

# 1616 E WOOSTER ST, BOWLING GREEN

## STRIP MALL/OFFICE PROPERTY FOR LEASE



### LOCATION

Address: 1616 E Wooster St  
Bowling Green, OH 43402

Name of Property: Greenwood Center

City-Mailing Address: Bowling Green

Municipality/Township:

Zip Code: 43402

Market Area: Metro Toledo

County: Wood

Closest Cross Street: Wooster St

### PHYSICAL DESCRIPTION

Total Sq Ft of Building: 75,000

Number of Stories: 1 level in-line space & 2 level atrium office space

Sq Ft of Available Units:

**Unit 22/25 – 2,705 SF - \$1,690.00**

**Unit 28 – 380 SF - \$450.00/MO**

Building Plans Available:

Zoning: B-2 General Commercial

Acreage: 2.84

Year Constructed/Renovated: 1970 Remodeled in 1989, 2010

Site Plan Available:

Survey Available:

Condition: Very Good

Type of Street: 5 Lane, State Route

Parking Spaces: 388

Curb Cuts: 5

Legal Description: Strip mall unit/Office space

### PRICE INFORMATION

**Unit 22/25 – 2,705 SF, \$7.50/SF - \$1,690.00/MO +  
NNN (Current NNN \$4.19/SF = \$944.50/MO)**  
**Unit 28 – 380 SF - \$450.00/MO**

### UTILITIES TO THE BUILDING

Electric: Bowling Green Municipal Utilities

Gas: Columbia Gas

Sanitary Sewer: Bowling Green Municipal Utilities

Storm Sewer: Bowling Green Municipal Utilities

Water: Bowling Green Municipal Utilities

For more information please call:

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### PHYSICAL DESCRIPTION CONT.

Exterior Walls: Brick

Structural System: Block with Steel Frame

Roof: Flat and Standing Seam

Floors: Concrete

Floor Coverings: VCT, Ceramic Tile, Level Loop Carpet

Freight Elevator: N/A

Capacity: Varies Per Unit Size

Basement: N/A

Restrooms: 5 Public

Fire Sprinklers: N/A

Ceiling Height: 12'

Heating System Type: Forced Air Natural Gas

Fuel: Natural Gas

Power: 100 and 200 AMP also 3 Phase

Air Conditioning: Yes

Elevator: Yes

Security System: Yes

Telephone Service: Yes

Truck Well/Truck Dock: N/A

Overhead Door: N/A

Overhead Door Height: N/A

Interior Signage: Yes

Exterior Signage: Yes

### MISCELLANEOUS

Parcel Number: B07-511-200301006001

#### Special Features:

The Greenwood Centre is located at 1616 E. Wooster Street. It is directly off I-75 providing easy access to the site with high traffic counts. This location is the main entrance to Bowling Green State University and historic downtown Bowling Green, the county seat. The Greenwood Centre has very close proximity to hotels, many local businesses, and athletic venues such as the BGSU Doyt Perry Stadium, Stroh Center, and Slater Family Ice Arena.

Vacant/Occupied: Partial

Key: Call Mecca Management Inc.

Sign On Property: Yes

Property Managed By: Mecca Management Inc.

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### BUILDING PLAN

<b>The Court Yard</b> <b>(22/25, 28)</b>	5,500 SQ FT Elite Collegiate Apparel 17	4890 SQ FT Wood County Hospital 38	13,000 SQ FT Biotech 39
Enclosed Walkway			
3,000 SQ FT Clerk of Courts Title Office			
2,400 SQ FT AIM Media Midwest			
1,125 SQ FT Town and Country Vet			
1,125 SQ FT Express Emp. Professionals			
1,500 SQ FT Ninja Asian Cuisine, LLC	10,11,12		
1,125 SQ FT Yala Kol	9		
1,500 SQ FT Luxe Nail Bar, LLC	8		
1,500 SQ FT Supplemental Staffing	7		
1,125 SQ FT Uraku Sushi	6		
1,125 SQ FT Hairways	5		
3,200 SQ FT Penn Station	4		
3,200 SQ FT Kids Count Too	3		
1,500 SQ FT Legends Vapor, LLC.	2		
5,500 SQ FT El Zarape	1		

### UNIT 28



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### UNIT 22/25



Conference room



Break room/Office



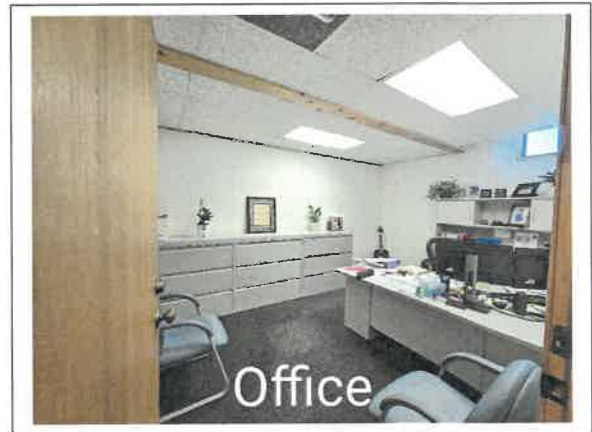
Front entrance



Office



Common area



Office

[www.meccbg.com](http://www.meccbg.com)



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## PHOTO



## MAP



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