

5942 RENAISSANCE PLACE
TOLEDO, OH 43623 (SYLVANIA TWP)

OFFICE BUILDING FOR SALE OR LEASE
823 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

Suite C – 823 SF



GENERAL INFORMATION

Sale Price:	\$305,000
Lease Rate:	\$18.50 per SF + utilities/suite janitorial
Space Available:	Suite C – 823 SF
Building Size:	4,106 square feet
Number of Stories:	One
Year Constructed:	2002
Condition:	Excellent
Acreage:	0.42 acres
Closest Cross Street:	Holland Sylvania Rd
County:	Lucas
Zoning:	C-4 Professional/Business Ofc Dist.
Parking:	23 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Pitched shingle
Floors:	Wood
Floor Coverings:	Carpet/vinyl plank
Ceiling Height:	Approx. 8'
Basement:	No – crawlspace
Heating:	Gas forced air
Air Conditioning:	Ground mounted
Power:	120 amp
Restrooms:	One per unit
Security System:	Per unit – Tenant's expense
Sprinklers:	No
Signage:	Façade & monument

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Harsh & Associates Financial Advisors - Suites A & B (condo owner), Fischer & Co. Ltd
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	As is
Tenant Responsible For:	Utilities and suite janitorial. Condo dues are \$175/month/unit.

Comments:

- Desirable location on Renaissance Place.
- No City income taxes currently levied in Sylvania Township.
- Very well-maintained property.
- New wood vinyl tile plank floors in areas of both suites.
- Suites are separately metered for gas and electric. Tenants pay prorata share of utilities.
- Suites C and D total 2,053 square feet and are for sale for \$305,000. Suite D is 1,230 square feet and is leased for 3 years. Suite D lease commenced July 1, 2025, and the Tenant has one 3-year option to renew. Suite D Tenant pays \$18.50/SF plus gas, electric and prorata share of water.

2025 REAL ESTATE TAXES

TD:	79
Parcels:	72826, 72829
Total Taxes:	\$5,188.30
Land value:	\$27,300
Improvement value:	\$126,700
Total value:	\$154,000

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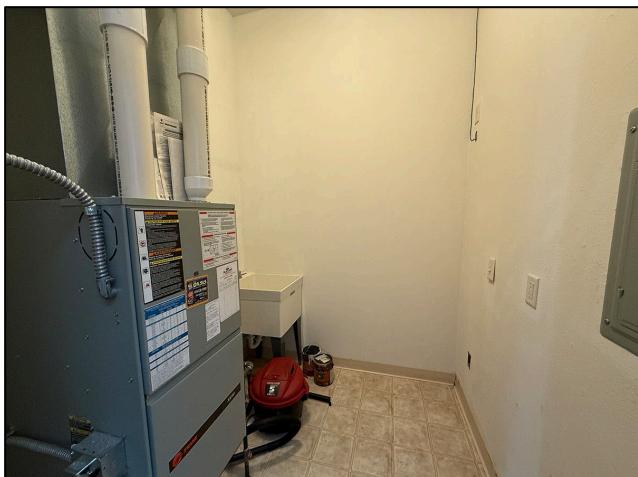
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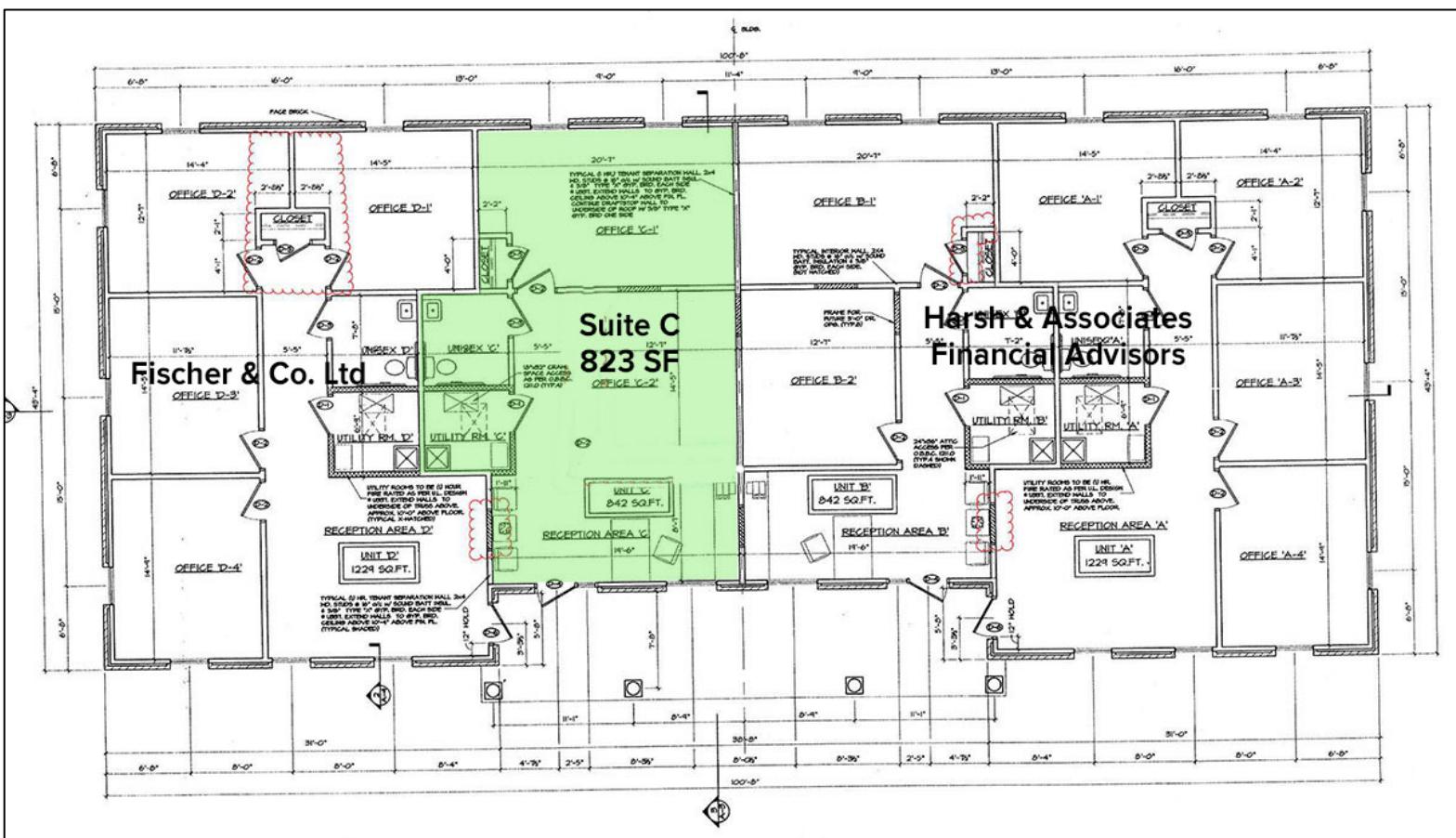
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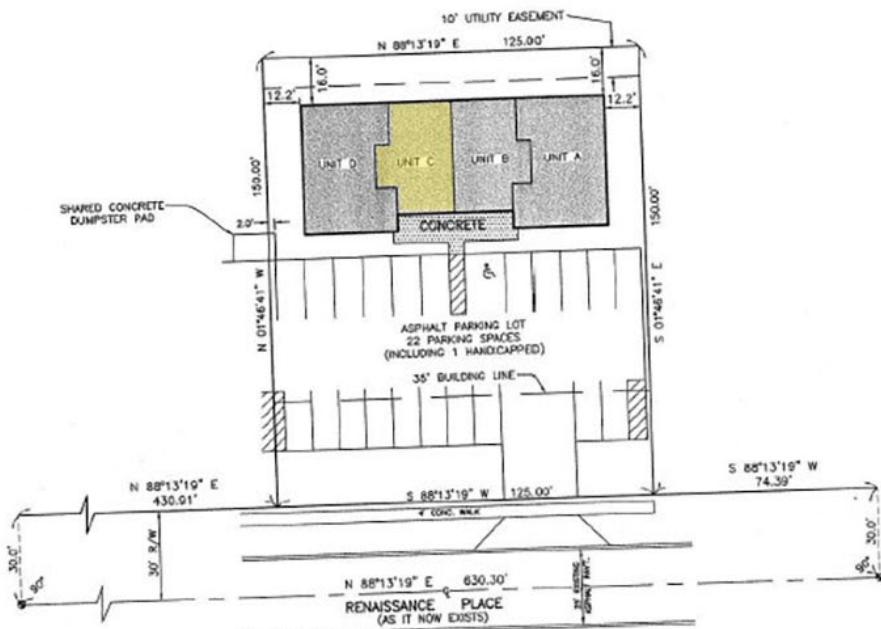
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RENAISSANCE PLACE CONDOMINIUM PHASE 4 (BUILDING 5942)

BEING LOT 8 IN RENAISSANCE PLACE,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO.

LEGAL DESCRIPTION

Lot number 8 in Renaissance Place, as recorded in Volume 148 book of plats, pages 27 to 28, Lucas County Plat Records, in Sylvania Township, Lucas County, Ohio.

INDEX OF SHEETS

- B-1 SITE PLAN, CERTIFICATIONS
- B-2 FLOOR PLAN
- B-3 EXTERIOR ELEVATIONS
- B-4 FOUNDATION PLAN

LEGEND

- BUILDING AREAS
- LIMITED COMMON AREA
- COMMON AREAS (ALL AREAS OF SITE NOT OTHERWISE NOTED)

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