

440 E POE RD, BOWLING GREEN

OFFICE PROPERTY FOR LEASE



PHYSICAL DESCRIPTION

Total Sq Ft of Building: 16,000

Number of Stories: Two

Sq Ft of Available Units:

Unit 101 – 4500 SF - \$\$4,312.00/MO + NNN

Building Plans Available: Yes

Zoning: C-2 Commercial

Restricted Uses: Office Building

Lot Dimensions:

Acreage: 0.8 Acres

Year Constructed/Renovated: Built in 1981, Lobby Renovated in 2001

Site Plan Available: No

Survey Available: No

Condition: Good

Type of Street: Main

Parking Spaces: 50

Public Transportation Available: No

Recent Major Maintenance: Roof 2021; Unit 101 bathroom in 2012

Legal Description: Office Building

LOCATION

Address: 440 E Poe Rd.
Bowling Green, OH

Name of Property:

City-Mailing Address: 440 E Poe Rd

Municipality/Township: Bowling Green

Zip Code: 43402

Sub-Market Area: Perrysburg/Northwood

County: Wood

Closest Cross Street: Main St

PRICE INFORMATION

\$11.50/SF + NNN

UTILITIES TO THE BUILDING

Electric: Bowling Green Municipal

Gas: Columbia Gas

Sanitary Sewer: Bowling Green Municipal

Storm Sewer: Bowling Green Municipal

Water: Bowling Green Municipal

Special Features: Close to Interstate 75, Close to BGSU, Ample Parking, Elevator and Newer Common Areas

For more information please call:

STEVE GREEN, BROKER sgreen@meccabg.com

MARK REMEIS, BROKER mremeis@aagreen.com

419-353-5800



1045 North Main
Suite 7B

Bowling Green, Ohio 43402

419 353 5800

F 419 353 0016

www.meccabg.com

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PHYSICAL DESCRIPTION CONT.

Exterior Walls: Brick
Structural System: Frame, Brick, Block
Roof: Shingle
Floors: Trusses
Floor Coverings: Commercial Carpet/Tile
Freight Elevator: N/A
Basement: N/A
Restrooms: Public
Fire Sprinklers: N/A
Ceiling Height: 9 ft.
Heating System Type: Forced Air
Fuel: Natural Gas
Power: 400 amp 230 V 3 Phase
Air Conditioning: Yes
Elevator: Yes
Security System: N/A
Telephone Service: Yes
Truck Well/Truck Dock: N/A
Overhead Door: N/A
Overhead Door Height: N/A
Interior Signage: Yes (Directory Board)
Exterior Signage: Street Sign

REAL ESTATE TAXES

Parcel Number: B07-511-190103002000

MISCELLANEOUS

Vacant/Occupied: Partial
Key: Call Mecca Management Inc.
Sign On Property: Yes
Property Managed By: Mecca Management Inc.

•Lease Remarks:

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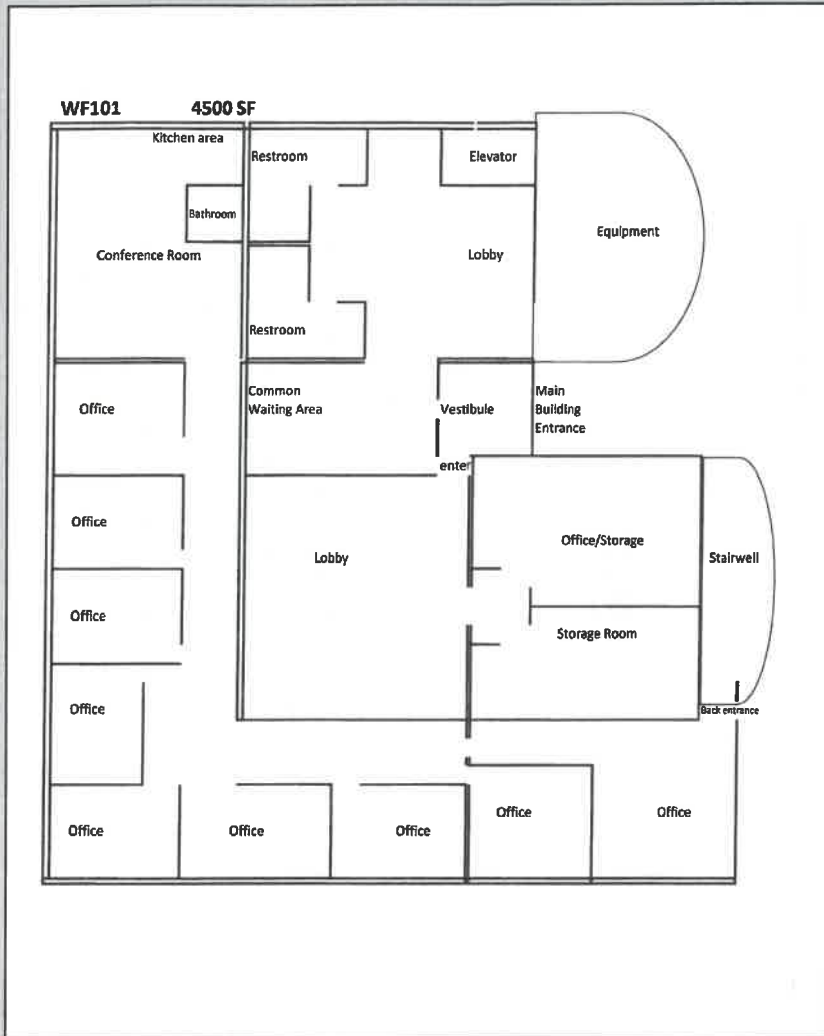
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FLOOR PLAN



STEVE GREEN, BROKER sgreen@meccabg.com
MARK REMEIS, BROKER mremeis@aagreen.com



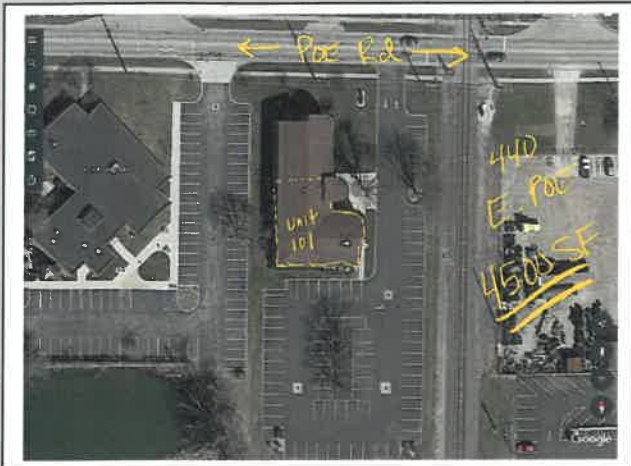
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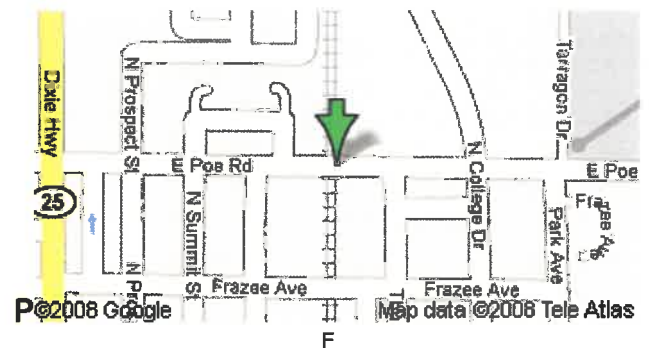
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MAP



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