

1217 JEFFERSON AVENUE
TOLEDO, OH 43624

OFFICE SPACE FOR LEASE
1,100 Square Feet Available



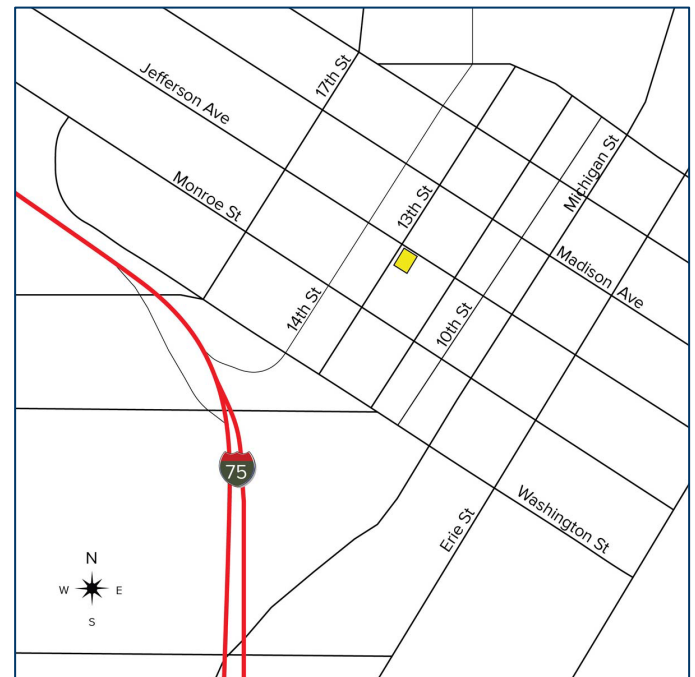
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,350 per month
Space Available:	1,100 square feet
Building Size:	6,006 square feet
Number of Stories:	1
Year Constructed:	1973
Condition:	Very good
Closest Cross Street:	13th Street
County:	Lucas
Zoning:	CR
Parking:	20 shared
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

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

1217 Jefferson Avenue, Toledo, OH 43624

Office Space For Lease

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AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block and steel joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet, vinyl and laminate
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2 in common
Sprinklers:	No
Signage:	Awning and monument
Delivery Area:	Side door

Comments:

- Very clean office space.
- Includes parking.
- Secure side entrance to building from parking lot.
- Centrally located.
- Monument sign.
- 4 nice sized offices, reception and bullpen.

BUILDING INFORMATION

Current Tenant:	Attorney
Occupancy Date:	30 days from lease execution
Other Tenants:	NYAP and Kurt Young, attorney
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Gas and electric

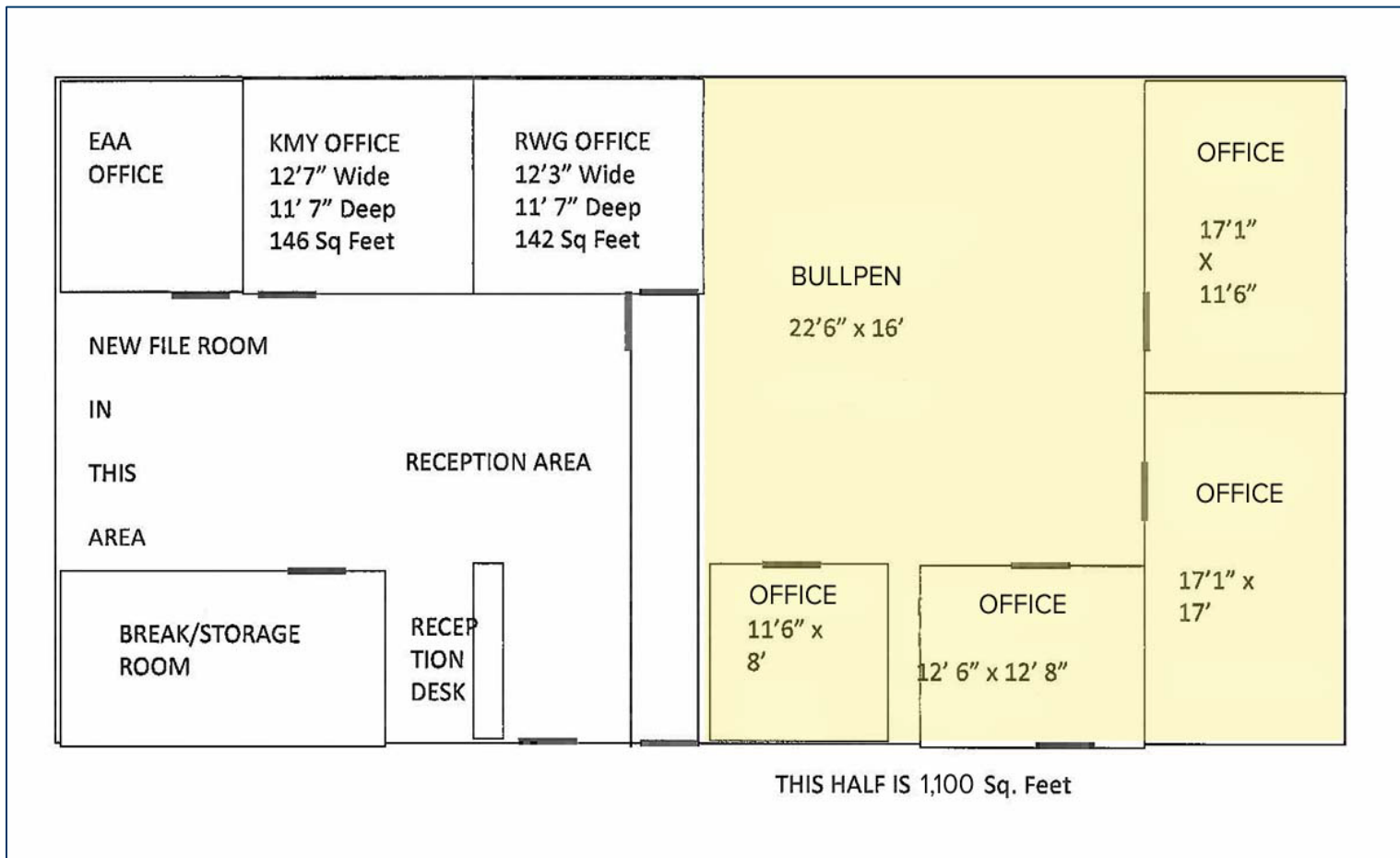
2025 REAL ESTATE TAXES

TD:	12
Parcel:	27397
Assessor Number:	01-336-020
Total Taxes:	\$4,056.43

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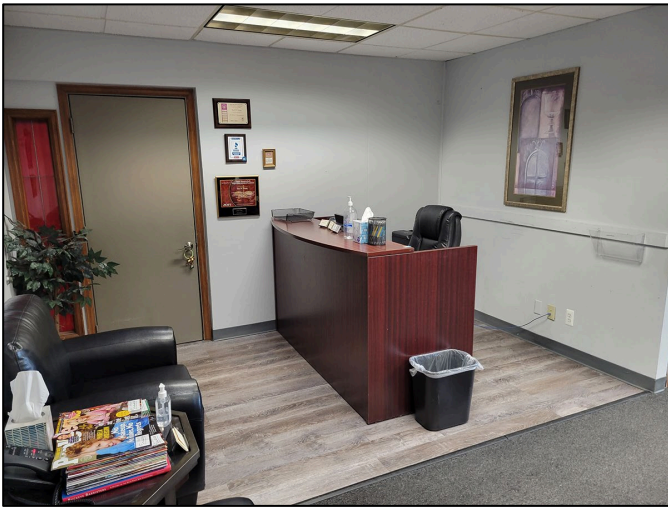
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