

5800 MONROE STREET
BUILDING A – UNIT 2
SYLVANIA, OH 43560

OFFICE CONDO UNIT FOR LEASE
2,306 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

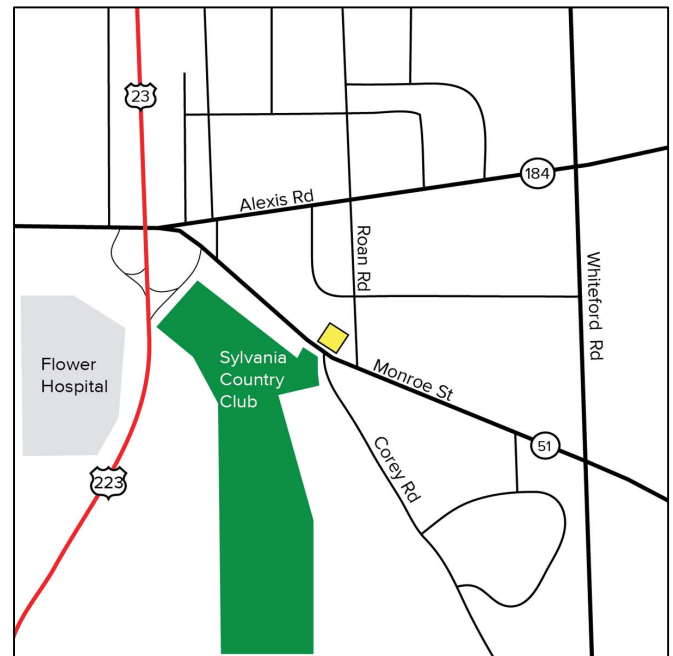
FULL-SERVICE COMMERCIAL REAL ESTATE

COUNTRY SQUARE CONDOMINIUMS



GENERAL INFORMATION

Lease Price:	\$1,900/month gross
Space Available:	2,306 sq. ft.
Building Size:	4,944 sq. ft.
Number of Stories:	1
Year Constructed:	1970
Condition:	Good
Lot Dimensions:	550' x 996' (entire complex)
Acreage:	Condominium complex
Closest Cross Street:	Corey Road
County:	Lucas
Zoning:	B-4
Parking:	In common with condominium complex
Curb Cuts:	3
Street:	4 lane with center turn lane



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Asphalt shingle – New replacement roof – June 2018
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	No – slab
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	3 Total – 1 restroom in Suite A
Security System:	No – Wiring is present but is not active or included.
Sprinklers:	No
Signage:	Facia and freestanding sign at the gateway to the condo complex

Suite A layout consists of the following:

- Large lobby
- 6 Offices
- Storage
- In suite restroom
- Freshly painted and professionally cleaned carpeting.

BUILDING INFORMATION

Current Occupant:	Suite B - Harmony Chiropractic Center, Inc. Suite A - Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes - but Condo Association Restrictions apply.
Key Available:	Lockbox

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 Month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for content/liability insurance & suite janitorial	

2019 REAL ESTATE TAXES

TD:	82
Parcel:	14064
Assessor Number:	45-040-112
Total Taxes:	\$8,076.75

For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

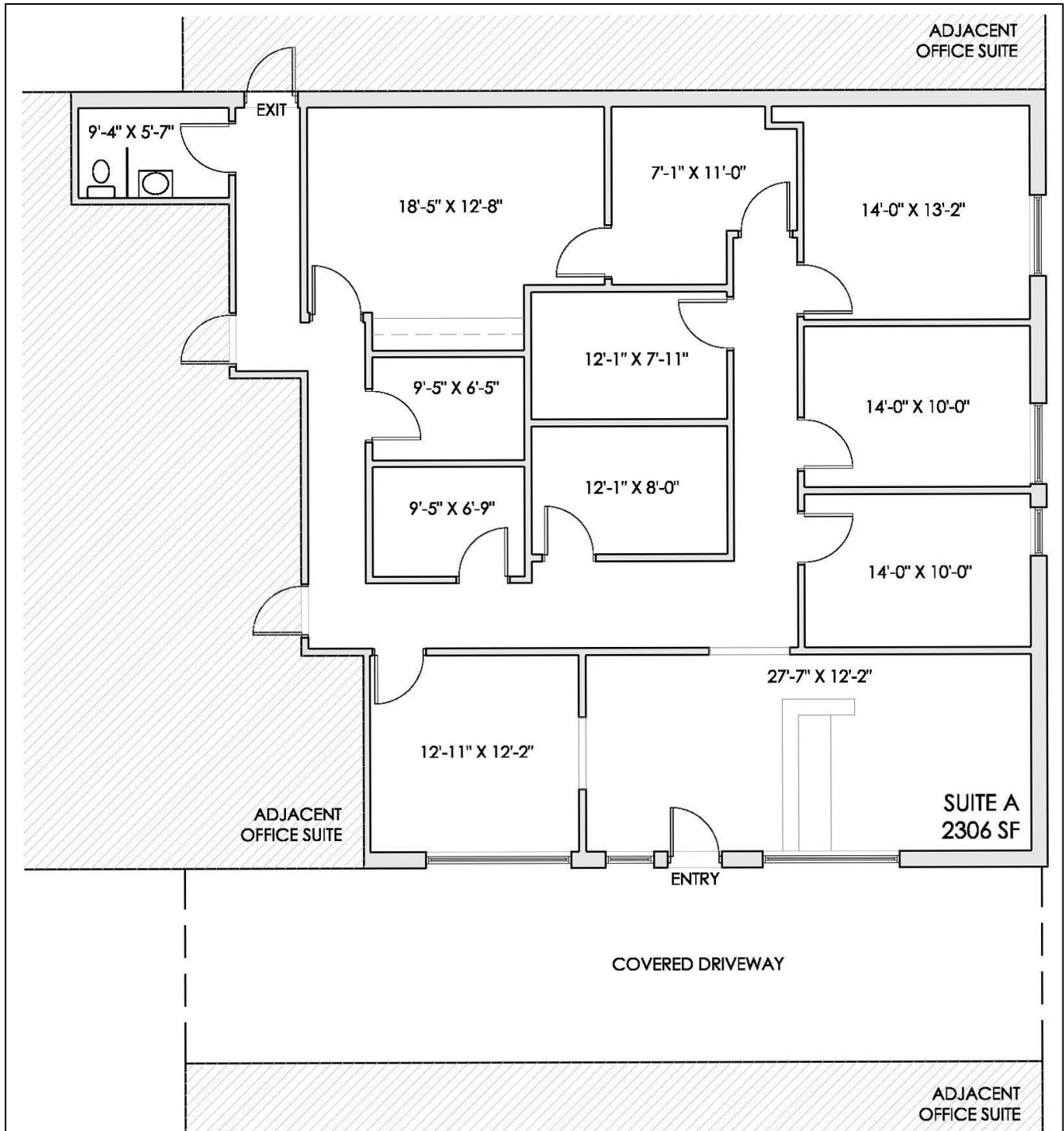
SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

5800 Monroe Street, Building A - Unit 2, Sylvania, OH 43560

Office Condo Unit For Lease

2,306
Square Feet
AVAILABLE

Suite A - Floorplan



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Suite A -



For more information, please contact:
MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Aerial Photo & Demographics



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,257	\$59,017
3 MILE	52,548	\$71,629
5 MILE	145,271	\$66,827

TRAFFIC COUNTS (TWO-WAY)

Monroe Street	19,038 cars per day (2018)
.052 miles to US 23	
Exit 234 US 51 / US 184 east – Monroe Street	

For more information, please contact:

MEGAN MALCZEWSKI
(419) 249 6314, CCIM
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com