24-10504, 24-10611, 24-10511

TAX INFORMATION

Tax Year	2023
General Taxes	\$34,544.26
Special Taxes	\$775.75
Total	\$35,320.01

BUILDING SPECIFICATIONS

Building Size	34,944 SF
Building Dimensions	89' x 206'
Available SF	1,068 SF
Year Built	1954
Number Of Floors	2
Construction Type	Wood Frame
Roof	Composite
Restrooms	4 in common
Delivery Door	Rear
Security System	Yes

LEASE DETAILS

Lease Term	1-3 years
Improvement Allowance	Negotiable
Tenant Responsibilities	Annual CPI increases
Deposit	security deposit and one month's rent required with signed lease

UTILITIES

Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Electric	Toledo Edison

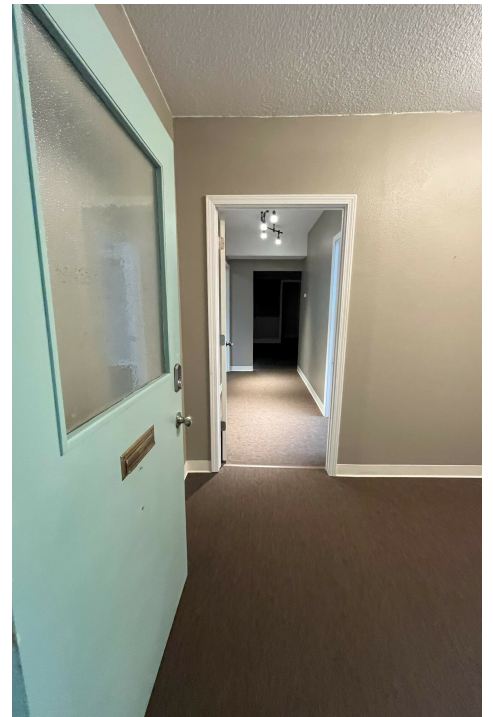


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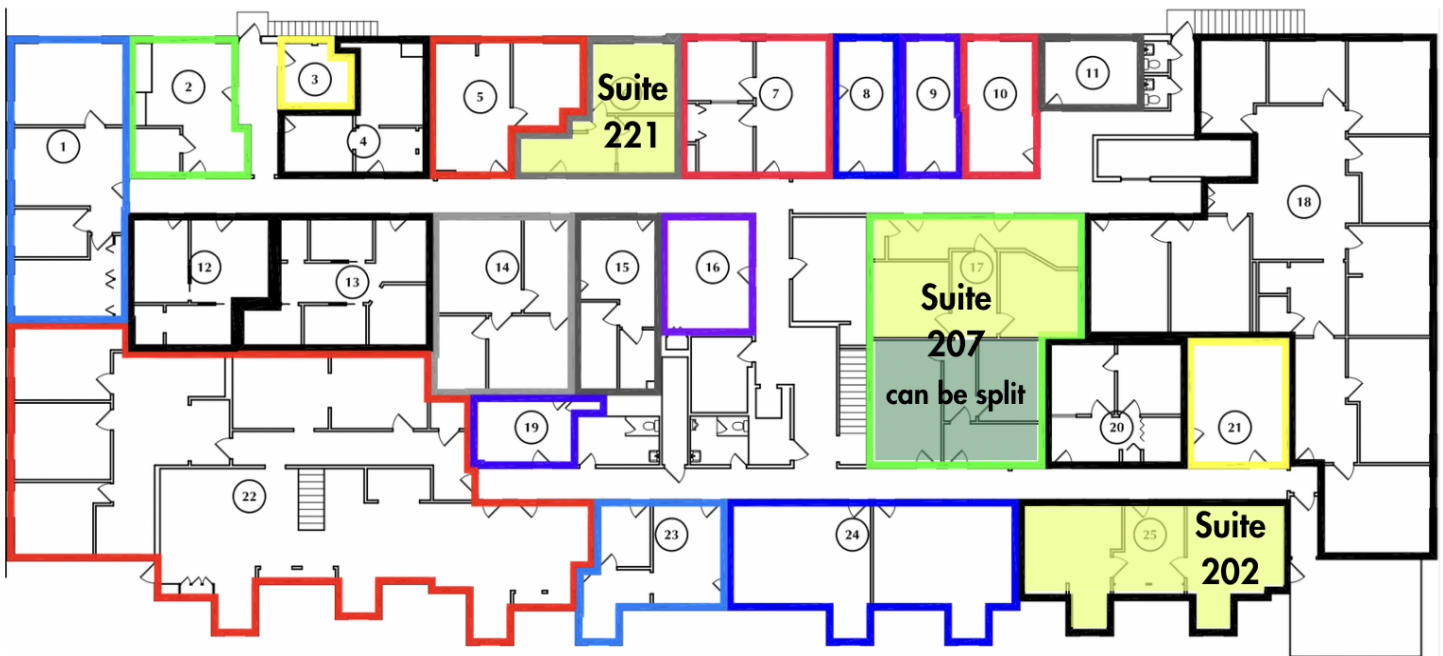
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Ottawa Hills Shopping Center

4354 WEST CENTRAL AVENUE
TOLEDO, OHIO 43606



07-20-2022
C2-4829

BIA
BEILHARZ
ARCHITECTS
INCORPORATED

SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



ISAAC PROPERTY COMPANY



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OFFICE SPACE FOR LEASE

4334 W. CENTRAL AVE., TOLEDO, OH 43615



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