

6912 SPRING VALLEY DRIVE  
HOLLAND, OH 43528

OFFICE CONDOMINIUM FOR SALE & LEASE  
990 Square Feet Available



**SIGNATURE ASSOCIATES**  
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FULL-SERVICE COMMERCIAL REAL ESTATE

## SPRING VALLEY COMMONS



### GENERAL INFORMATION

#### AVAILABLE SPACE & PRICING

	SIZE	LEASE RATE
<b>Suite 207</b>	990 SF	\$550/mo. + utilities

Sale Price:	Contact agents
Available Space:	990 square feet
Building Size:	11,880 square feet
Number of Stories:	Two
Year Constructed:	1981
Condition:	Fair
Lot Dimensions:	288' of frontage
Acreage:	4 acres
Closest Cross Street:	Airport Highway/McCord Road
County:	Lucas
Zoning:	C-2
Parking:	4 spaces per 1,000 SF
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick/siding
Structural System:	Pre-engineered
Roof:	Shingle
Floors:	Concrete/wood
Floor Coverings:	Carpet/tile
Ceiling Height:	9'
Heating:	Gas forced air
Air Conditioning:	Central
Power:	Varies per suite
Restrooms:	1
Security System:	Yes
Sprinklers:	Per code
Signage:	Suite door & façade
Elevator:	None

**UTILITIES**

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Affinity IT Group, Shared Logic Group, Inc., Jump It Consulting, Wurz Financial Services
Sign on Property:	Yes
Showing Instructions:	Contact agents

**LEASE DETAILS**

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities

**2026 REAL ESTATE TAXES**

TD:	65
Parcels:	85313
Assessor Number:	28005016
Total Annual Taxes:	\$1,985

**Comments:**

- 2<sup>nd</sup> floor office condo ready to be customized for your business.
- Condo association handles management of property.
- Along a prime retail/office corridor.
- ¾ mile to I-475/US-23 Airport Highway interchange.

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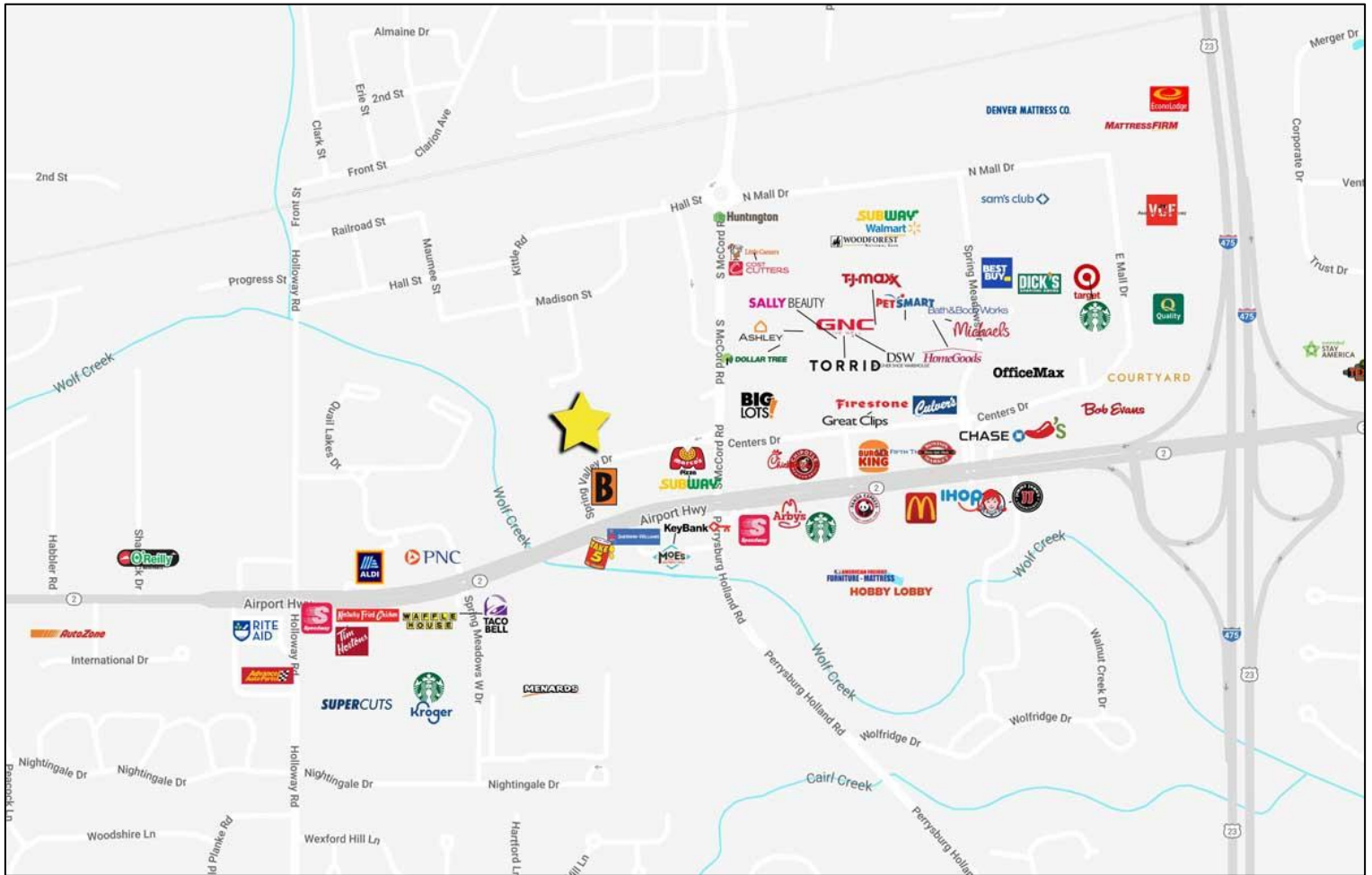
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# 6912 Spring Valley Drive, Holland, OH 43528

## Office Condominiums For Sale & Lease

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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,752	\$73,387
3 MILE	49,082	\$81,186
5 MILE	121,828	\$79,406

### 2025 TRAFFIC COUNTS (TWO-WAY)

20,293	S. McCord Road
41,054	Airport Highway/SR 2

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