

5942 RENAISSANCE PLACE
TOLEDO, OH 43623 (SYLVANIA TWP)

OFFICE BUILDING FOR SALE OR LEASE
823 Square Feet Available



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ASSOCIATES**
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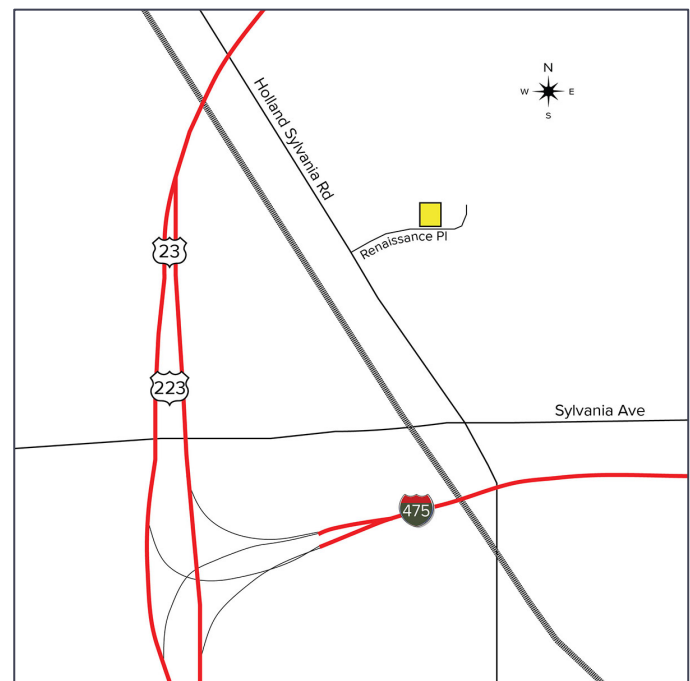
FULL-SERVICE COMMERCIAL REAL ESTATE



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 |

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.

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. |

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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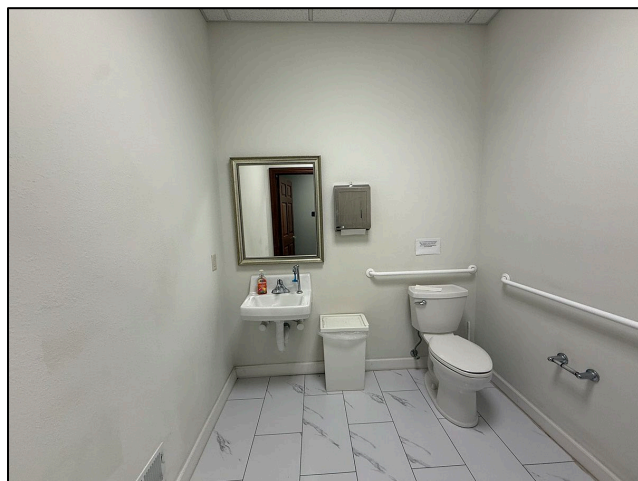
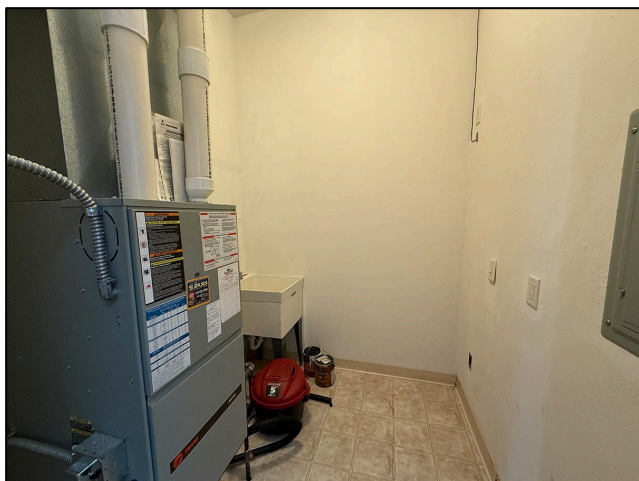
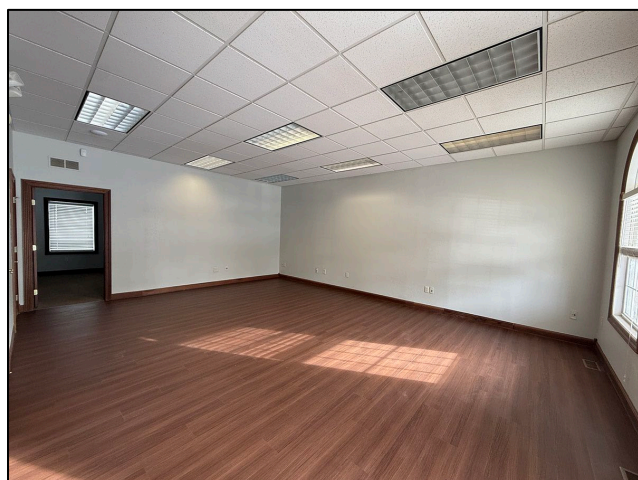
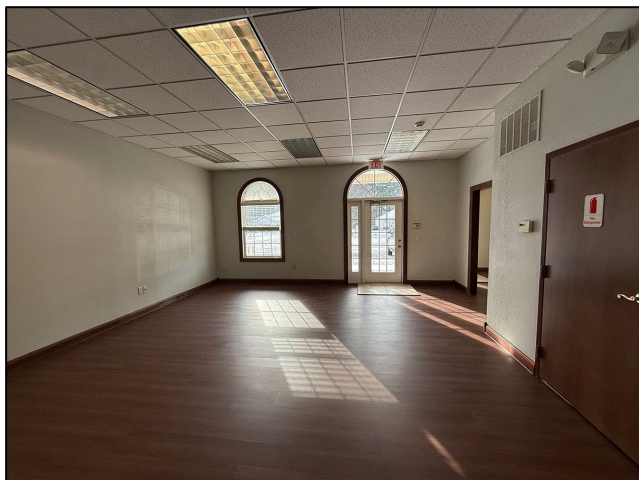
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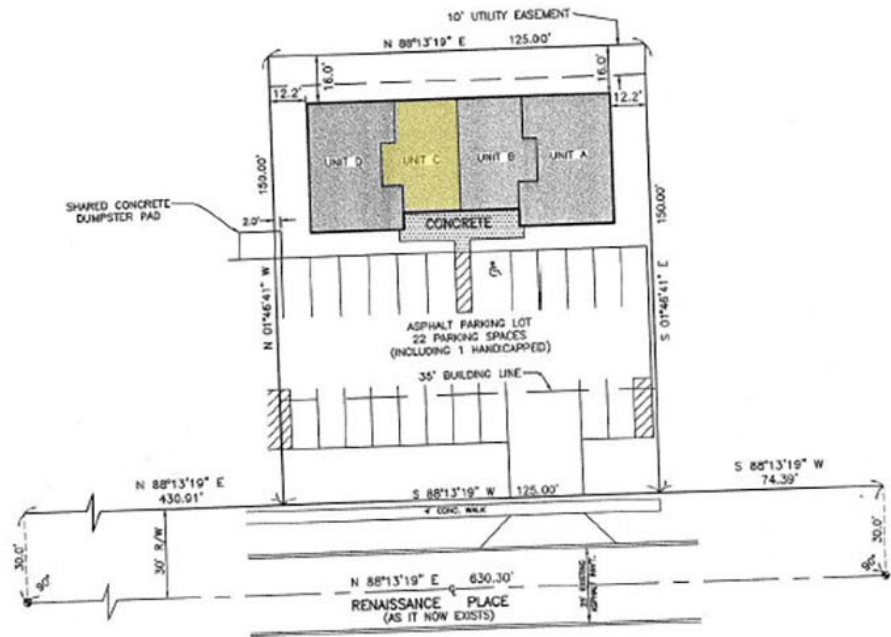
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RENAISSANCE PLACE CONDOMINIUM PHASE 4 (BUILDING 5942)

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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