



"Innovative Solutions at Work"

OFFICE BUILDING FOR LEASE

ONE TURTLE CREEK CIRCLE, SWANTON, OH 43558



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr plus Electric & Gas
Available SF:	2,000 SF
Building Size:	16,016 SF
Lot Size:	1.69 Acres
Year Built:	2000
Zoning:	B3 Central Business District - City of Swanton
County:	Lucas

PROPERTY HIGHLIGHTS

- Prime location in Swanton, Ohio
- High visibility professional building with access to Airport Highway
- Ample curb parking and handicap access
- Very attractive and well maintained property
- Close proximity to Toledo Express Airport
- Other tenants; Mercy Health Partners, Fulton County Health and Alternative Management
- Immediate possession

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	405	5,843	22,426
Total Population	1,007	14,703	59,688
Average HH Income	\$62,893	\$63,077	\$79,131

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.

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LOCATION INFORMATION

Street Address	One Turtle Creek Circle
City, State, Zip	Swanton, OH 43558
County/Township	Lucas

BUILDING SPECIFICATIONS

Building Size	16,016 SF
Available SF	5,765 SF
Building Dimensions	286' x 56'
Year Built	2000
Construction Type	Wood Frame, Brick Veneer
Number Of Floors	One
Heat Fuel	Gas Forced Air
Air Conditioning	Central Air
Restrooms	In Suite
Roof	Shingle & Truss Frame
Ceiling Height	8 ft
Floor Coverings	Carpet & Tile
Sprinklers	None
Security System	Yes

UTILITIES

Gas	Ohio Gas
Water	City of Swanton
Sanitary Sewer	Lucas County
Electric	Toledo Edison
Storm Sewer	Lucas County

PROPERTY DETAILS

Lot Size	1.688 Acres
APN#	75-00243
Traffic Count	15,138 VPD
Property Type	Office
Lot Depth	386'

LEASE DETAILS

Lease Term	Negotiable
Security Deposit	Equal to one month's rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibility	Electric & Gas

LEASE SPECIFICATIONS

Utilities/Heat	Tenant
Electricity	Tenant
Water/Sewer	Landlord
Real Estate Taxes	Landlord
Insurance (Fire & Hazard)	Landlord
Content, Liability Insurance	Tenant
Suite Janitorial	Tenant
Roof & Structure	Landlord
CAM	Landlord

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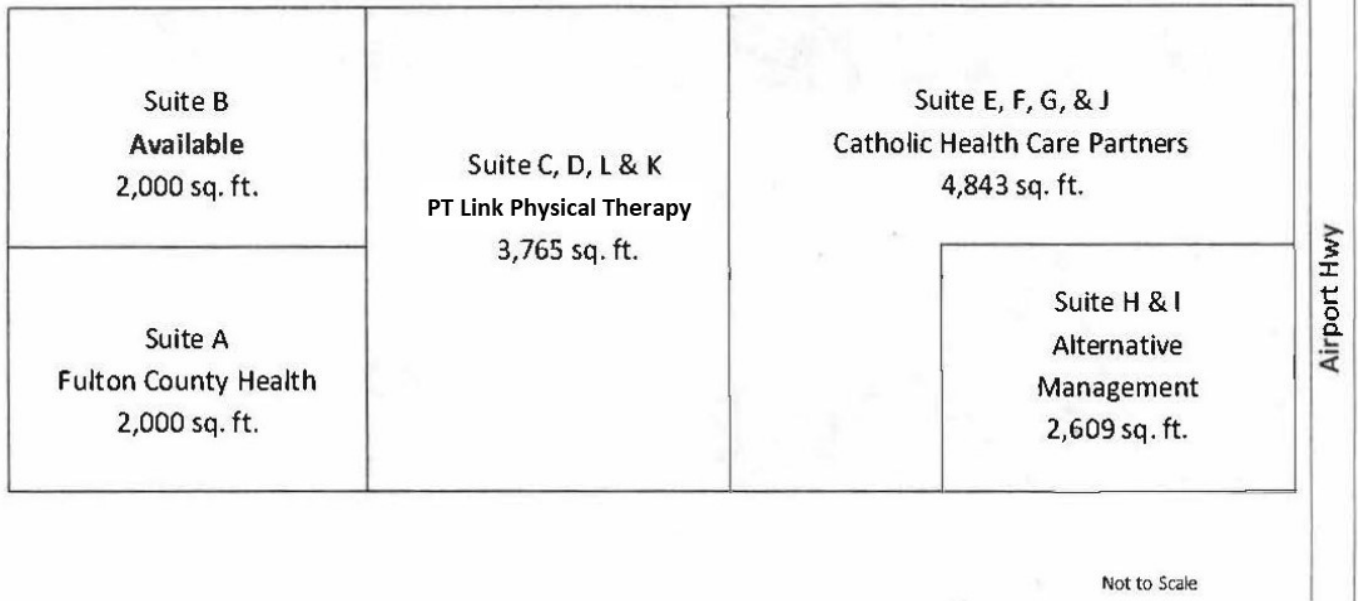
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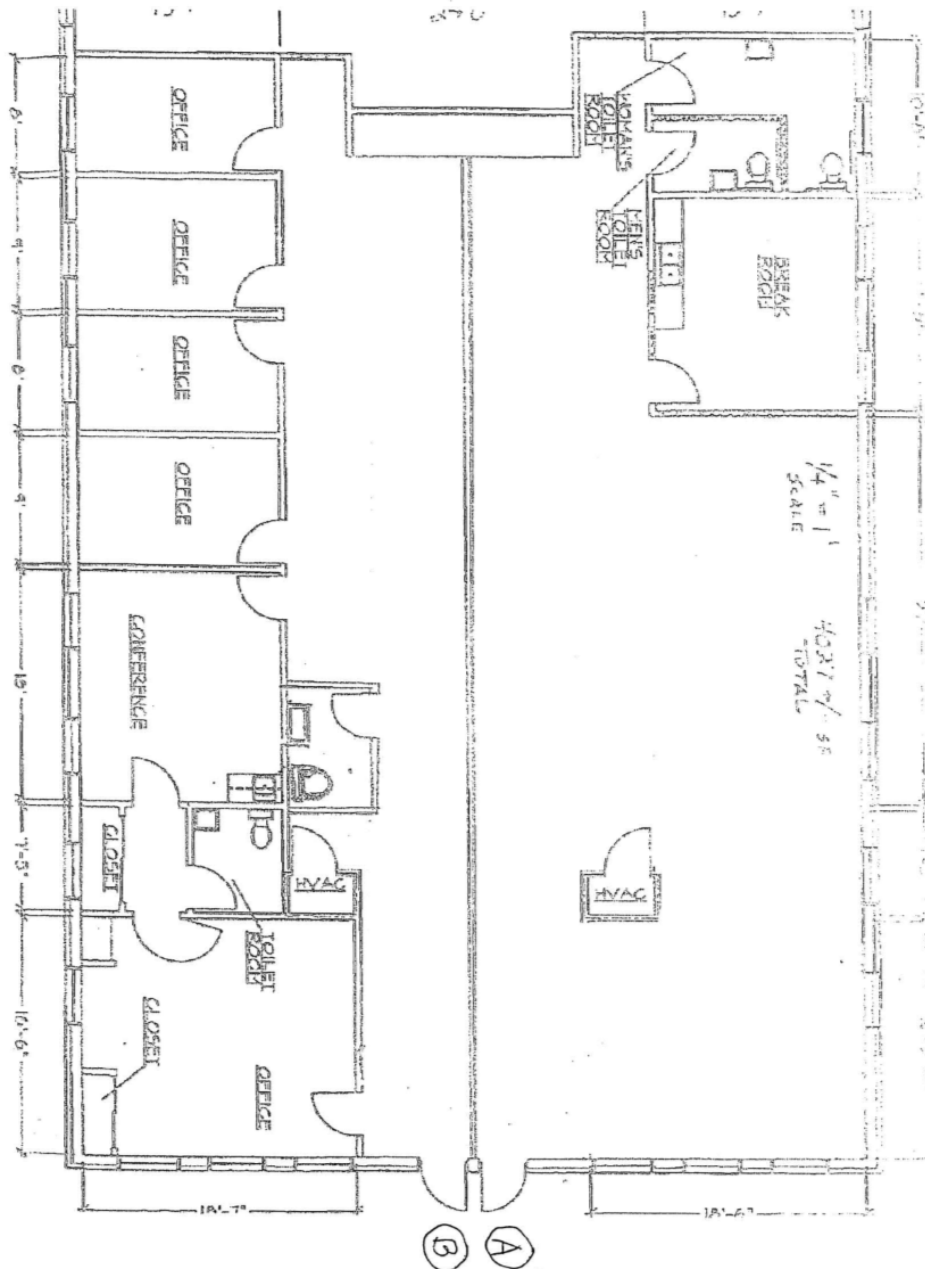
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Suite B

2,000 SF



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