

For lease

Progressive Wellness

7640 Sylvania Avenue, Sylvania, OH

Property Overview

- The property has great health care synergies. Located in Sylvania, Ohio an affluent and growing suburb of Toledo, Ohio with high house-hold income.
- The largest tenant is one of the top 20 largest health care systems in the U.S. Other tenants include a large independent multi-specialty physician group with over 250 providers. Plus other national and regional caregivers.
- The building is dedicated to healthcare. With close proximity to hospitals, retail and many roof-tops.
- New Spec suites available.

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Property Highlights

Property Address	7640 W. Sylvania, Sylvania, OH	Market	Toledo MSA
Building Size	69,971 sf	Submarket	Sylvania
Available SF	*Suite A3: 4,041 sf; Suite C1: 1,360 sf Suite L: 1,899 sf; Suite N: 1,409 sf; Suite J: 4,484 sf	Construction Type	Pre-engineered steel frames, with steel stud exterior walls
Building Class	A	Heat	Gas, rooftop
Tenancy	Multiple	Air Conditioning	Electric, rooftop
Lot Size	8.508 acres	Roof	Membrane roof
Year Built	2004	Floor	Concrete
Parking	365 spaces	Stories	(1) One
Lease Rate	Negotiable	Sprinkler System	Yes

* New Spec Suites



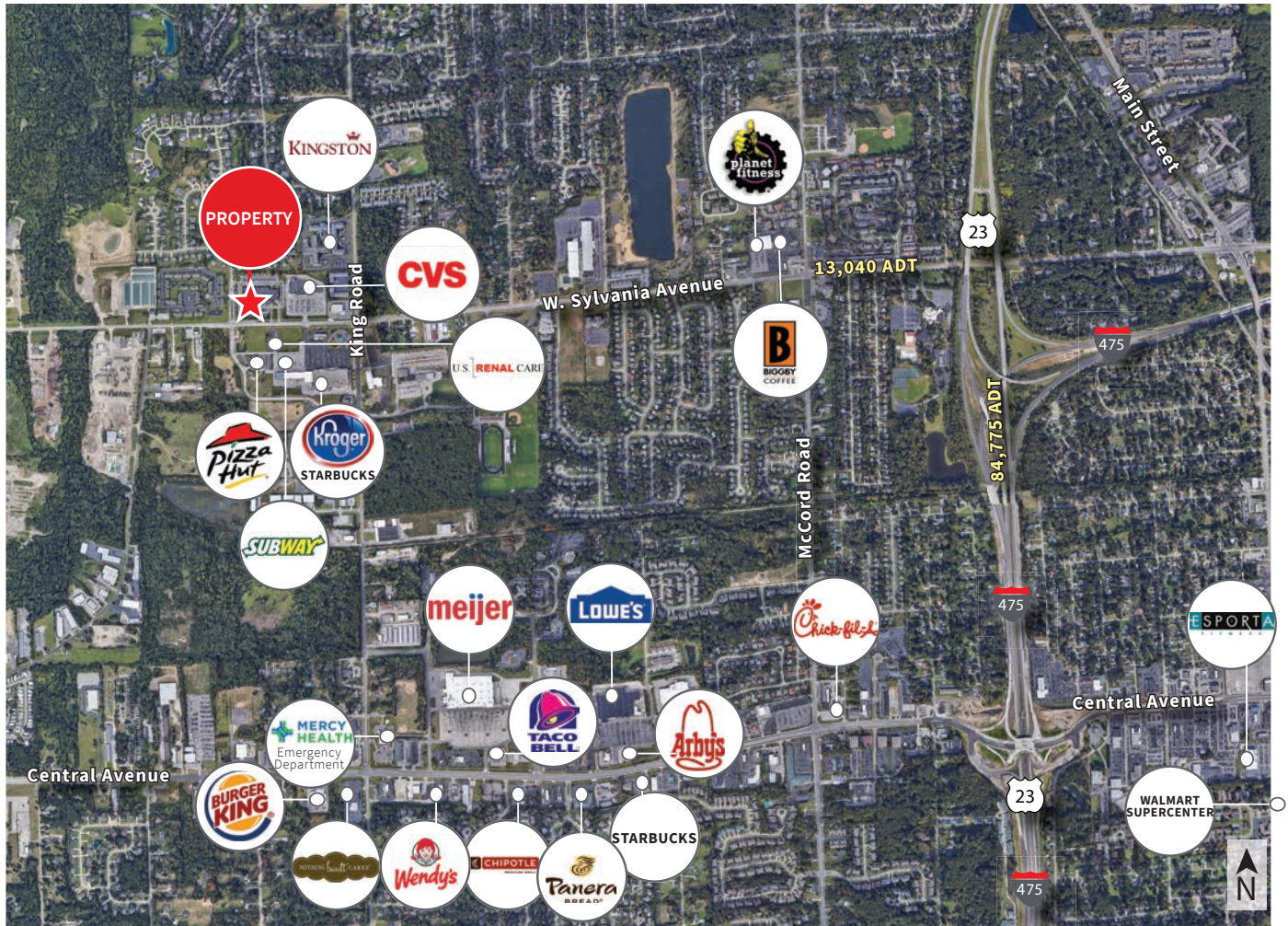
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Location Map



Demographics

	2 Mile	5 Mile	10 Mile
2022 Population	22,865	98,090	358,040
Estimated Total Households	8,762	40,074	147,773
Average Household Income	\$119,101	\$95,191	\$72,512



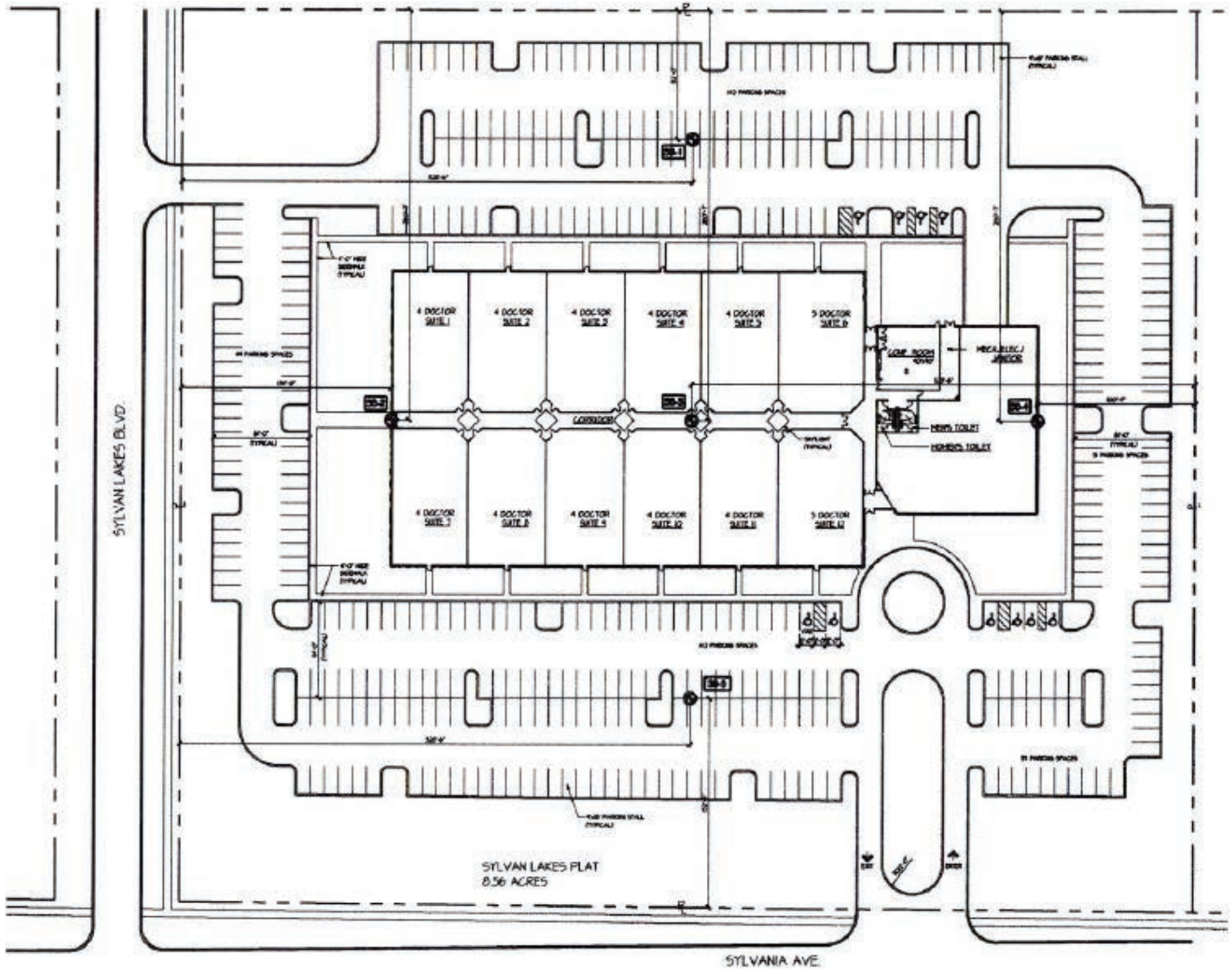
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Property Site Plan



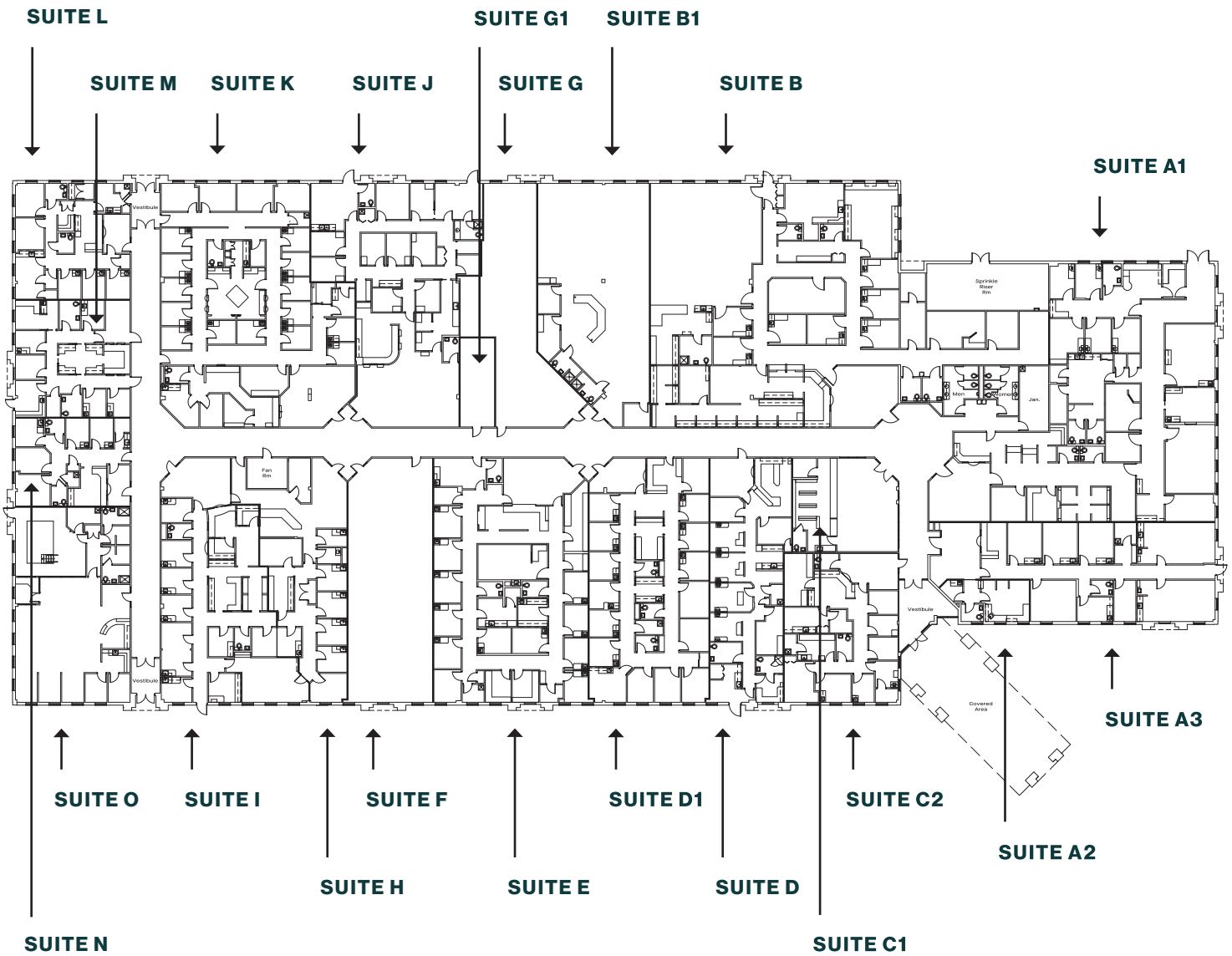
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Floor Plan



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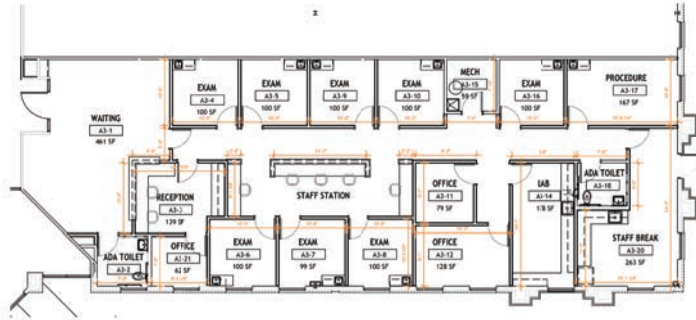
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Floor Plans

Suite A3 * New Spec Suite



Suite C1



Suite L



Suite N



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