

835 EAST BROADWAY STREET  
TOLEDO, OH 43605

OFFICE BUILDING FOR LEASE  
2,206 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## EAST TOLEDO OFFICE BUILDING



### GENERAL INFORMATION

Price:	\$1,300/month + utilities
Building Size:	2,206 square feet*
Number of Stories:	One
Year Constructed:	1969
Condition:	Excellent/completely remodeled 2021
Acreage:	0.273 acres
Closest Cross Street:	Woodville Road
County:	Lucas
Zoning:	Regional Commercial
Parking:	13 spaces
Curb Cuts:	One
Street:	2 lane with turn



\*2,192 square feet per Auditor

For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 215 1008  
mmalczewski@signatureassociates.com

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

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### BUILDING SPECIFICATIONS

Exterior Walls:	Siding & brick
Structural System:	Block/wood
Roof:	New Mansard shingled/flat rubber
Floors:	Concrete
Floor Coverings:	Vinyl/epoxy
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Yes
Power:	400a/240/208v/3-phase multiple panels
Restrooms:	One
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Pole & façade

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	See agent for access

### LEASE DETAILS

Term:	3 - 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	Utilities

### 2025 REAL ESTATE TAXES

TD:	04
Parcels:	51527
Assessor Number:	07044042
Total Taxes:	\$454.92

### Comments:

- 3 exam rooms/offices, reception area, waiting room, treatment area, x-ray room, small and large procedure rooms, office and staff lounge.
- Completely renovated for the Toledo Area Humane Society Family Pet Clinic in 2021.
- New roof and new HVAC.

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Pole sign



Parking

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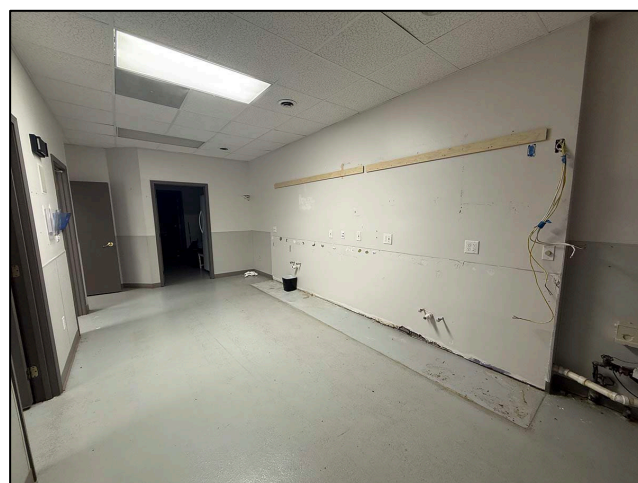
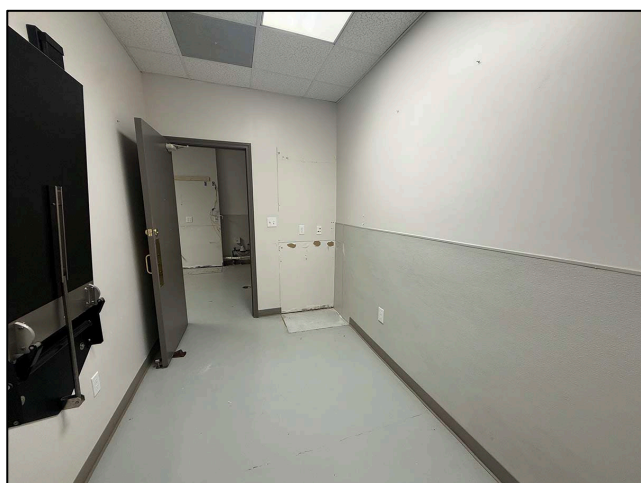
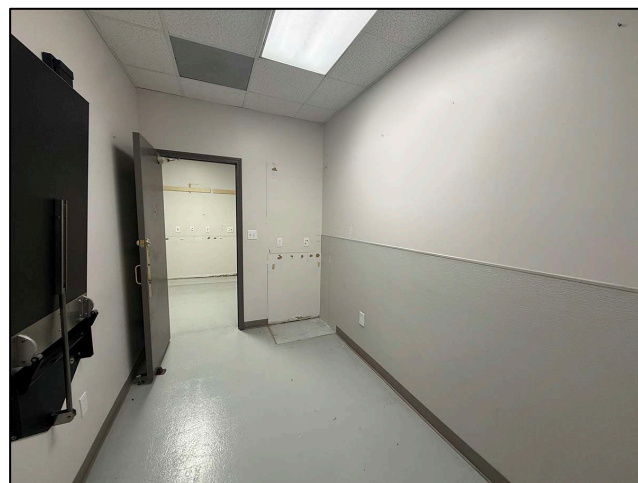
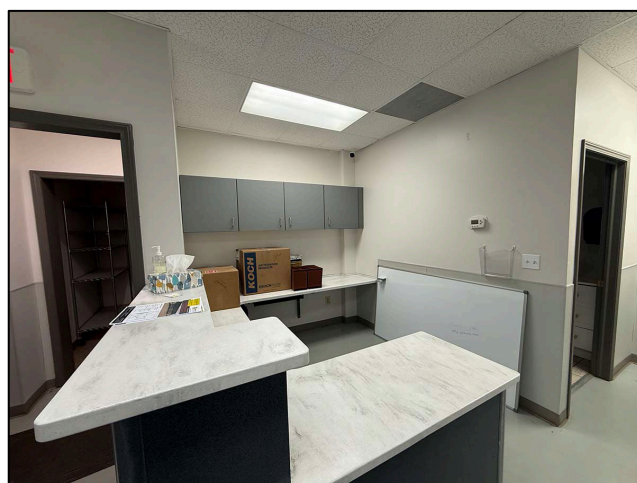
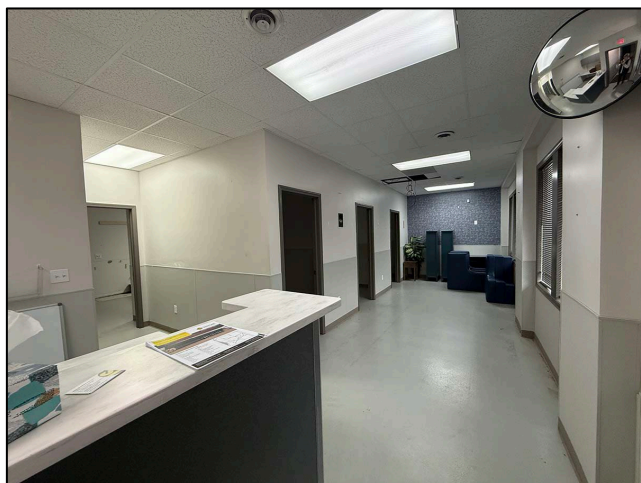
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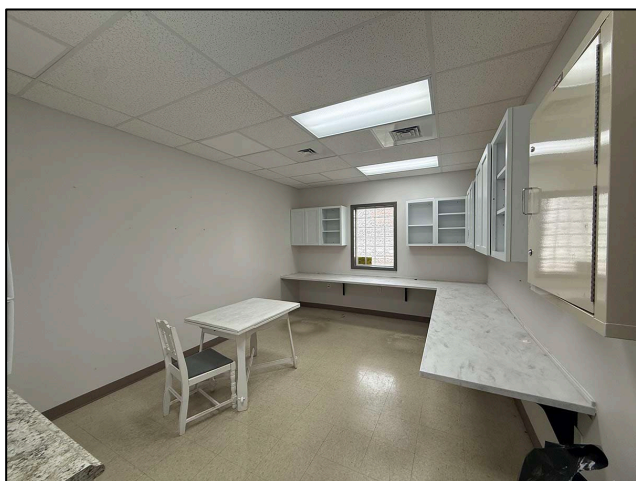
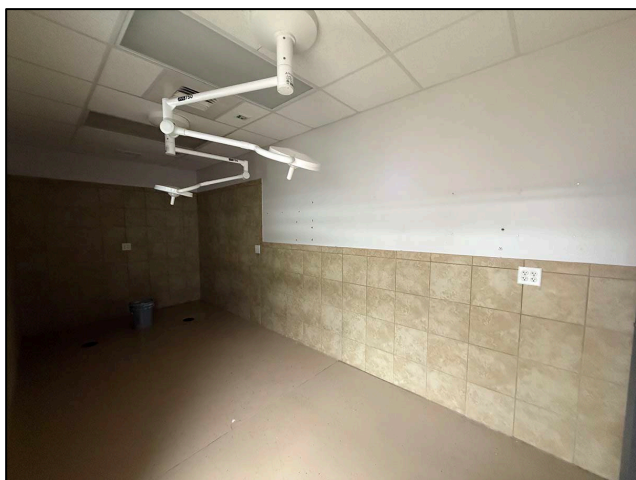
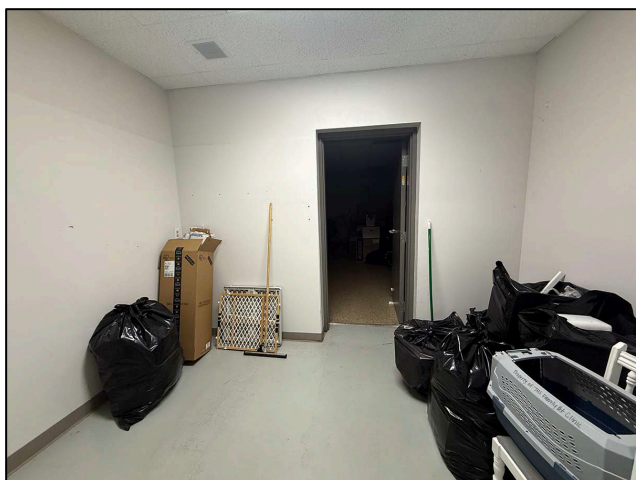
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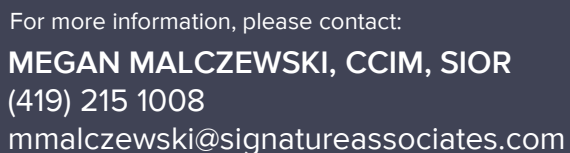
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