Multiple Office Suites For Lease

\$14.50 SF/yr gross (includes gas/water/electric)



4848 N. Holland Sylvania Rd. Sylvania, OH 43560

Property Highlights

- Proximity to Major Facilities: Close to ProMedica Flower Hospital, suitable for medical or related businesses
- Accessible Location: Easy access to US-23 for clients and employees
- No Municipal Income Taxes: A cost-saving advantage for businesses
- Landlord Improvements: Suites are currently being upgraded by the landlord

Property Overview

This second-generation space is located half a mile from ProMedica Flower Hospital and one mile from US-23 in Sylvania Township. These spaces offer convenience and location benefits for your business along with close proximity to restaurants and other amenities. Additionally, Sylvania Township currently does not levy municipal taxes.

Offering Summary

| Lease Rate: | \$14.50/SF (gross) |
|----------------|--------------------|
| Building Size: | 13,500 SF |
| Available SF: | 884 - 2,094 SF |
| Suite 101: | 2,094 SF available |
| Suite 102A: | 890 SF available |
| Suite 103: | 936 SF available |

For More Information



Becky Beck O: 419 960 4410 x321 bbeck@naitoledo.com

Joshua D. Payzant O: 419 960 4410 x323 jpayzant@naitoledo.com

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Multiple Suites For Lease \$14.50 SF/yr gross

(includes gas/water/electric)

Location Information

| ania Rd. |
|------------------|
| |
| H 43560 |
| Lucas |
| Rd. and roun Rd. |
| Sylvania |
| Yes |
| Paved |
| US-23 |
| Express |
| r c |

Building Information

| Building Size | 13,500 SF |
|---------------------|------------------|
| Building Class | С |
| Tenancy | Multiple |
| Ceiling Height | 8 ft |
| Number of Floors | 2 |
| Year Built | 1984 |
| Roof | Pitched Shingle |
| Free Standing | Yes |
| Number of Buildings | 1 |
| Delivery Area | Side of Building |
| Restrooms | In Common |

Current Tenants

| ProMedica Rehab | |
|----------------------|------------------|
| Dr. Omar Salem | Dermatologist |
| MedBil | Medical Billing |
| Howard Sliker Realty | Realtor's Office |

Property Information

| 110perty mormation | | | |
|--------------------------|---|--|--|
| Property Type | Office | | |
| Zoning | 20-C2 | | |
| Lot Size | 61,436 SF | | |
| APN # | 7821657 | | |
| Corner Property | Yes | | |
| Traffic Count | 10,400 VPD | | |
| Traffic Count Street | N. Holland Sylvania Rd. | | |
| Parking & Transportation | | | |
| Parking Type | Surface Lot | | |
| Number of Parking Spaces | 70 | | |
| Utilities & Amenities | | | |
| Number of Elevators | 1 | | |
| Central HVAC | Yes | | |
| Electric | Toledo Edison | | |
| Gas | Columbia Gas | | |
| Water | Sylvania Twp | | |
| Lease Details | | | |
| Term | 3 to 5 years | | |
| Security Deposit | One Month's Rent | | |
| Options | Negotiable | | |
| Free Rent | Negotiable | | |
| Improvement Allowance | Negotiable | | |
| Tenant Responsibilities | Janitorial and Content Liability Insurance | | |
| Signage | Yes- Monument Sign | | |
| | | | |

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Suite 101- 2,094 SF (Landlord currently renovating)



















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102 A - 890 SF









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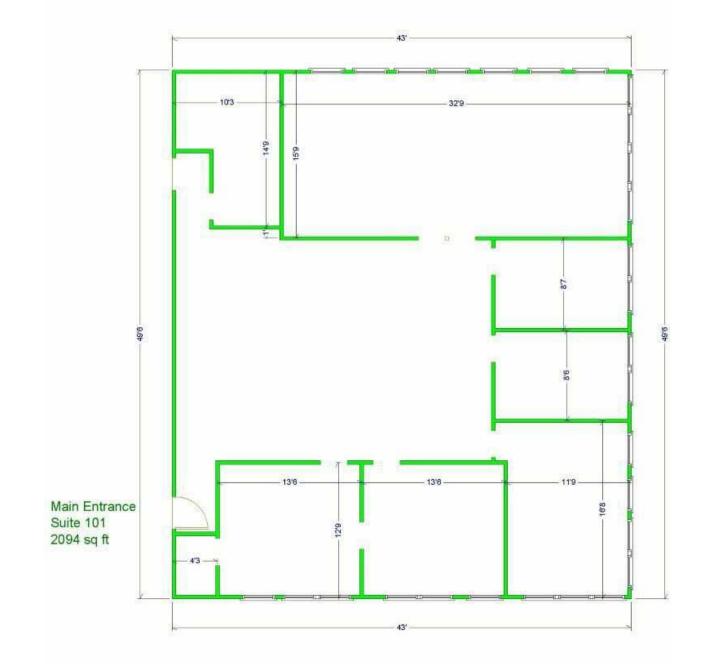
Suite 103 - 936 SF







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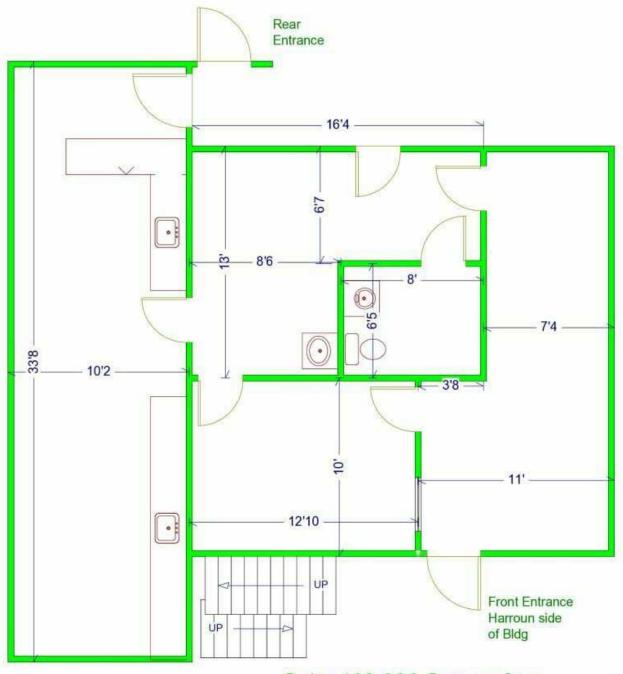
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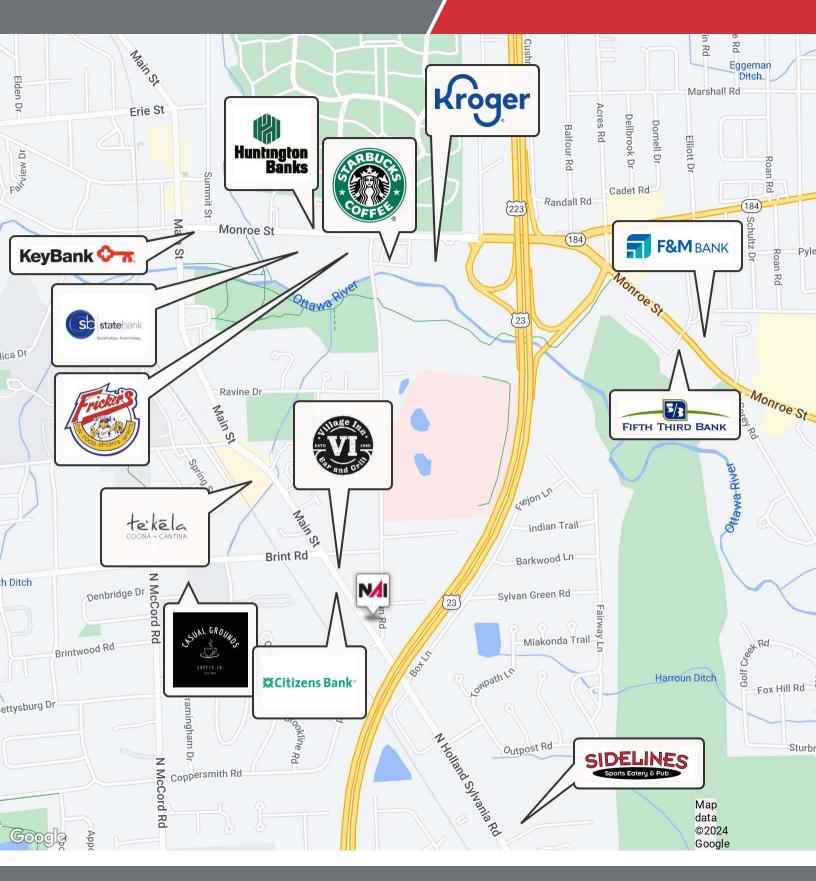
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Suite 103 936 Square feet

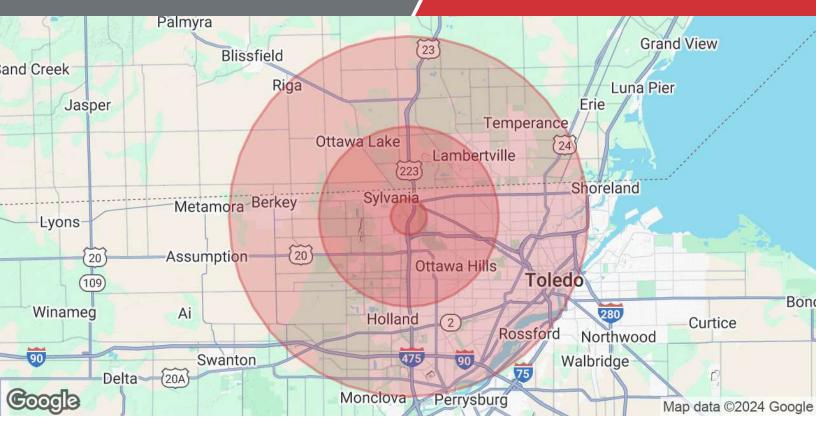
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Local Retailer Map



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Area Demographics



| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,266 | 136,388 | 370,962 |
| Average Age | 44 | 42 | 41 |
| Average Age (Male) | 42 | 40 | 39 |
| Average Age (Female) | 46 | 43 | 42 |
| Households & Income | 1 Mile | 5 Miles | 10 Miles |
| Total Households | 3,204 | 57,968 | 158,758 |
| # of Persons per HH | 2.3 | 2.4 | 2.3 |
| Average HH Income | \$116,874 | \$104,672 | \$83,483 |
| | | | |
| Average House Value | \$302,201 | \$242,730 | \$191,407 |

Demographics data derived from AlphaMap

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