

1050 ISAAC STREETS DRIVE
UNIT 116
OREGON, OH 43616

OFFICE BUILDING FOR SALE OR LEASE
4,620 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**ST. CHARLES MEDICAL OFFICE BUILDING
CONDOMINIUM**



GENERAL INFORMATION

Sale Price:	\$355,000
Lease Rate:	\$10.00 PSF NNN
Space Available:	Suite 116 – 4,620 SF
Building Size:	39,457 square feet – per Auditor
Number of Stories:	One
Year Constructed:	1983/1990±
Condition:	Good (Clean)
Closest Cross Street:	Navarre Avenue
County:	Lucas
Zoning:	Office Condominium
Parking:	180 spaces
Curb Cuts:	2 off Isaac Streets, also accessible from St. Charles Hospital, which has access from Wheeling and Navarre
Street:	2 lane, 2 way



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Block/brick
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	VCT tile/carpet
Ceiling Height:	9'
Basement:	No – crawlspace in half
Heating:	Gas forced air – ground & rooftop
Air Conditioning:	Central – ground mounted
Power:	120/240v/300a – 3 panels, 1 used for x-ray equipment
Restrooms:	Two – in suite
Security System:	Yes
Overhead Doors:	No
Sprinklers:	In storage areas
Signage:	Per condo rules & regulations. Digitized monitor.



BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution or closing
Other Occupants:	Refer to digitized tenant monitor photo below
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	As is
Tenant Responsible For:	Utilities, real estate taxes and condo fees. Condo fees for 2023 are \$1,110.95/month.

2024 REAL ESTATE TAXES

TD:	44
Parcels:	91570
Assessor Number:	24369001
Total Taxes:	\$8,411.34
Land value:	\$56,400
Improvement value:	\$267,600
Total value:	\$323,000

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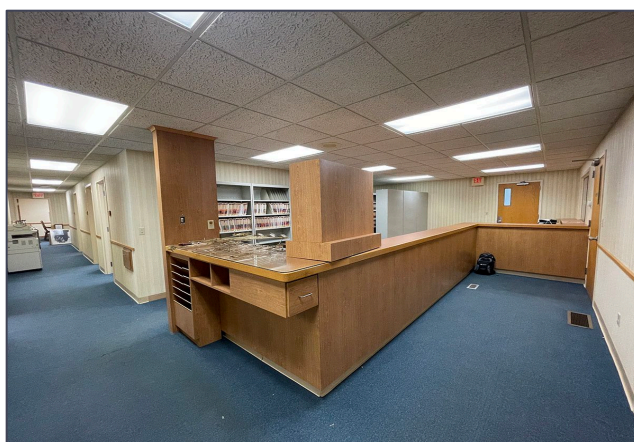
Exterior (rear) view



Common area entrance off parking lot



Checkout with administrative area



Checkout with administrative area



Checkout with administrative area



X-ray area

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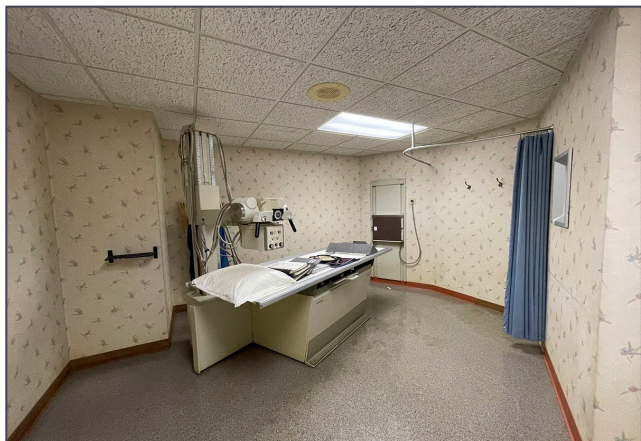
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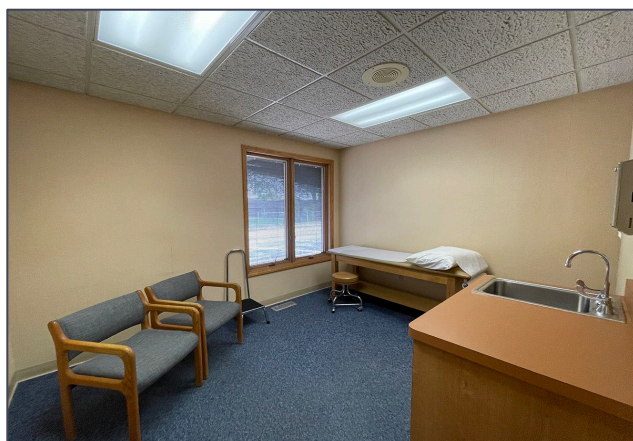
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X-ray room



Exam



Office



Office



Conference room



Storage

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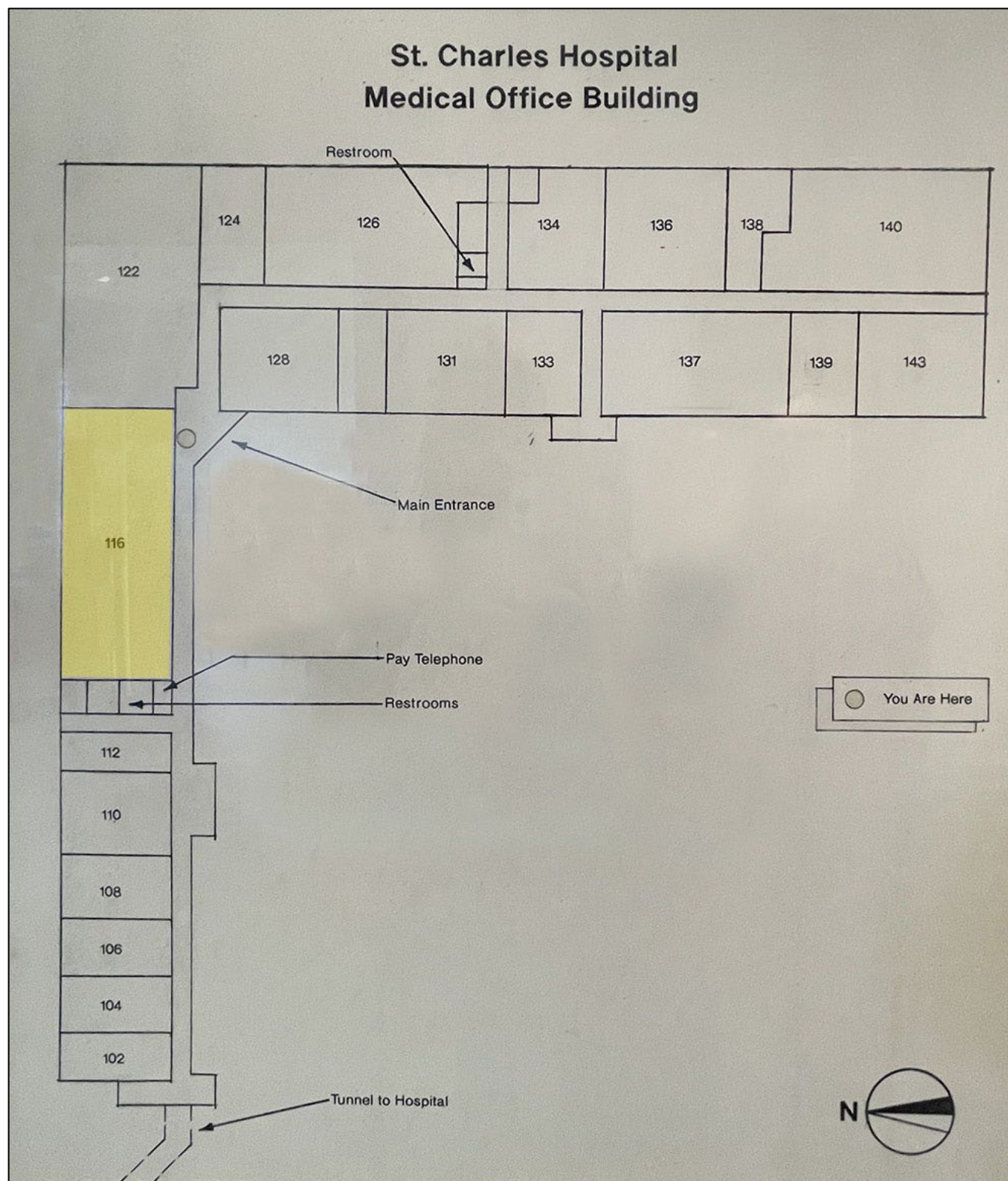
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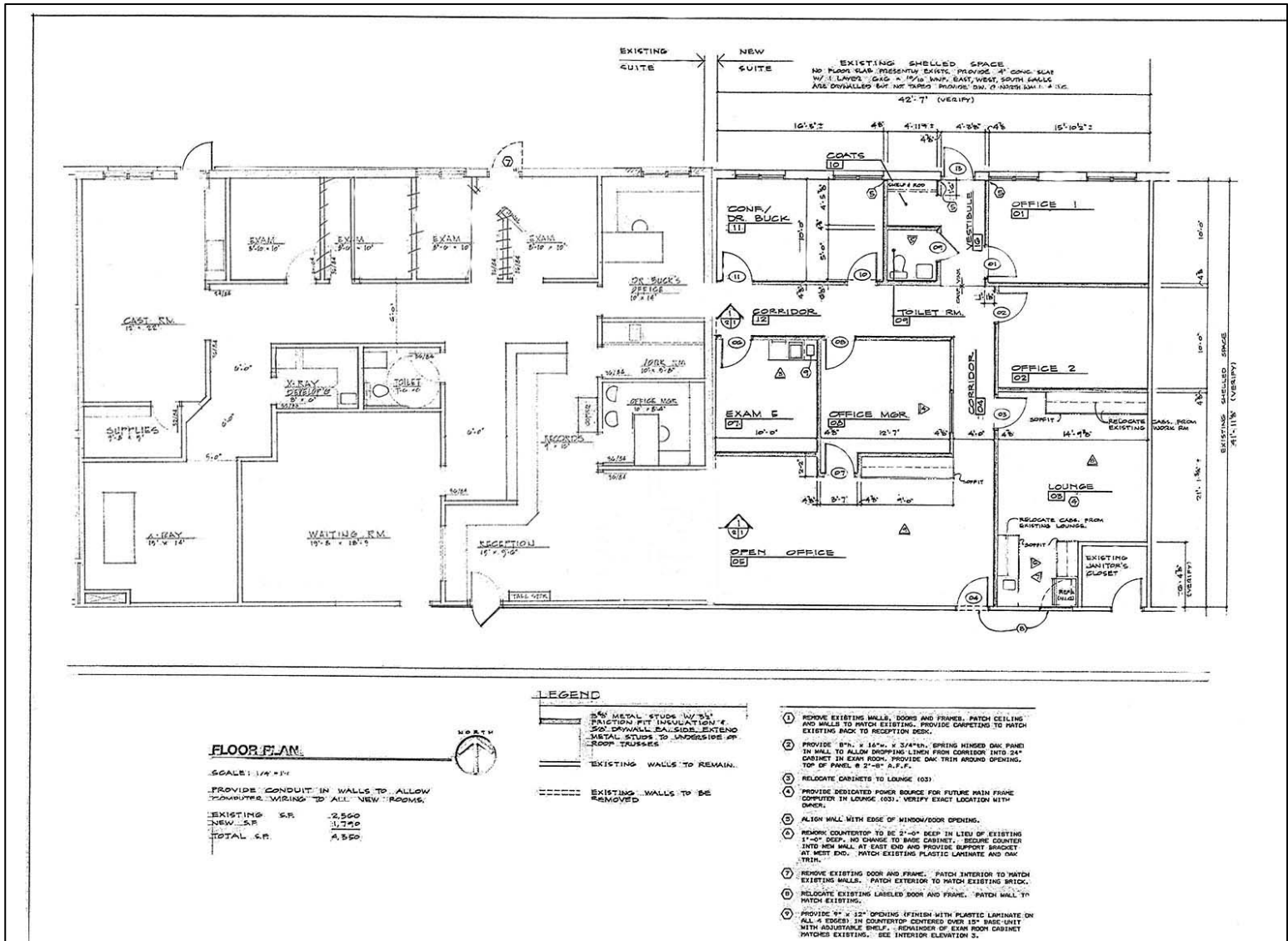
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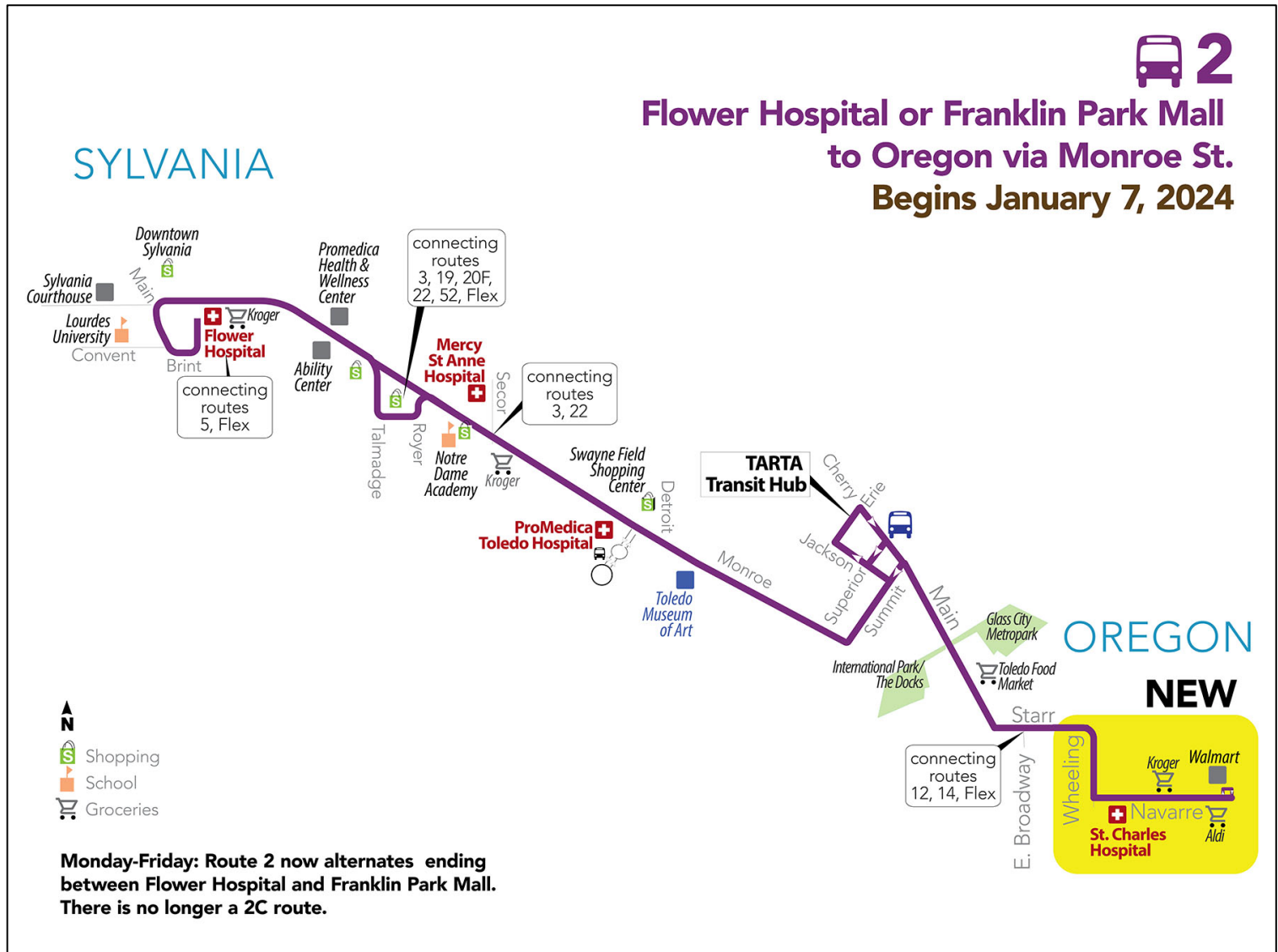
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Oregon is now serviced by TARTA



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- 0.67 miles to I-280 and ¼ mile to SR-2.
- Professional medical office condominium.
- Duplex professionally managed by Cushman Wakefield.
- Includes:
 - Conducive layout with mostly perimeter windowed offices.
 - Waiting room.
 - 6 exam rooms with sinks.
 - 4 offices.
 - Kitchen.
 - In suite restrooms.
 - Conference room.
 - X-ray room. X-ray equipment has been decommissioned per the State of Ohio. Lead lined walls in x-ray room.
 - Two condominium units combined with multiple entrances.
- Unit constructed by Rudolph Libbe.
- 2 electric and gas meters.



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