

6011 RENAISSANCE PLACE  
CONDOMINIUM UNIT 2  
SYLVANIA TOWNSHIP, OHIO 43623

OFFICE CONDO UNIT FOR SALE OR LEASE  
1,218 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$155,000
Lease Rate:	\$12.00 PSF + condo dues, RE taxes, utilities, insurance
Space Available:	1,218 SF *
Number of Stories:	1
Year Constructed:	2003
Lot Dimensions:	Approximately 135' x 201'
Acreage:	Approximately 6.62 acres
Condition:	Excellent
Closest Cross Street:	East of Holland Sylvania Road
County:	Lucas
Zoning:	C – 4 Office Research
Parking:	Approximately 25 spaces
Curb Cuts:	1
Street:	2 lane, 2 way

\* Per 6011 Renaissance office condo docs and bylaws

For more information, please contact:

**MEGAN MALCZEWSKI, CCIM**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
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# 6011 Renaissance Place, Sylvania Twp., Ohio 43623

## Office Condo Unit For Sale or Lease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Asphalt shingle
Floors:	Wood
Floor Coverings:	Carpet with tile in restroom & storage areas
Ceiling Height:	9'±
Basement:	No – Crawlspace
Heating:	GFA
Air Conditioning:	Central Air
Power:	200 amp
Security System:	Yes
Restrooms:	1
Signage:	Monument & fascia

### BUILDING INFORMATION

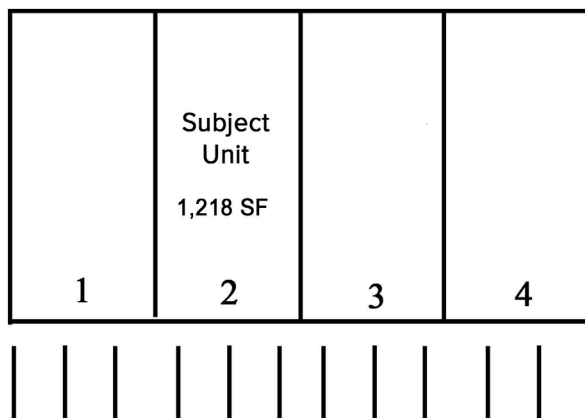
Current Tenant:	Seller
Occupancy Date:	At closing or lease execution
Sign on Property:	No
Key Available:	No – owner occupies the unit

### LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	As Is
Tenant Responsible For:	Condo dues, utilities, RE taxes, insurance

### Condo 1 layout consists of the following:

- Lobby/reception area
- 4 offices
- 1 restroom
- 1 Storage area with utility sink/mechanical room



Parking Lot

### 2024 REAL ESTATE TAXES

TD:	79
Parcel:	72883
Total Annual Taxes:	\$4,354.12
Land value:	\$28,600
Improvement value:	\$91,400
Total value:	\$120,000

The sale of Unit 2 is subject to Seller closing on a new property.

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### Comments:

- Meticulously maintained unit ready for immediate occupancy.
- Upgraded finishes include parabolic lighting, crown molding, and solid wood doors.
- Sylvania Township location – no city income taxes currently levied.
- Condominium Declarations and By-Laws on file.
- Condominium dues equal \$850.00 per quarter.\*

#### \* **Common space monthly or seasonal expense:**

*Insurance, grass cutting, leaf pick-up, snow removal, dumpster services, outdoor electrical lighting, and water for irrigation (for sprinklers).*

#### **Common space short-term & long-term capital expense:**

- Parking lot sealing and stripping (usually completed every 1 to 2 years depending on need).
- Tree and shrub replacement or removal as needed.
- Roof replacement fund.

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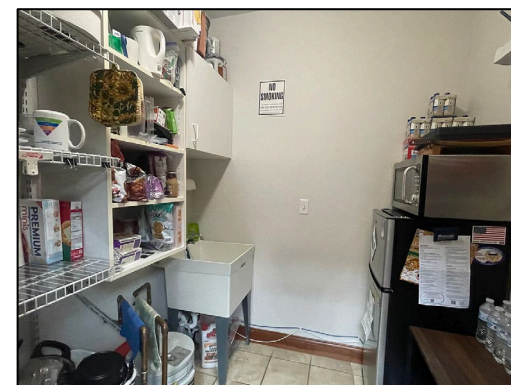
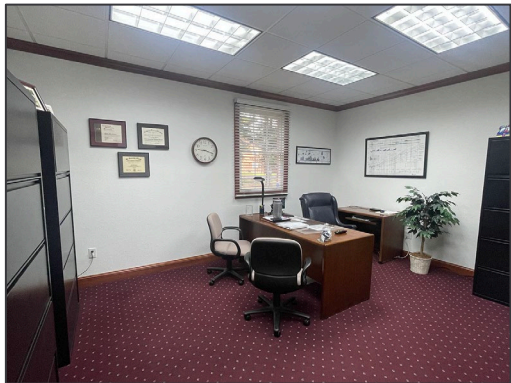
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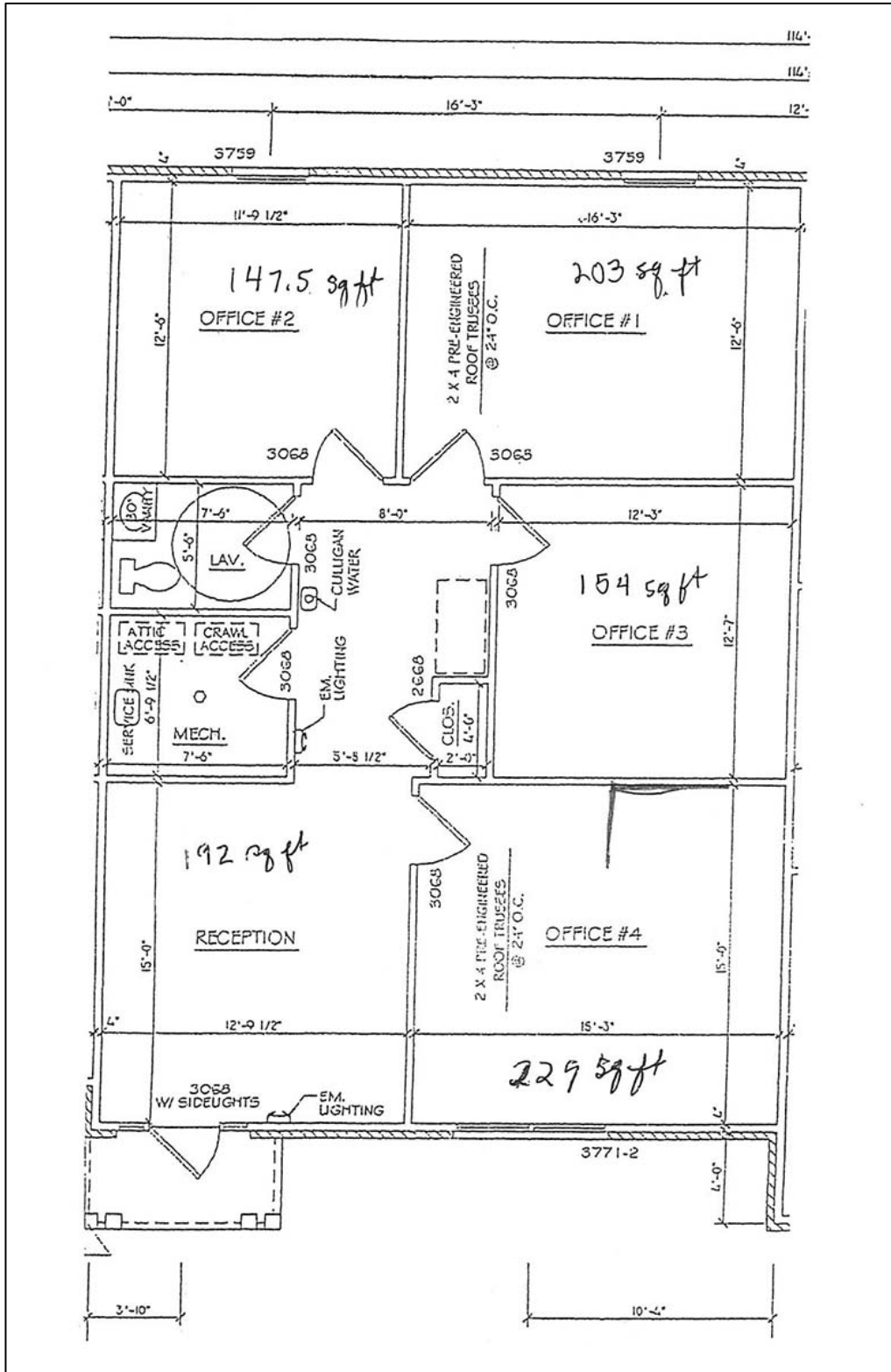
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.