

OFFICE BUILDING FOR LEASE



404 S. REYNOLDS ROAD TOLEDO, OH 43615
Suite 2 | 1,224 - Suite 3 | 2,202 - Total 3,426

| | |
|------------------------------|---|
| Lease Price | \$11.00 psf modified gross |
| Available Lease Space | 3,426 sq ft. (2 Units) |
| Building Size | 5,404 sq ft. |
| Number of Stories | 1 |
| Year Built | 1978 |
| Acreage | 0.647 (per Lucas County Auditor) |
| Lot Dimensions | 150' x 182' |
| Closest Cross Street | St. Aubin |
| County | Lucas |
| Zoning | CO Office Commercial |
| Parking | 22 Spaces |
| Street | 4 lane, 2 way |



FOR MORE INFORMATION CONTACT
BUCKEYE NORTHWEST REALTY
404 S. Reynolds Rd, Suite 1 Toledo, OH 43615
Phone : 419-385-5555 | Fax : 419-776-5841

404 S. Reynolds Road, Toledo, OH 43615
Office Building For Lease (Suite 2 & Suite 3)



| BUILDING SPECIFICATIONS | |
|-------------------------|--|
| Exterior Walls | Wood Siding |
| Structural System | Wood Truss |
| Roof | Shingle |
| Floors | Concrete |
| Floor Coverings | Vinyl & Carpet |
| Ceiling Height | 9' |
| Basement | None |
| Heating | Gas Forced Air |
| Air Conditioning | Central |
| Power | 100amps 110v |
| Security System | Yes |
| Restrooms | Suite 2 : 2 Shared Suite 3 : 3 Private |
| Sprinklers | No |
| Signage | Facia & Monument |
| Overhead Door | 1 - 8'x10' |
| Delivery Area | In Rear |

| BUILDING INFORMATION | |
|---|--------------------------|
| Current Tenant | Vacant |
| Occupancy Date | Upon Lease Execution |
| Other Tenants | Buckeye Northwest Realty |
| Sign on Property | |
| Key Available | |
| LEASE DETAILS | |
| Term | 2 Year (Min) |
| Security Deposit | 1 Month's Rent |
| Options | Negotiable |
| Improvement Allowance | Negotiable |
| Tenant responsible for utilities, proportional billing of dumpster and water, content and liability insurance, suite maintenance and janitorial | |
| 2019 REAL ESTATE TAXES | |
| TD | 20 |
| Parcel | 98864 |
| Assessor # | 05-580-024.0 |
| Total Annual Taxes | \$8,968.95 |

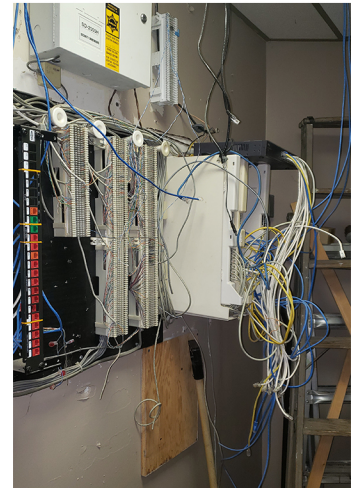
Comments:

Multi-tenant office building | Separate entrances | Utilities are separately metered
 Recently renovated interior including HVAC | Has an overhead door with garage space.
 Good traffic counts on recently improved Reynolds Road.



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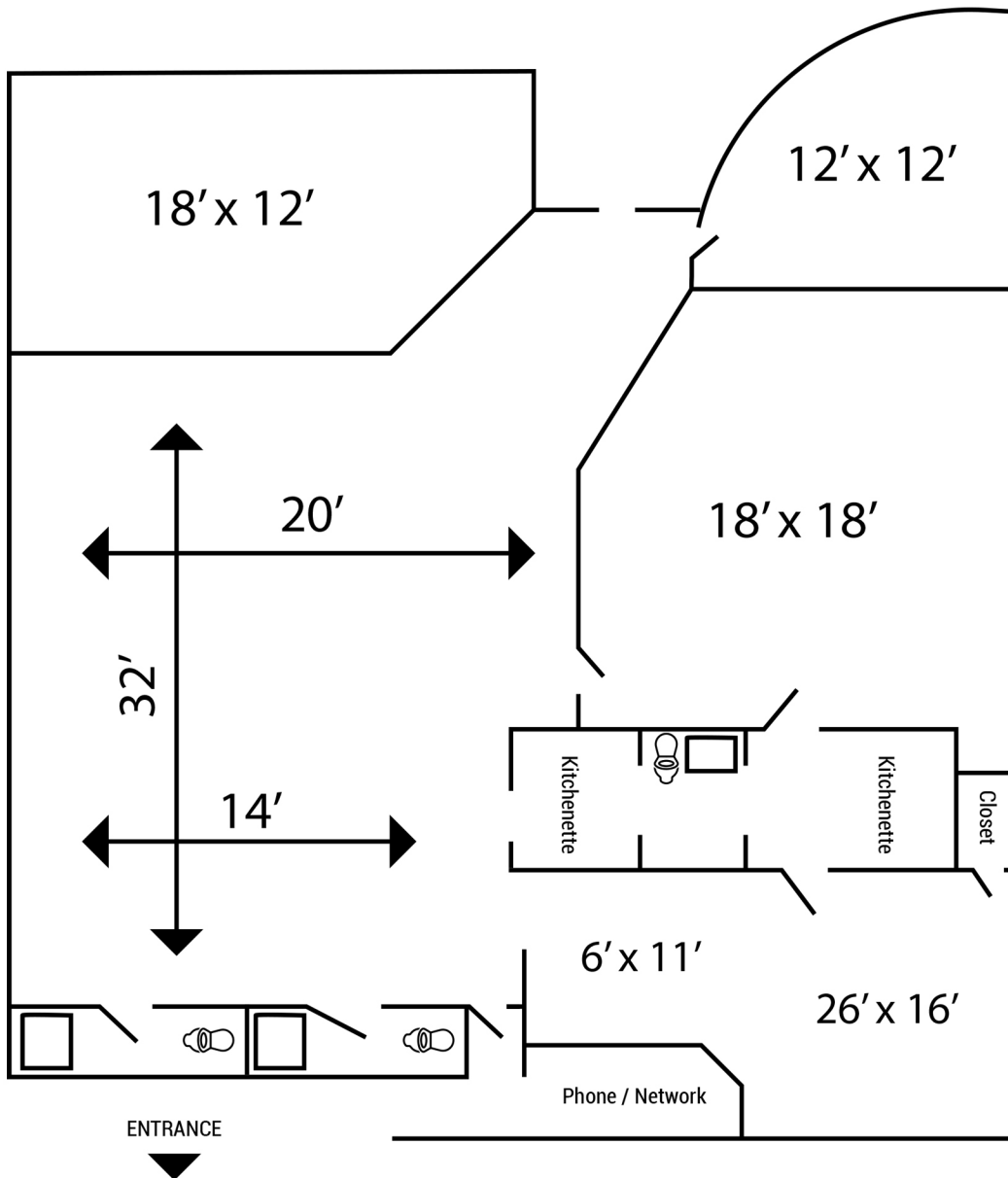
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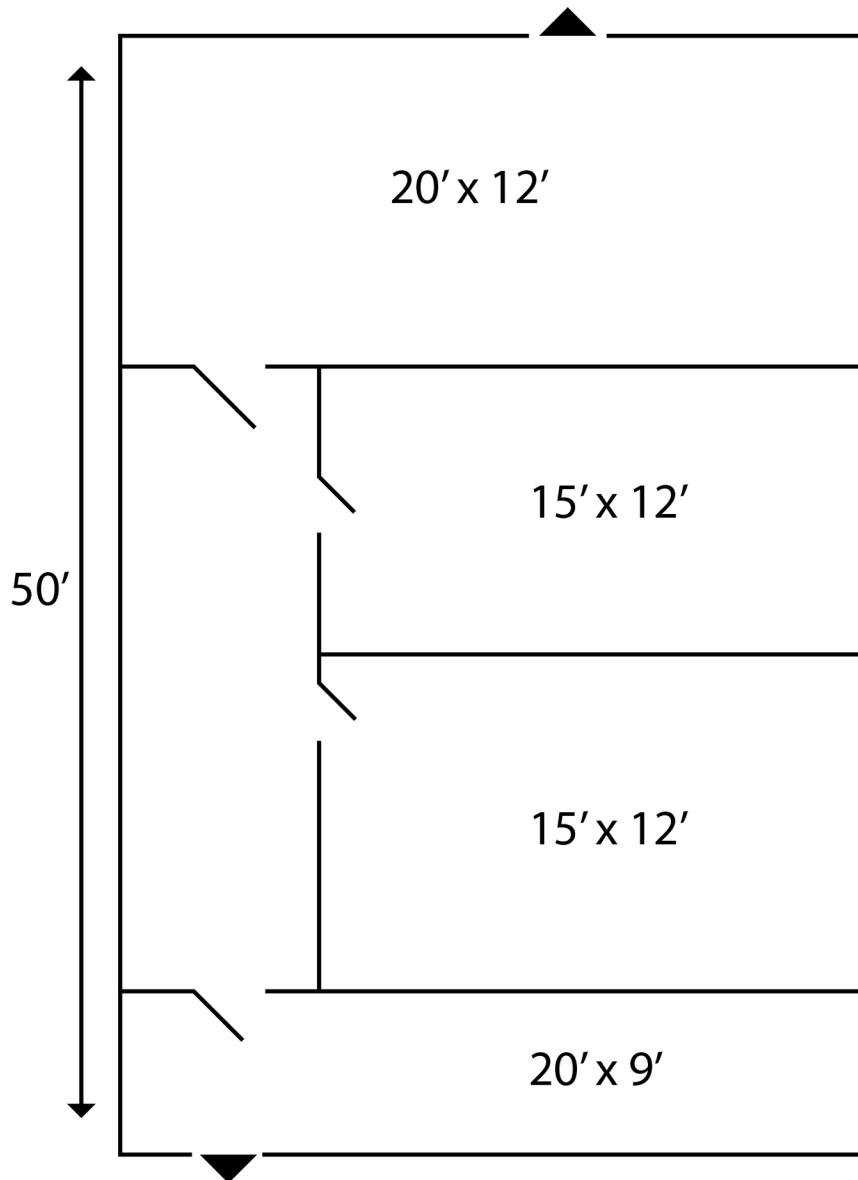
SUITE 3

2,202 sq ft.



SUITE 2

1,000 sq ft.





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