



## 3500 Granite Circle

Toledo, Ohio 43617

### Property Highlights

- Class A Office space for sale or lease
- 7,840 of Turn-key professional office. Two private entrances. 20 Private offices, 13 perimeter, 2 executive w/ shared conference area. 1 large conference room. Large kitchenette.
- 4 in suite ADA restroom, 1 w/ shower
- Dedicated IT w/ supplemental cooling and redundant fiber
- Polished concrete in the bull pen and common areas. Carpeted offices. Custom furniture can be made available.
- Medical endcap suite w/ 5 general offices, 4 exam rooms w/ sinks and casework. Large reception area, lab area, work/records area w/ casework. 2 ADA patient restrooms, 1 staff, one private.
- Layout is extremely functional for the majority of medical uses

### Offering Summary

Sale Price:	\$1,699,000
Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	11,840 SF
Lot Size:	1.47 SF

### For More Information

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## Location Information

Street Address	3500 Granite Circle
City, State, Zip	Toledo, OH 43617
County	Lucas
Market	Toledo
Township	Sylvania
Road Type	Paved
Nearest Highway	Interstate 475/US 23
Nearest Airport	Toledo Express Airport

## Building Information

Building Size	11,840 SF
Building Class	A
Number of Floors	1
Year Built	1997
Gross Leasable Area	11,840 SF
Roof	New

## Sale Price

\$1,699,000

## Lease Rate

\$20.00 SF/Yr

## Property Information

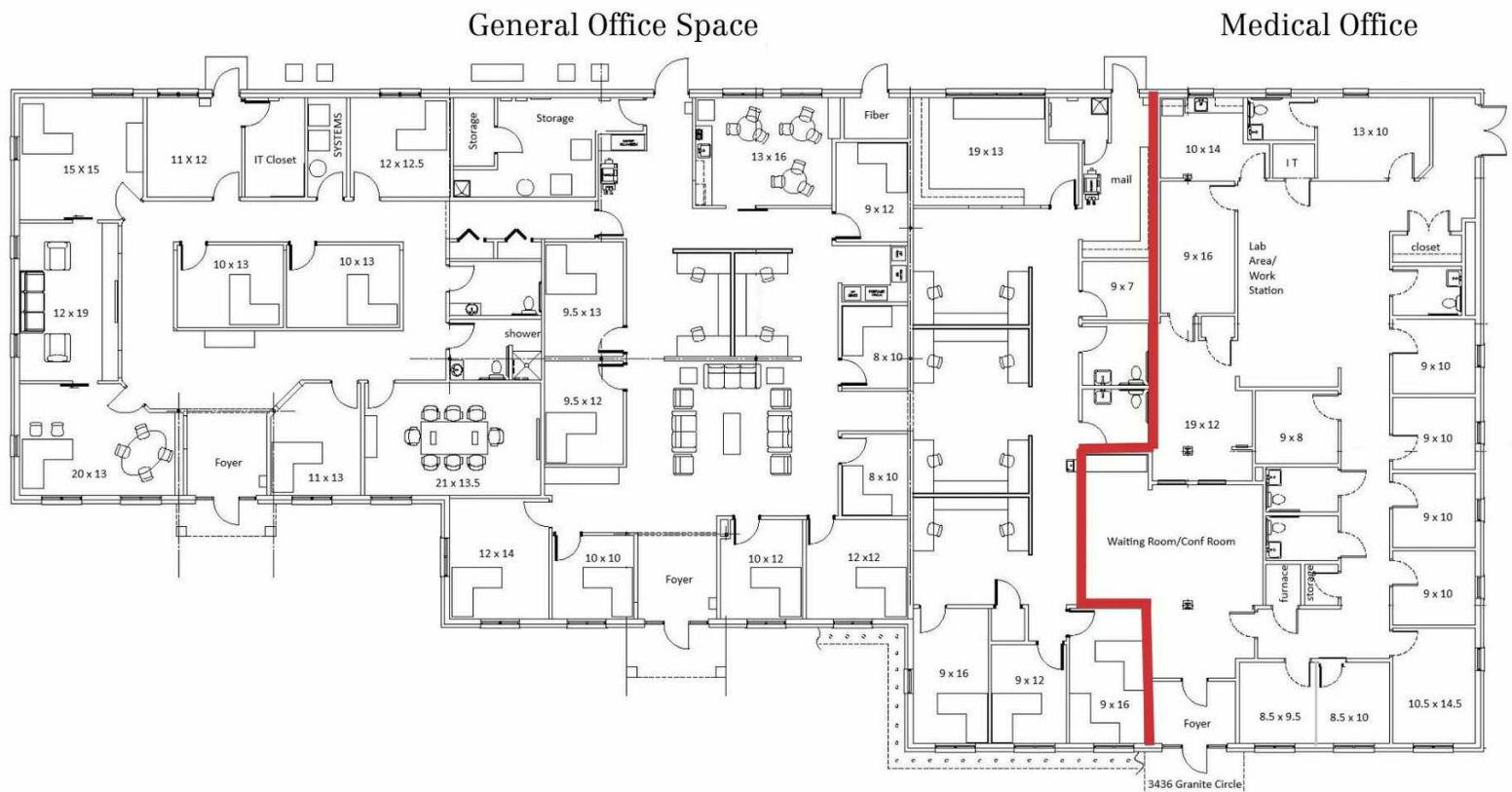
Property Type	Office
Zoning	20-M2
Lot Size	64,153 SF
APN #	79-09862
Traffic Count	33,137 VPD
Traffic Count Street	W Central Ave at Meijer Dr

## Parking & Transportation

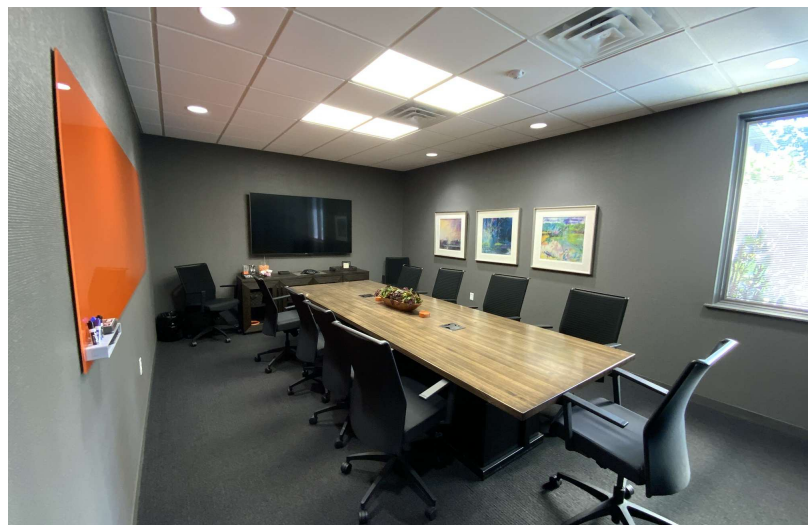
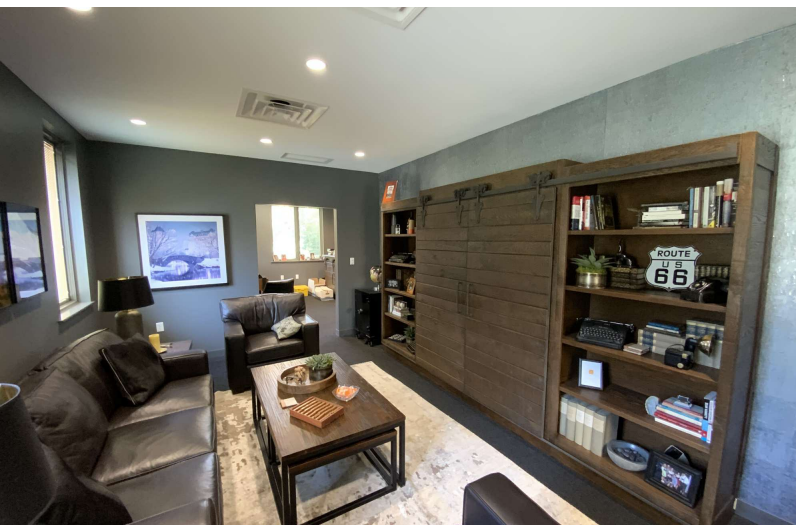
Parking Type	Paved Parking Lot
Number of Parking Spaces	46

## Utilities & Amenities

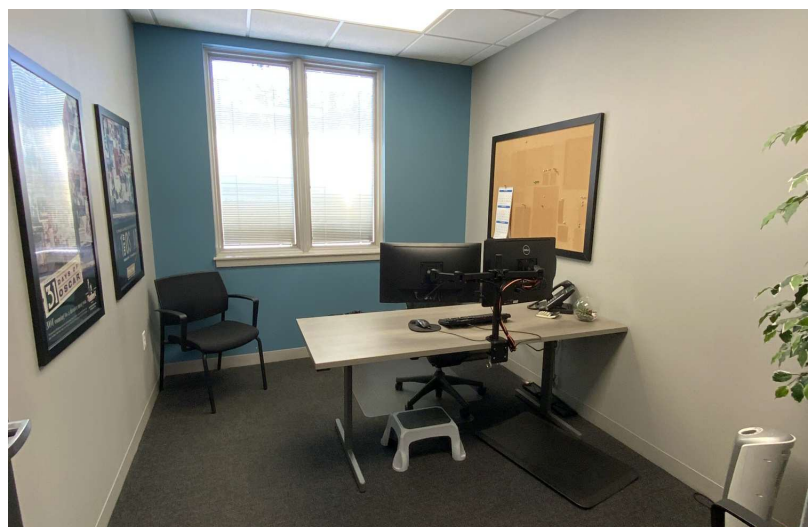
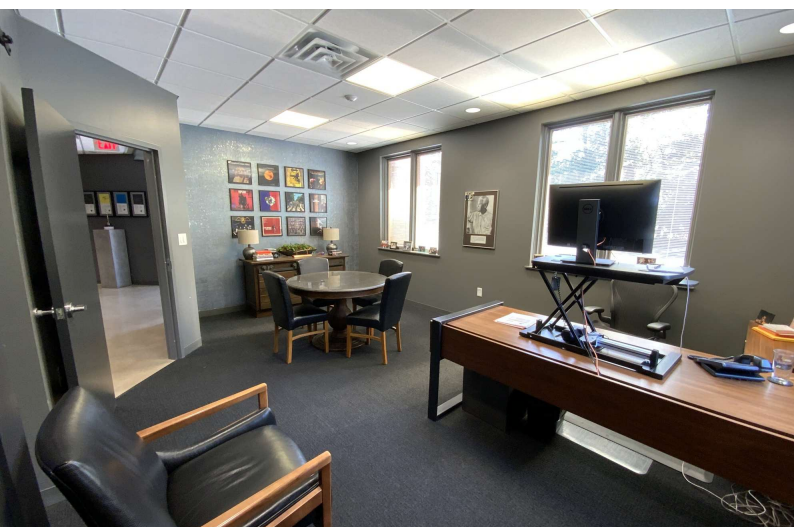
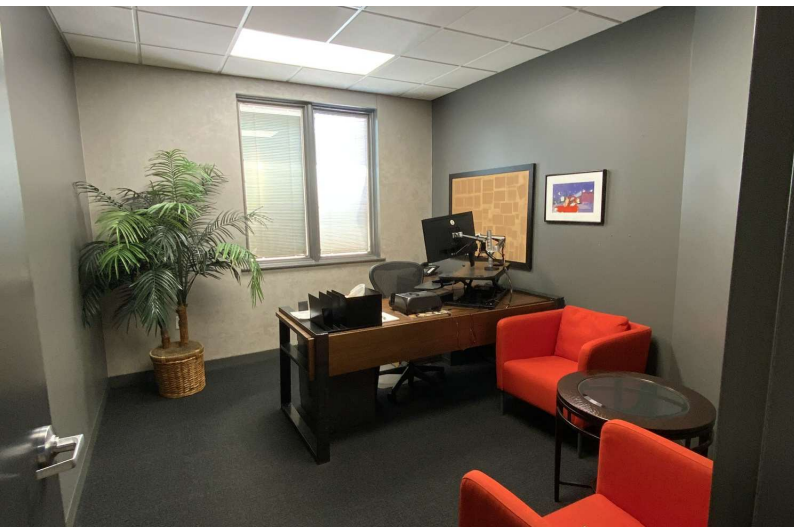
Central HVAC	Seperate units per suite
Gas / Propane	120/208 400 AMP
Roof	New (gabled and shingles)
Cable/Internet	Buckeye







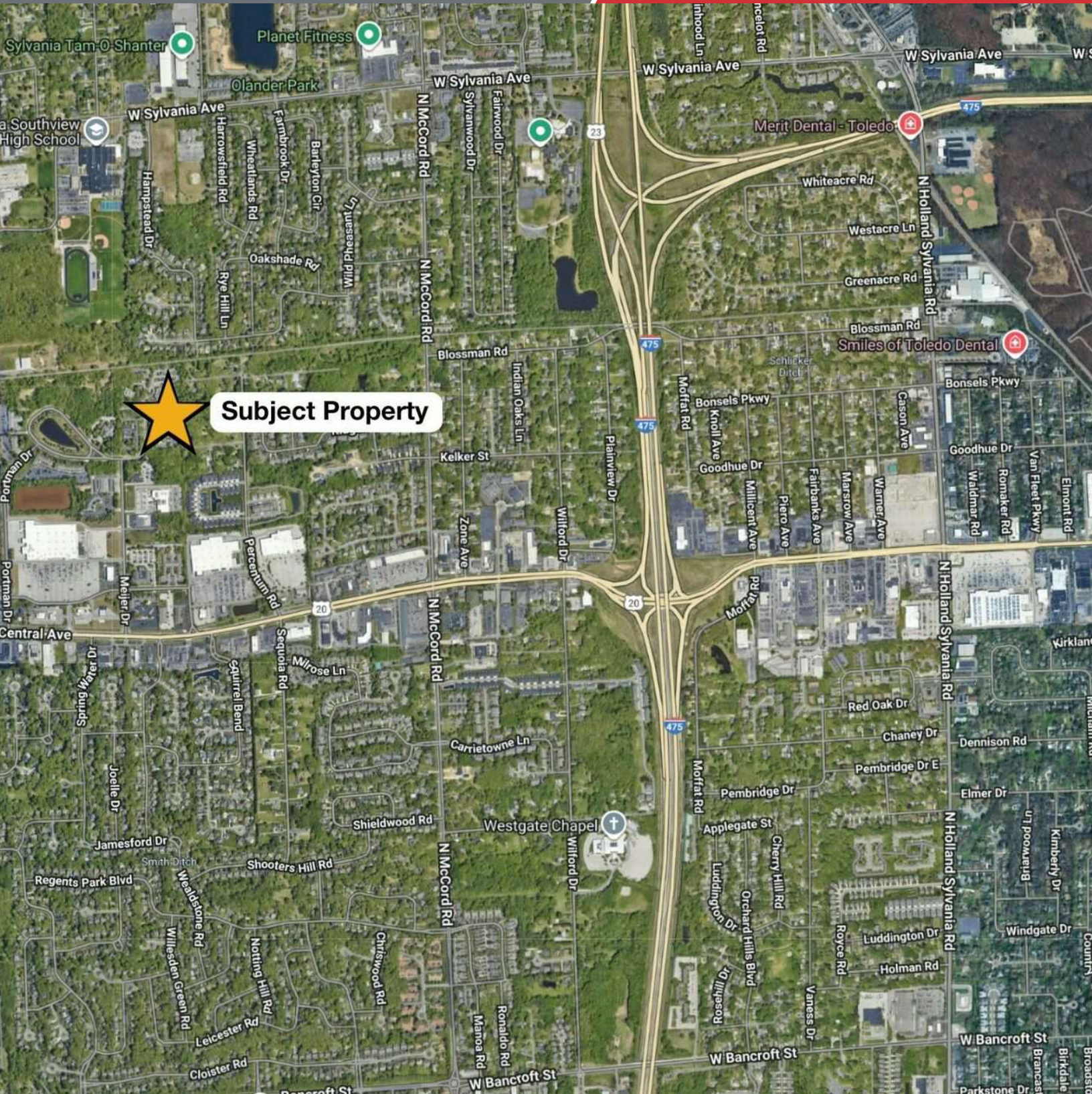








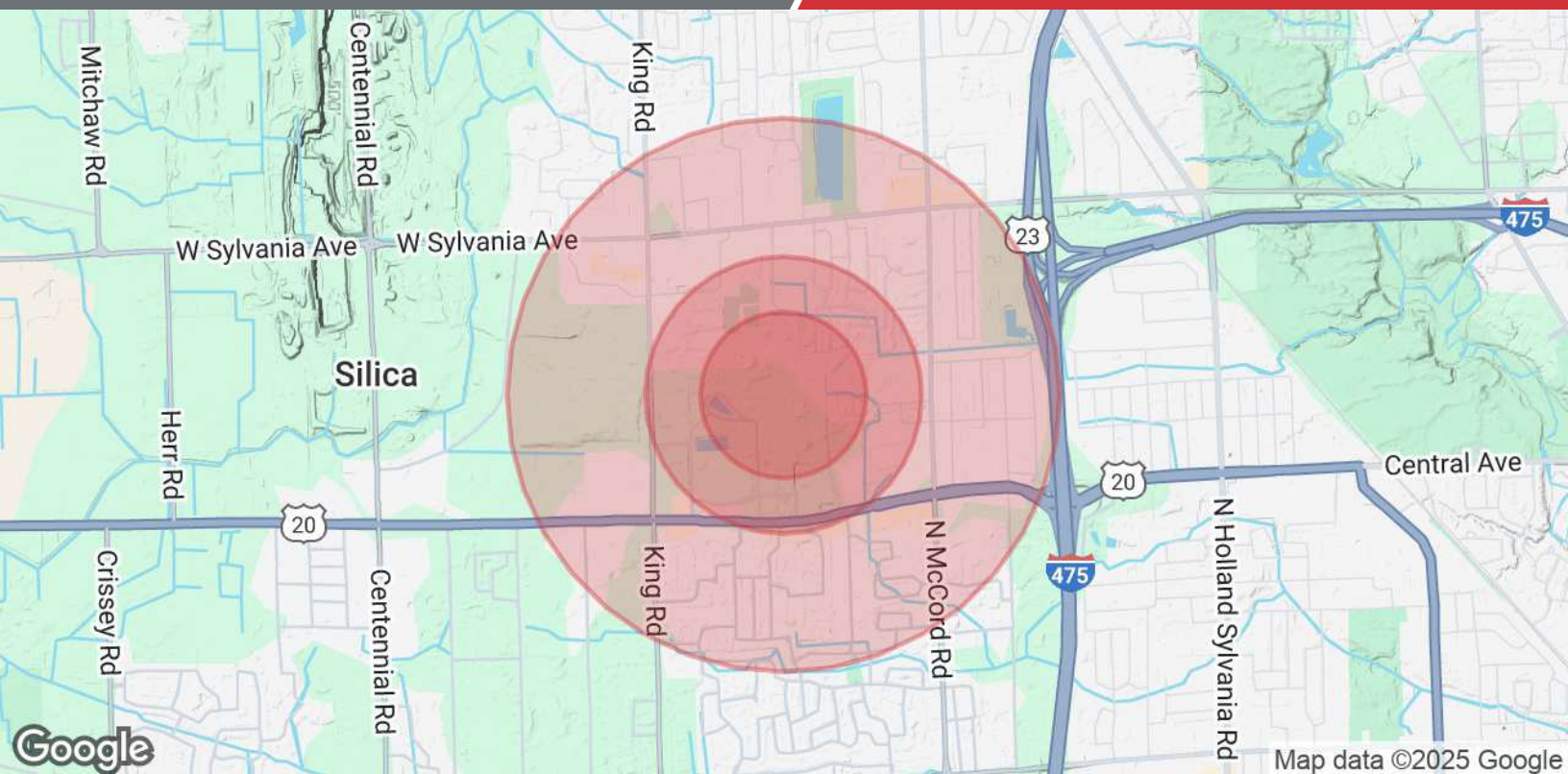




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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	242	998	6,507
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	91	376	2,569
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$142,280	\$144,227	\$146,730
Average House Value	\$265,559	\$268,285	\$283,946

Demographics data derived from AlphaMap