

# FOR LEASE | FINISH TO SUIT

# OFFICE & MEDICAL



3130 Central Park West  
Toledo, OH 43615

- Great Exposure; Over 35,000 vehicles per day
- Located at stoplight
- Less than ½ west of I-475/ US-23 (Central Avenue)
- No City Income Tax
- Building & Pylon Signage
- Improvement Allowance Included
- Designed to Tenant's specifications

Suite	Size	Rate
6544 (Built in 2019)	6,020	\$16.00 PSF NNN
New Construction	4,000 SF- 8,120 SF	\$18.00 PSF NNN

\*Tenant responsible for their own separately metered utilities, janitorial and their pro-rata share of operating expenses, insurance and real estate taxes.

## Property Information

**Year Completed:** 2006; Last Renovated: 2023

**Building Size:** 20,970 SF; Planned Expansion: 8,120 SF

**Zoning:** C-4

**Parcel:** 78-69267

**Acreage:** 2.659 acres

**Parking Spaces:** Per Code

**Curb Cuts:** 1 on Central; 1 on Central Park West

**Construction Type:** Wood Frame / Brick

**Public Transportation:** TARTA programs

**Ceiling Height:** To be determined

**Restrooms:** Per suite

**Signage:** Pylon; Suite Entry, Building Exterior

**Floors:** Concrete

**Heating:** Gas Forced Air

**Air Conditioning:** Central

**Telecomm/Fiber:** Buckeye or Frontier

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# 3130 CENTRAL PARK WEST DRIVE



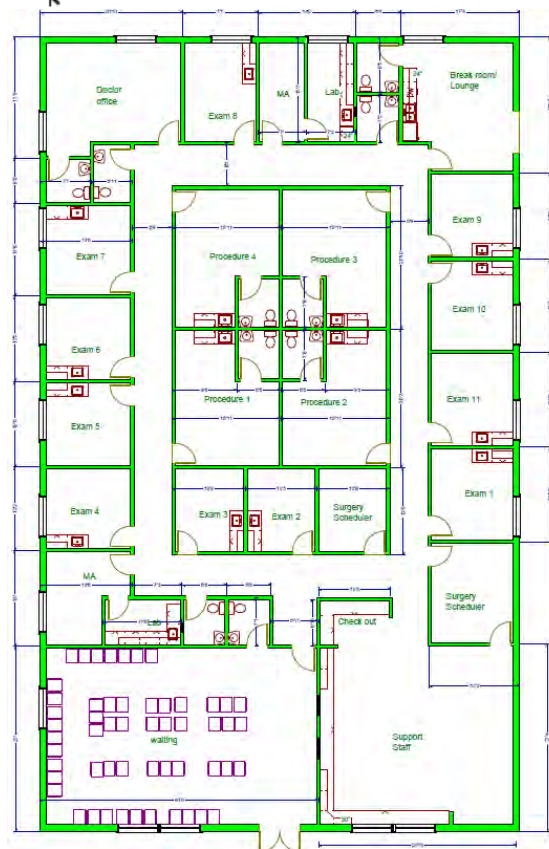
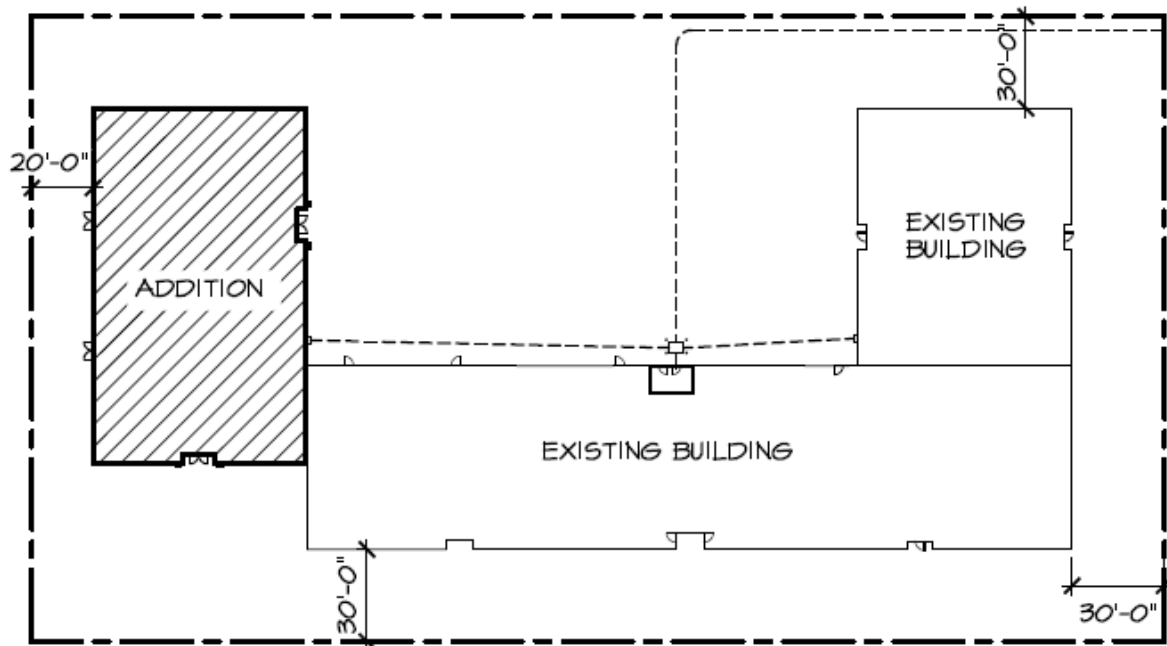
[www.equitymillrealestate.com](http://www.equitymillrealestate.com)



**EQUITY MILL**  
REAL ESTATE

# FOR LEASE

# 3130 CENTRAL PARK WEST DRIVE



Medical Concept  
3130 Central Park West Suite 6546  
Approximately 8,120 SF

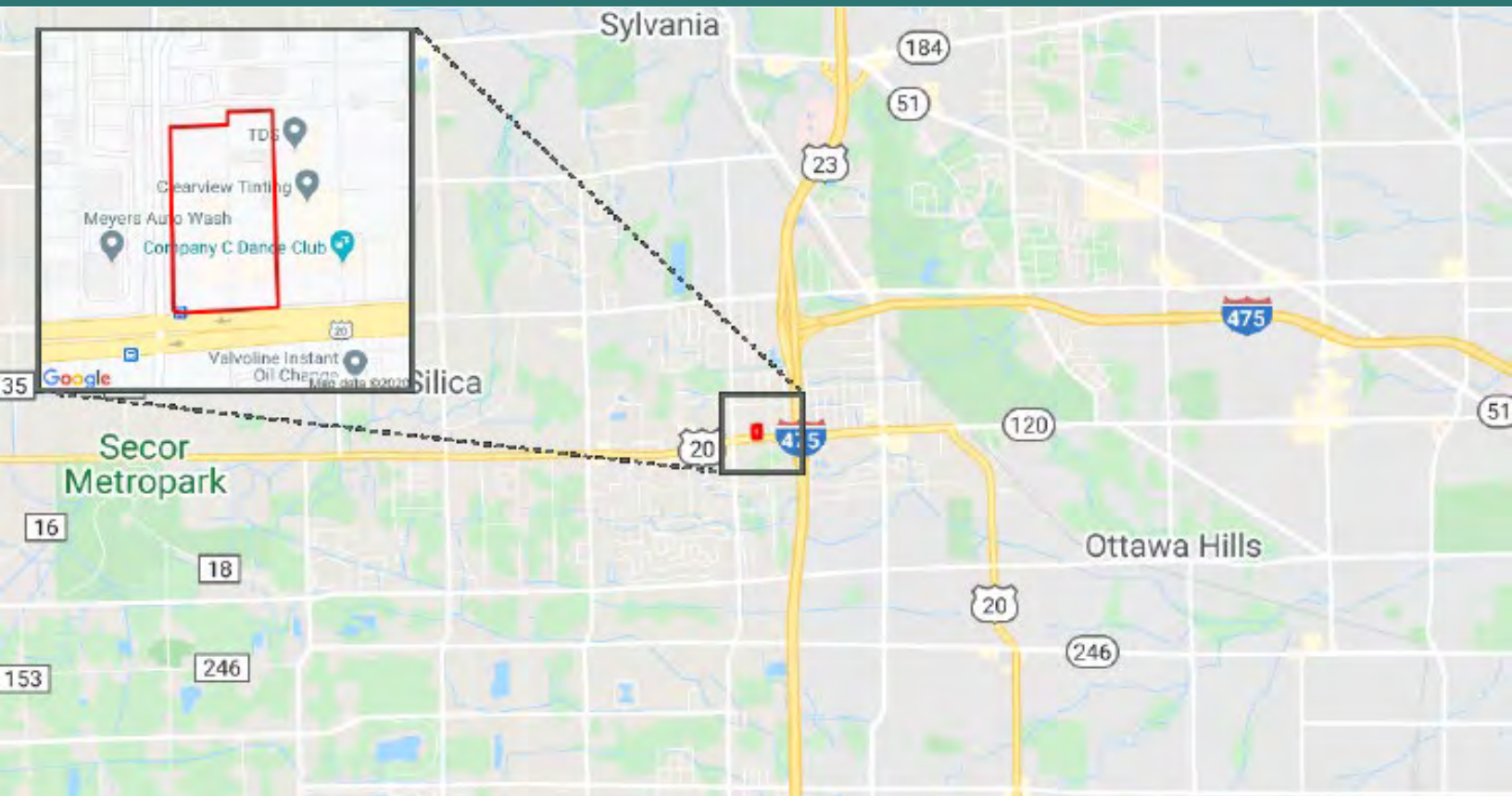
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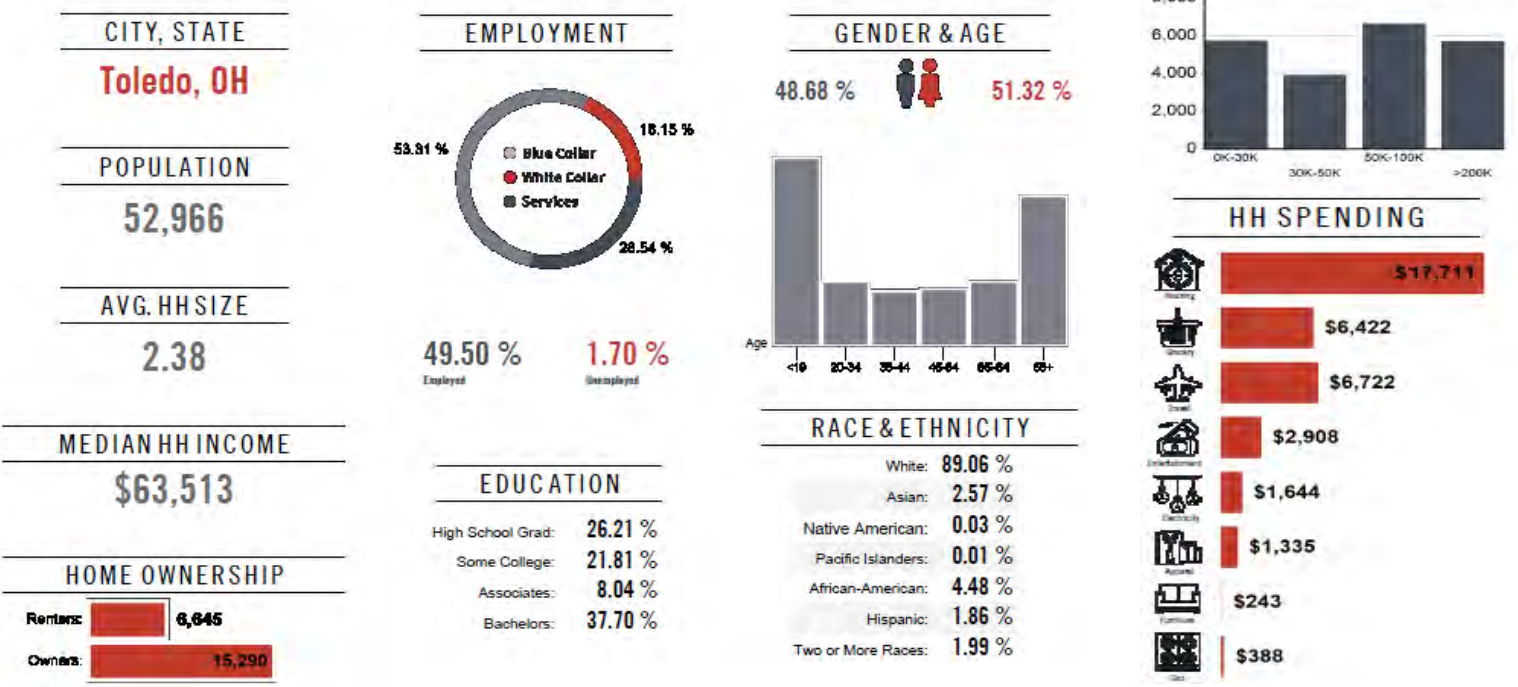
FOR LEASE

3130 CENTRAL PARK WEST DRIVE



Location Facts & Demographics

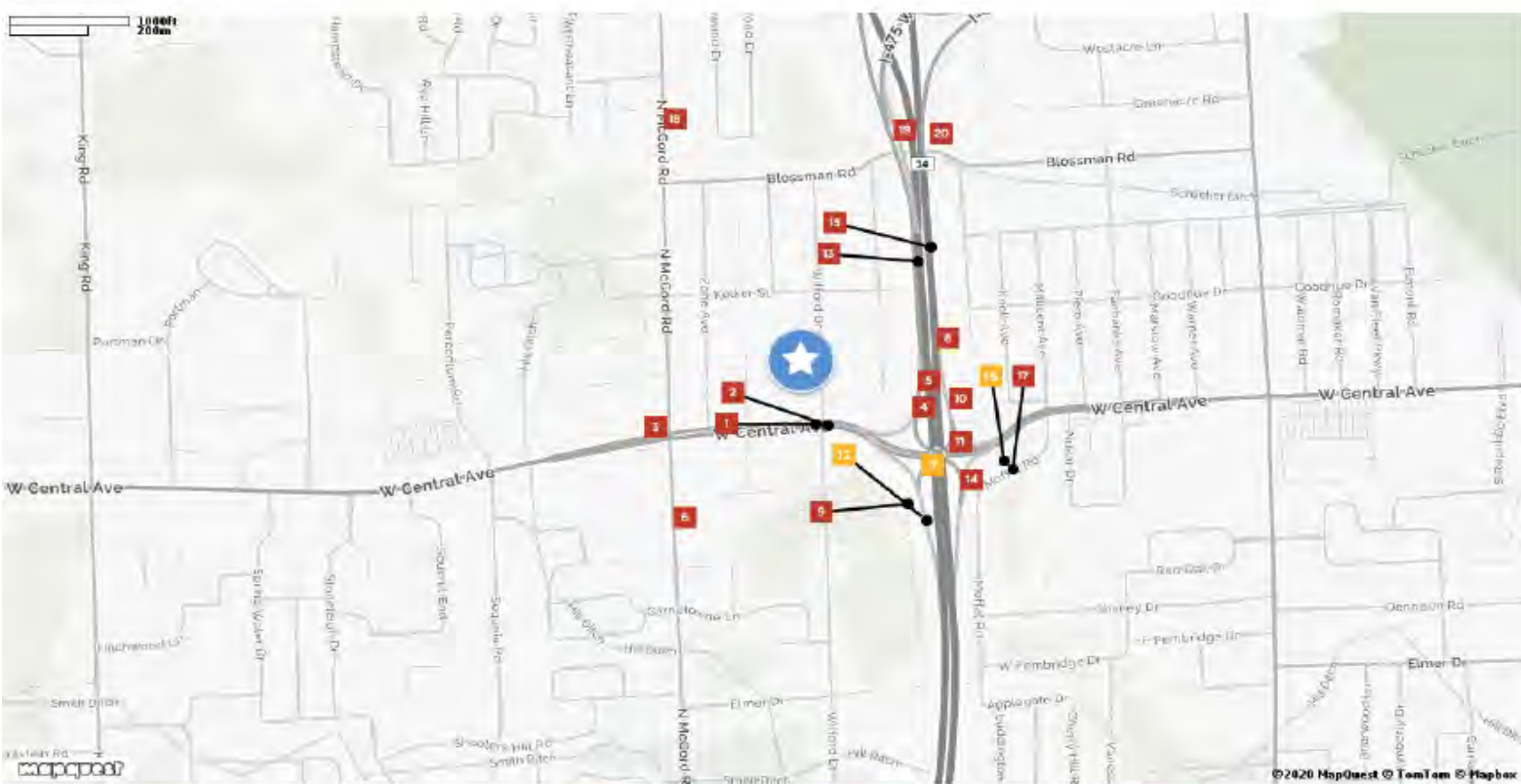
Demographics are determined by a 10 minute drive from 3130 Central Park W, Toledo, OH 43617



FOR LEASE

3130 CENTRAL PARK WEST DRIVE

Traffic Counts



<div>W Central Ave</div> <div>1</div> <div>Wilford Dr</div> <div>Year: 201735,594</div> <div>Year: 200330,070</div> <div>Year: 200330,100</div>	<div>West Central Avenue</div> <div>2</div> <div>Wilford Dr</div> <div>Year: 201945,104</div> <div>Year: 201835,594</div>	<div>W Central Ave</div> <div>3</div> <div>N McCord Rd</div> <div>Year: 199436,580</div>	<div>W Central Ave</div> <div>4</div> <div>I- 475</div> <div>Year: 199536,600</div> <div>Year: 199429,260</div>	<div>I- 475</div> <div>5</div> <div>W Central Ave</div> <div>Year: 201913,429</div>
<div>North McCord Road</div> <div>6</div> <div>Carrietowne Ln</div> <div>Year: 201917,812</div> <div>Year: 201416,833</div>	<div>I- 475</div> <div>7</div> <div>W Central Ave</div> <div>Year: 20048,600</div>	<div>Moffat Rd</div> <div>8</div> <div>Goodhue Dr</div> <div>Year: 201984,775</div>	<div>Not Available</div> <div>9</div> <div>Year: 200410,900</div> <div>Year: 19957,550</div>	<div>I- 475</div> <div>10</div> <div>W Central Ave</div> <div>Year: 201912,389</div>
<div>I- 475</div> <div>11</div> <div>W Central Ave</div> <div>Year: 200410,600</div> <div>Year: 199468,780</div>	<div>Floex Dr</div> <div>12</div> <div>Triple Crown Ln</div> <div>Year: 20199,098</div>	<div>I- 475</div> <div>13</div> <div>Blossman Rd</div> <div>Year: 201793,552</div> <div>Year: 200445,000</div> <div>Year: 200391,020</div>	<div>Floex Dr</div> <div>14</div> <div>Triple Crown Ln</div> <div>Year: 201910,169</div>	<div>I- 475</div> <div>15</div> <div>Blossman Rd</div> <div>Year: 200445,600</div>
<div>Moffat Rd</div> <div>16</div> <div>W Central Ave</div> <div>Year: 20048,700</div> <div>Year: 199512,100</div>	<div>Moffat Rd</div> <div>17</div> <div>W Central Ave</div> <div>Year: 199510,450</div>	<div>North McCord Road</div> <div>18</div> <div>University Parks Trl</div> <div>Year: 201917,297</div> <div>Year: 201715,483</div> <div>Year: 200112,600</div>	<div>I- 475</div> <div>19</div> <div>University Parks Trl</div> <div>Year: 199534,750</div>	<div>University Parks Trl</div> <div>20</div> <div>I- 475</div> <div>Year: 199534,050</div> <div>Year: 199442,870</div>

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