



6350 Levis Commons Blvd

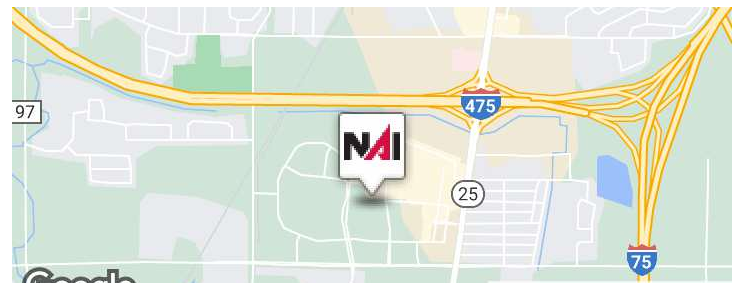
Suite 302 Perrysburg, Ohio 43551

Property Highlights

- 4,150 SF with in suite restrooms
- 3rd floor office immediately off elevator
- Private office, conference room, open concept areas
- Kitchen with seating space
- Large windows at each end allow natural light throughout
- Parking front, side, and rear of building

Property Overview

4,150 SF, 3rd floor office space available for lease in the Orleans Building of Levis Commons. Elevator access, abundant natural light throughout, private and open concept areas, ready for occupancy January 2024. Professionally managed by the NAI Harmon Group. Northwest Ohio's premier lifestyle development!



Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	4,150 SF - 3rd Floor

For More Information



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Location Information

Building Name	Orleans Building at Levis Commons
Street Address	6350 Levis Commons Boulevard Suite 302
City, State, Zip	Perrysburg, OH 43551
County	Wood
APN#	Q61-400-180007021001
Market	Toledo
Sub-market	Perrysburg
Cross-Streets	Levis Commons Blvd and Hollister Lane
Nearest Highway	Interstate 475/US 23
Nearest Airport	Toledo Express Airport
Zoning	PBP - Planned Business Park
Lot Size	3.48 Acres
Corner Property	Yes

Building Information

Building Size	65,891 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	9.5 ft
Number of Floors	3
Year Built	2007
Year Last Renovated	2017
Elevator	Yes
Central HVAC	Yes
Restrooms	2 - In Suite

Parking & Transportation

Street Parking	Yes
Parking Type	Shared surface lots front, rear and side

Lease & Tax Information

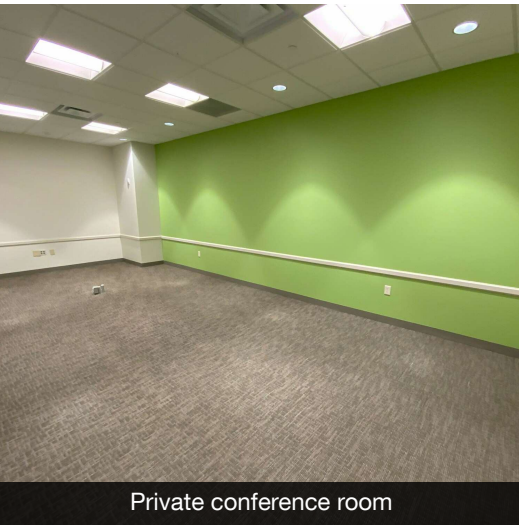
Space Available	4,150 SF
Lease Rate	\$17.00 SF NNN
Estimated Cam	\$7.00 SF
Preferred Term	60 months
Tenant Improvement Allowance	Negotiable
Heat Waterville Gas	Tenant
Electricity Toledo Edison	Tenant
Water City of Perrysburg	Tenant
Real Estate Taxes	Tenant
Insurance (Fire & Hazard)	Tenant
Content & Liability Insurance	Tenant
Janitorial	Tenant
Roof	Landlord
Structure	Landlord
Real Estate Tax Year	2023
Real Estate Taxes	\$114,111.24



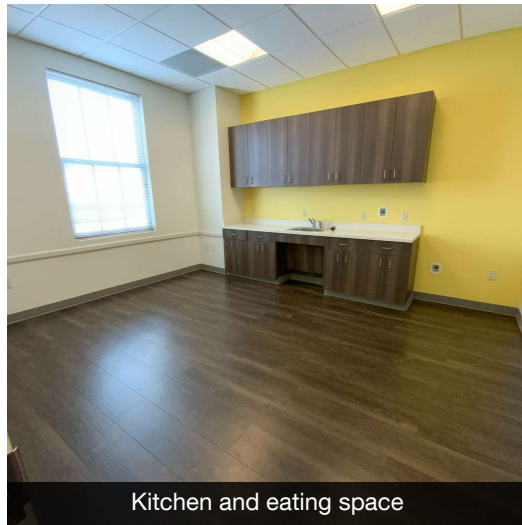
3rd floor lobby area. 2024 remodel planned



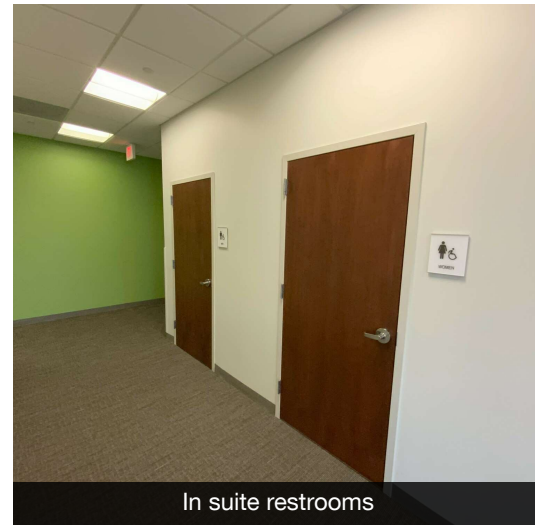
Main open concept area with windows at both ends



Private conference room



Kitchen and eating space



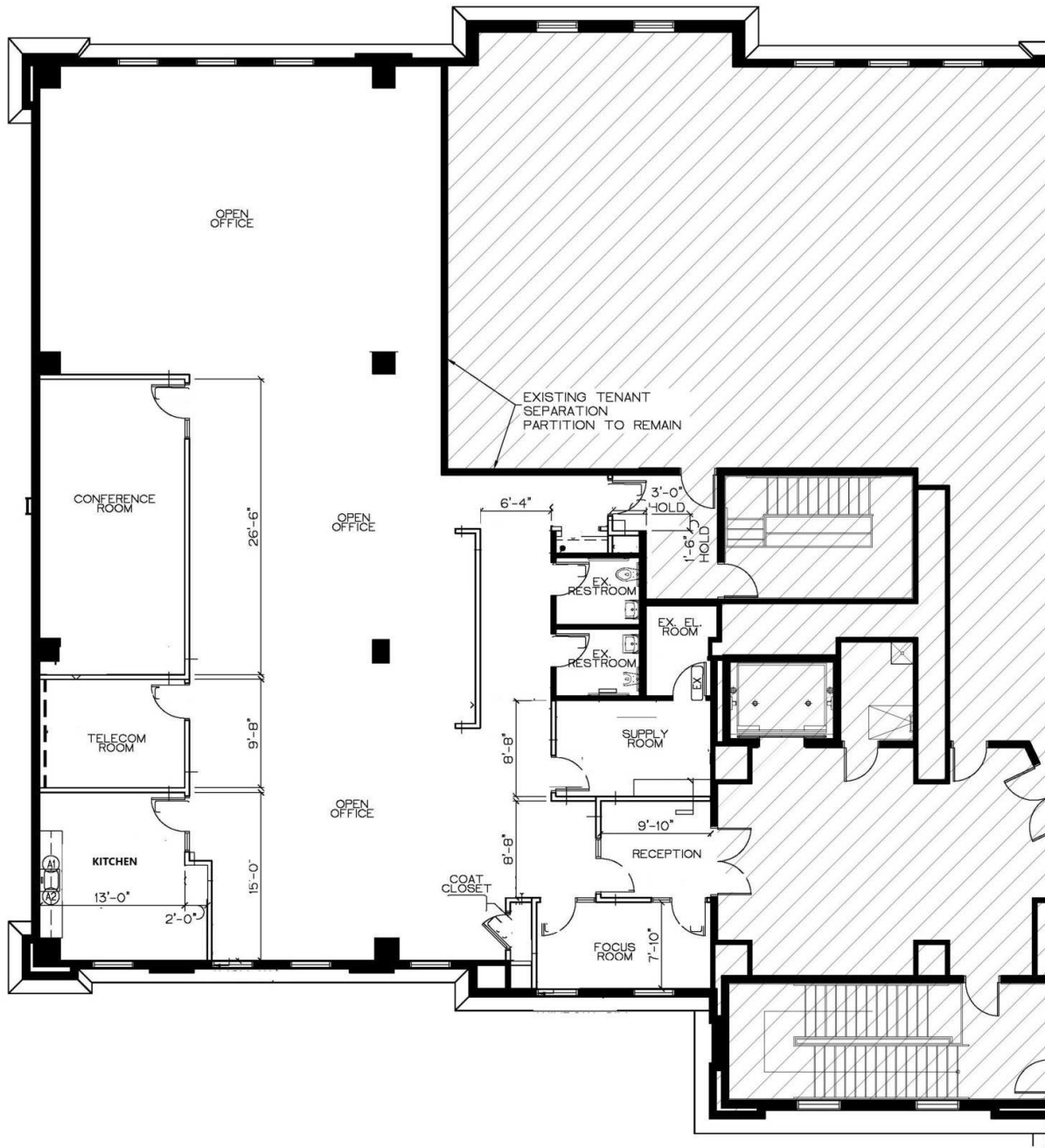
In suite restrooms

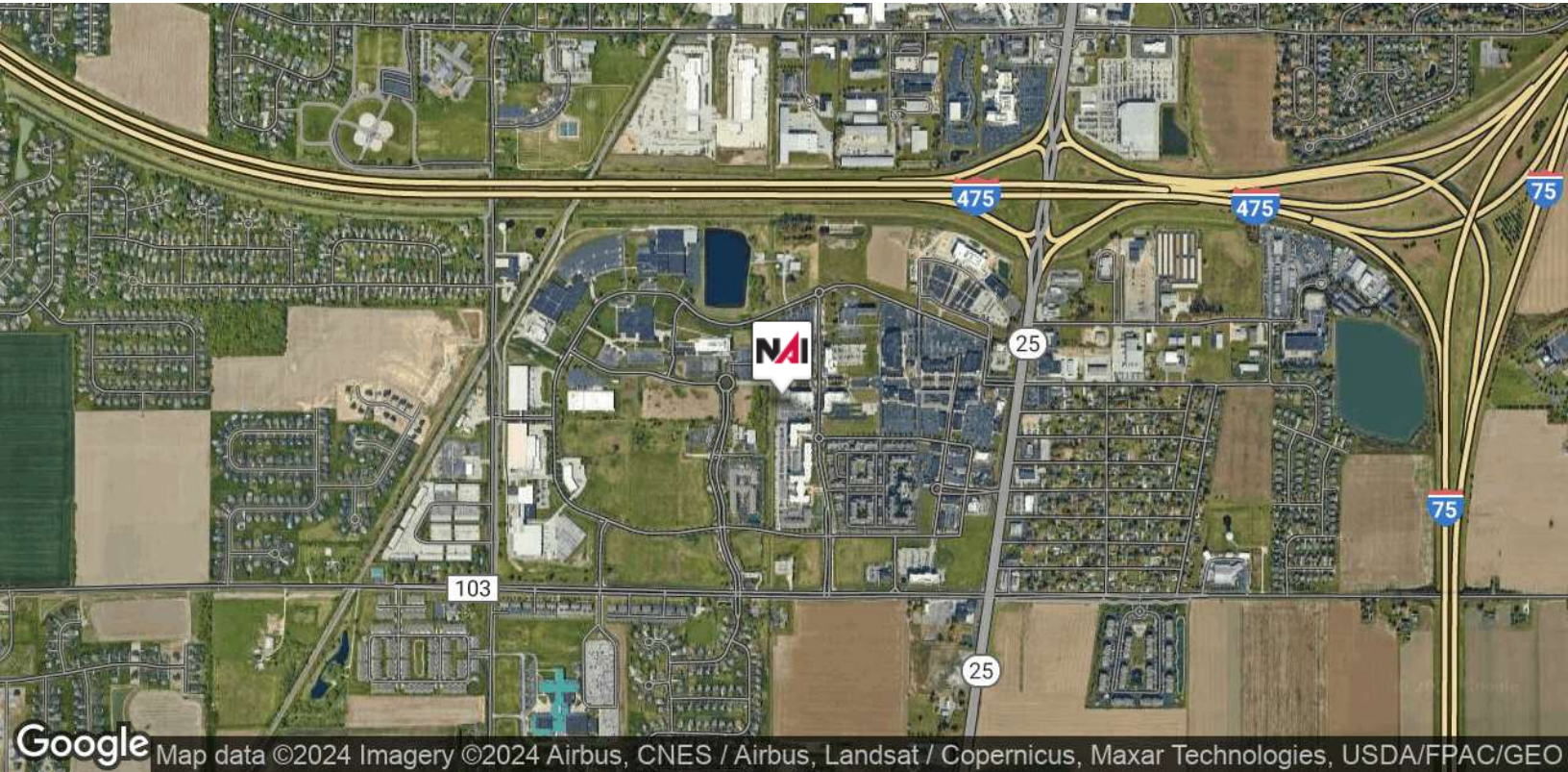
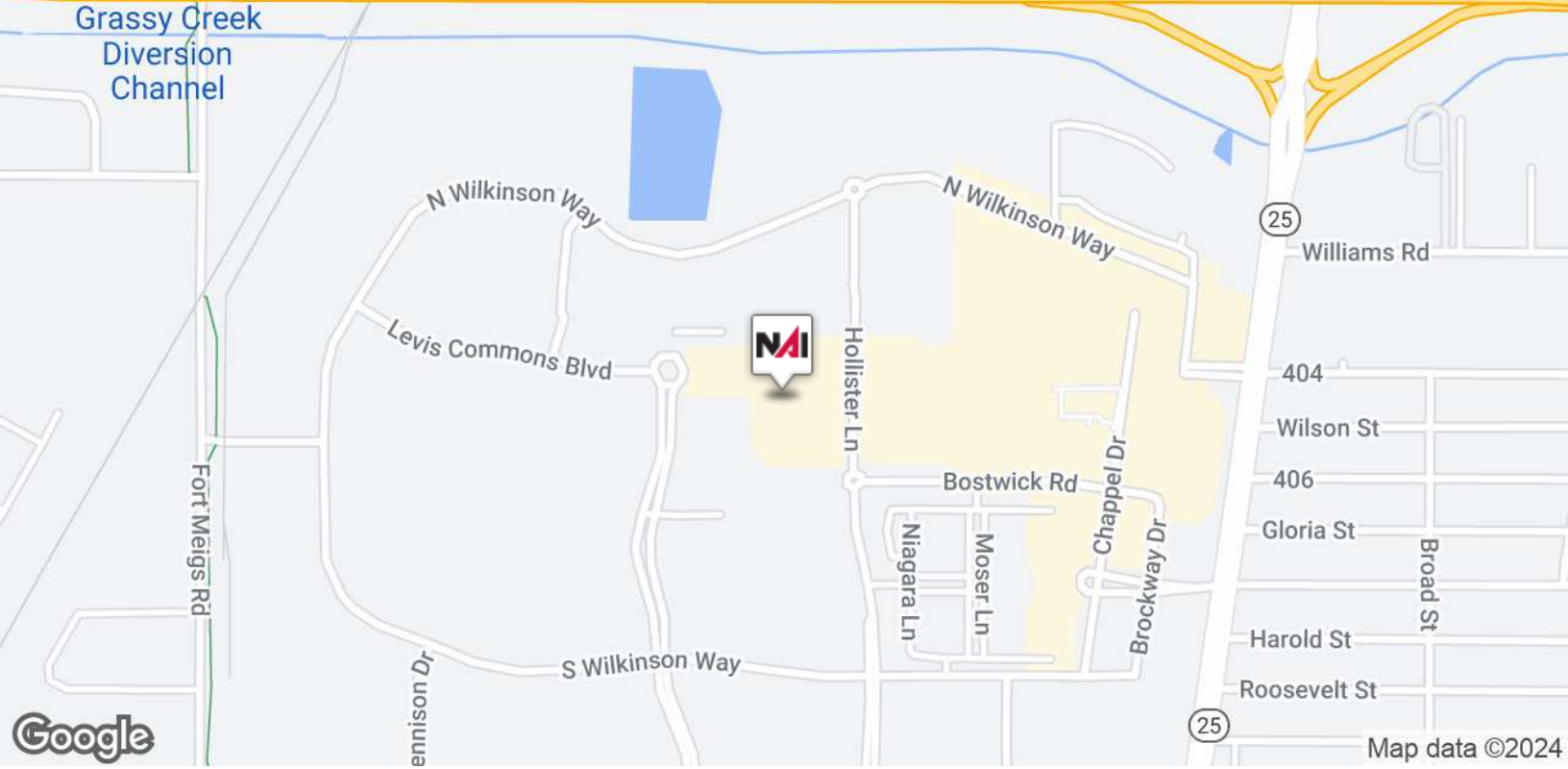


Private front office/consult room



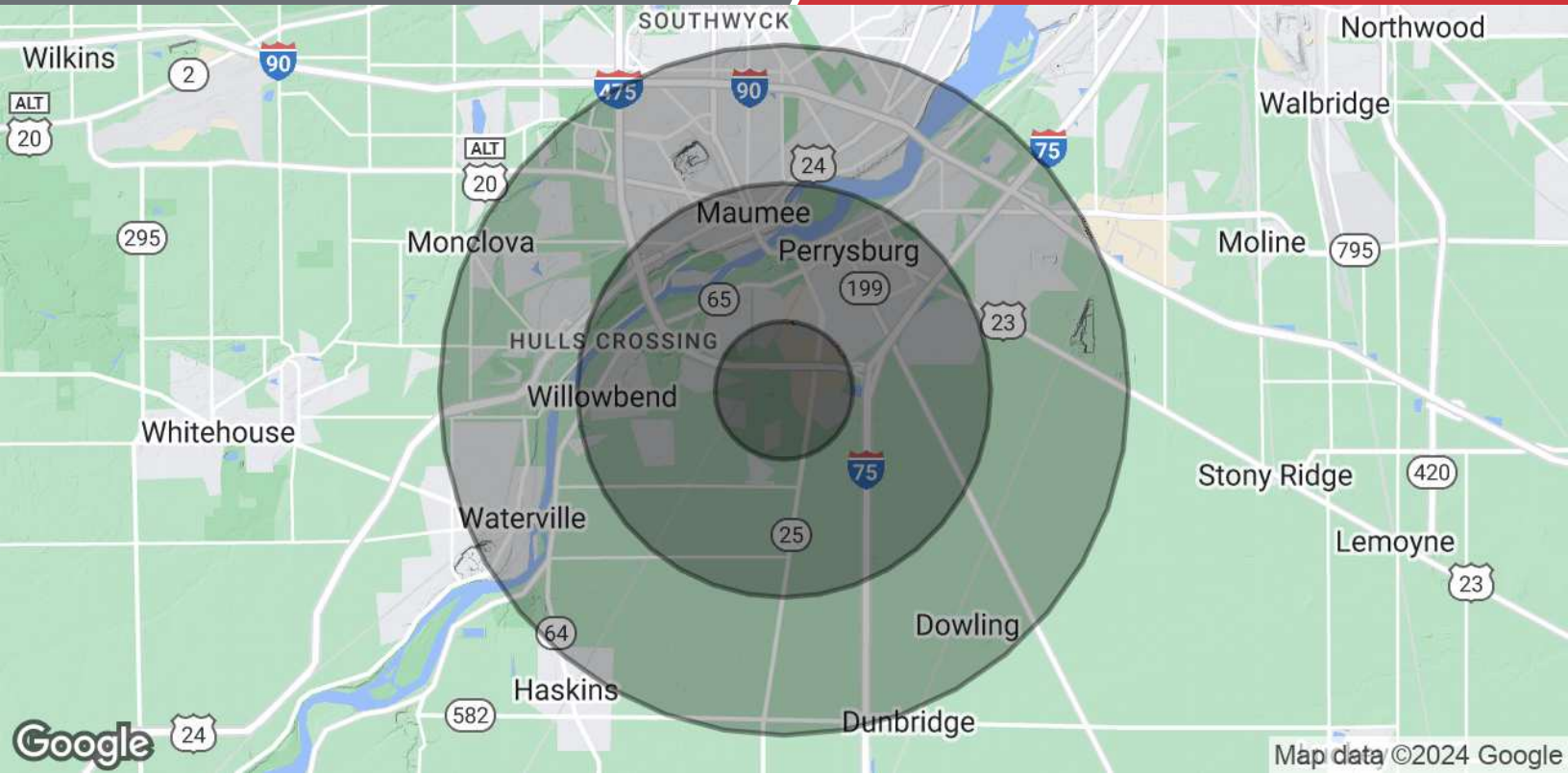
Storage and IT





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Population	1 Mile	3 Miles	5 Miles
Total Population	3,064	26,281	65,928
Average Age	39.8	39.6	41.5
Average Age (Male)	37.8	40.2	40.0
Average Age (Female)	40.2	39.6	42.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,307	11,065	29,450
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$123,297	\$112,188	\$92,054
Average House Value	\$237,211	\$253,656	\$207,503

2020 American Community Survey (ACS)