

7130 SPRING MEADOWS WEST  
SPRINGFIELD TWP (HOLLAND), OH 43528

OFFICE BUILDING FOR SALE & LEASE  
4,000 - 8,160 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



 **VIEW  
360° TOUR**

## GENERAL INFORMATION

Sale Price:	\$995,500 (\$122/sf)
Lease Rate:	\$12.75/SF NNN
Available Space:	4,000 - 8,160 square feet
Building Size:	8,160 square feet per Auditor
Number of Stories:	One
Year Constructed:	1995, updated throughout 2023
Condition:	Excellent – “like new”
Acreage:	.752 acres
Closest Cross Street:	Airport Highway
County:	Lucas
Zoning:	C-2
Parking:	40 spaces
Curb Cuts:	1 with back entry easement
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608  
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**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick/veneer, metal panel siding
Structural System:	Wood frame/concrete block foundation
Roof:	Standing seam metal pitched
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8'
Heating:	Gas forced air with 5 air furnace units located in the attic.
Air Conditioning:	Central (ground mounted units) – one 2-ton, one 3-ton and three 5-tons. Mini split for cooling of computer server room.
Power:	Two - 200amp main panels. One - 100amp house panel. 120/240volt
Restrooms:	Six – 1 with shower
Security System:	Yes – Habitec with cameras, retina entry and fob access. Magnetic locking exterior doors.
Sprinklers:	None
Signage:	Street & and digital sign at main entrance

**BUILDING INFORMATION**

Current Occupant:	Unoccupied
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange hours with Megan 419.215.1008

**LEASE DETAILS**

Term:	5 – 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	CAM, utilities, taxes, suite janitorial

**2024 REAL ESTATE TAXES**

TD:	65
Parcels:	88329
Assessor Number:	28211021
Total Taxes:	\$19,537.00
Land valuation:	\$118,200
Improvement valuation:	\$504,900
Total valuation:	\$623,100

**Comments:**

- 1 mile from I-475/US-23 and 4 miles to Ohio Turnpike (I-80/90).
- Located on a heavily traveled retail/office corridor. Office development at a signalized intersection.
- Seller recently purchased the property and completed due diligence August 2022; includes Seagate Inspection report (building envelope and roof), survey, architectural drawing, and title commitment.
- Located in Holland/Springfield JEDZ (Joint Economic Development Zone) and will enable the collection of a 1.5% payroll/earning tax on businesses and individuals who work in the Zone.
- One furnace was replaced in May 2023.
- All new cabling/internet/security wiring.
- Furniture available separately from real estate.

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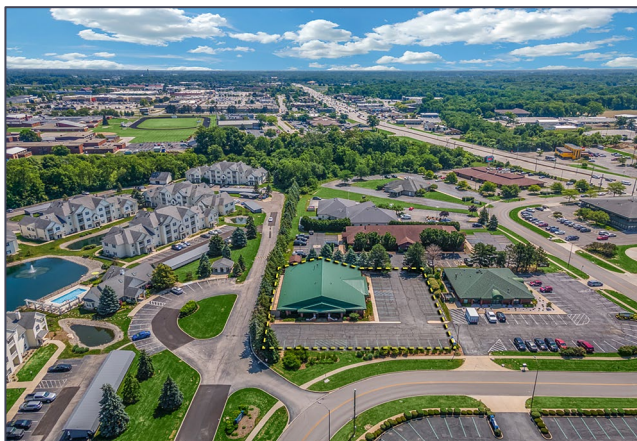
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Main entrance



Side entrance

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Patio



Digital sign



Generator

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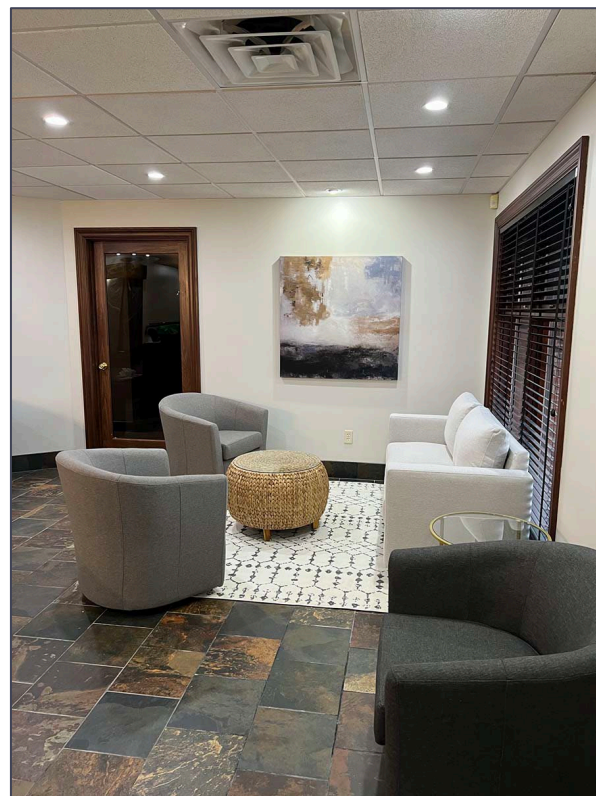
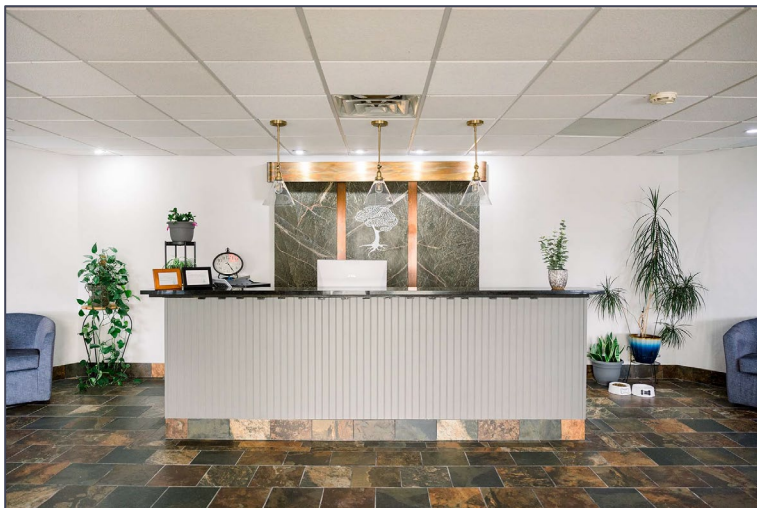
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Executive office



Kitchenette in Executive office



Office



Office



Office

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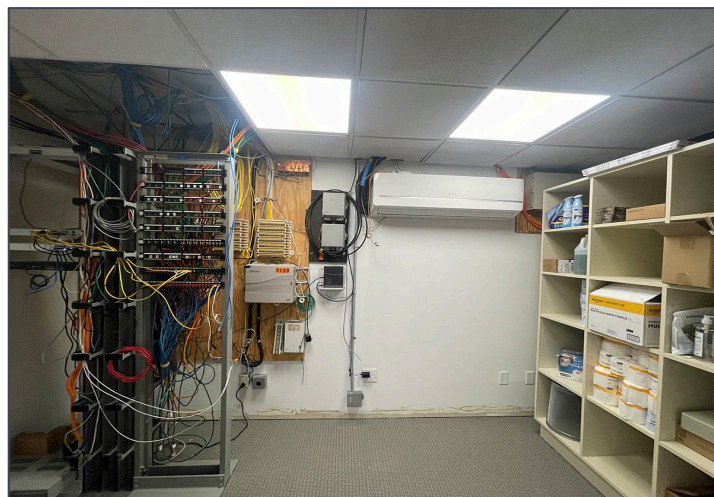
Kitchen



Multi purpose room



Copy/mail room



IT closet

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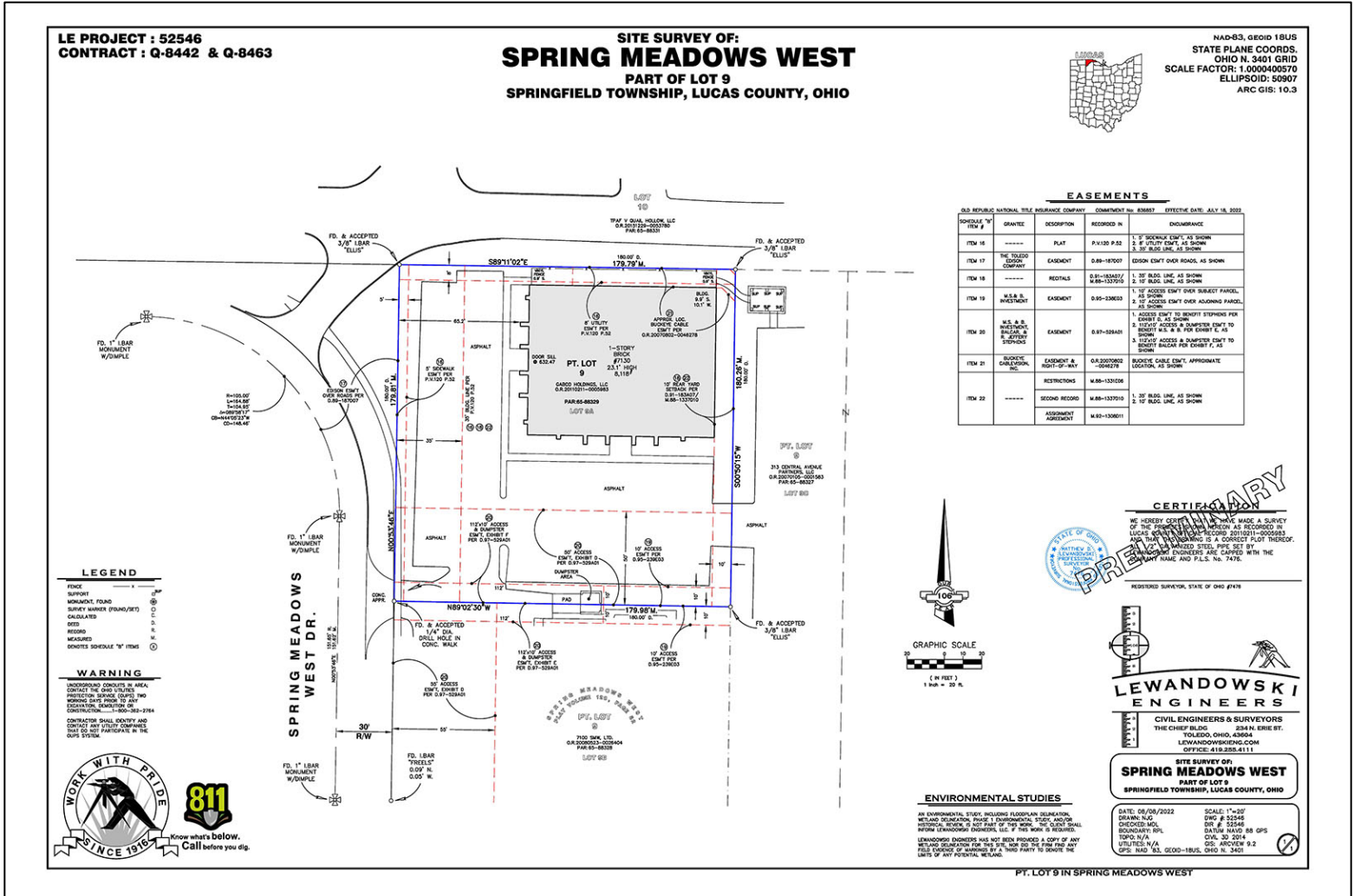
- Seller completed significant building improvements totaling over \$275,000. Improvements completed by D2 Dodson Construction. Dodson added a hallway to connect the front and back half of the building during renovations and included the following:
  - Construction of 6 new offices and 1 large conference room.
  - Ceiling grid rework to balance heat and air.
  - Added additional electrical wiring in newly constructed areas.
  - Improved receptionist desk.
  - Painted throughout.
  - New carpet/flooring.
  - Refreshed restrooms with sinks, fixtures, cabinets, countertops, new floor and shower in large executive office.
  - Kitchen cabinets painted and refreshed, all new hardware, backsplash.
  - New cabinets and countertops in copy room and storage spaces in IT room.

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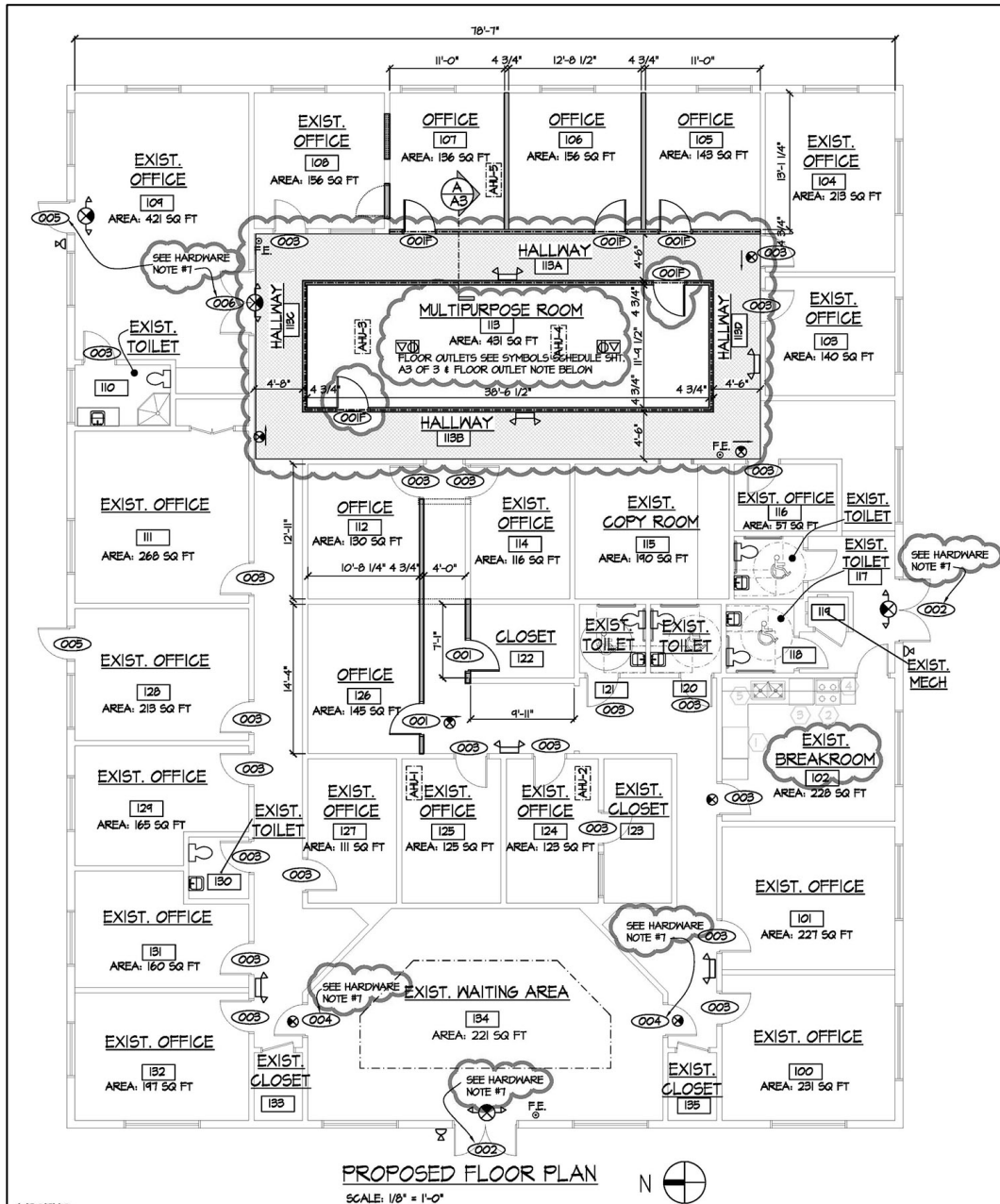


DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,446	\$70,146
3 MILE	47,225	\$66,767
5 MILE	120,132	\$65,575

TRAFFIC COUNTS (TWO-WAY)	
AIRPORT HIGHWAY	22,517 (2021)
HOLLOWAY ROAD	8,333 (2021)

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- Receptionist desk.
- 21 offices (includes 1 large executive office with a restroom/shower).
- Kitchen.
- IT closet.
- Large multi-purpose room.
- Outdoor concrete stamped patio.
- 1 large waiting area with custom finish storage areas throughout.

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