



7311 Crossleigh Court

Toledo, Ohio 43617

Property Highlights

- Class A Morgan Stanley Office Building in a Highly Desirable Business Park
- NNN Leased to Morgan Stanley (NYSE:MS), Investment Grade Tenant, Corporate Guarantee
- Minimal Landlord Responsibilities- roof and structure
- Professionally owned and managed since construction
- Easy Access to I-475/US 23
- Business Park includes other firms including Wells Fargo, Baird, RBC, Plante Moran, Rehmann, and Erie Construction
- Excellent Investment or potential Owner Occupant Opportunity

Offering Summary

Sale Price:	\$3,738,937
Building Size:	14,076 SF
Available SF:	14,076 SF
Cap Rate:	8.00%
Real Estate Taxes:	\$50,657.49

For More Information

Jason Westendorf, SIOR

O: 419 960 4410 x334

jwestendorf@naitoledo.com

Mark Baringer

O: 419 438 5839

mbaringer@naitoledo.com

Sale Price	\$3,738,937
------------	-------------

Location Information

Street Address	7311 (7225) Crossleigh Court
City, State, Zip	Toledo, OH 43617
County	Lucas

Building Information

Building Size	14,076 SF
NOI	\$299,115.00
Cap Rate	8.0%
Building Class	A
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2002
Year Last Renovated	2015
Condition	Excellent
Roof	Gabled Shingle

Property Information

Property Type	Office
Property Subtype	Investment
Zoning	C-4 Professional/Business Office District
Power	208y/120 400 Amp

Parking & Transportation

Parking Ratio	5.0
---------------	-----

Utilities & Amenities

HVAC	Gas forced air
Broadband	Fiber, Buckeye, Verizon
Gas / Propane	Yes



Location Description

Sylvania and Sylvania Township are known for being one of the more affluent and well-maintained suburbs within the Toledo MSA. No current municipal income tax is currently levied in Sylvania Township.

The subject is located in the highly desirable Cobblestone Woods business park in Sylvania Township. The property has easy access to Interstate 475, with a high traffic volume of 94,720 vehicles per day. It's also located off of Central Ave, a major commercial thoroughfare. Nearby firms include Wells Fargo, Baird, RBS, Plante Moran, Rehmann, and Erie Construction. The location has strong surrounding demographics, including 105,267 residents within a 3-mile radius.





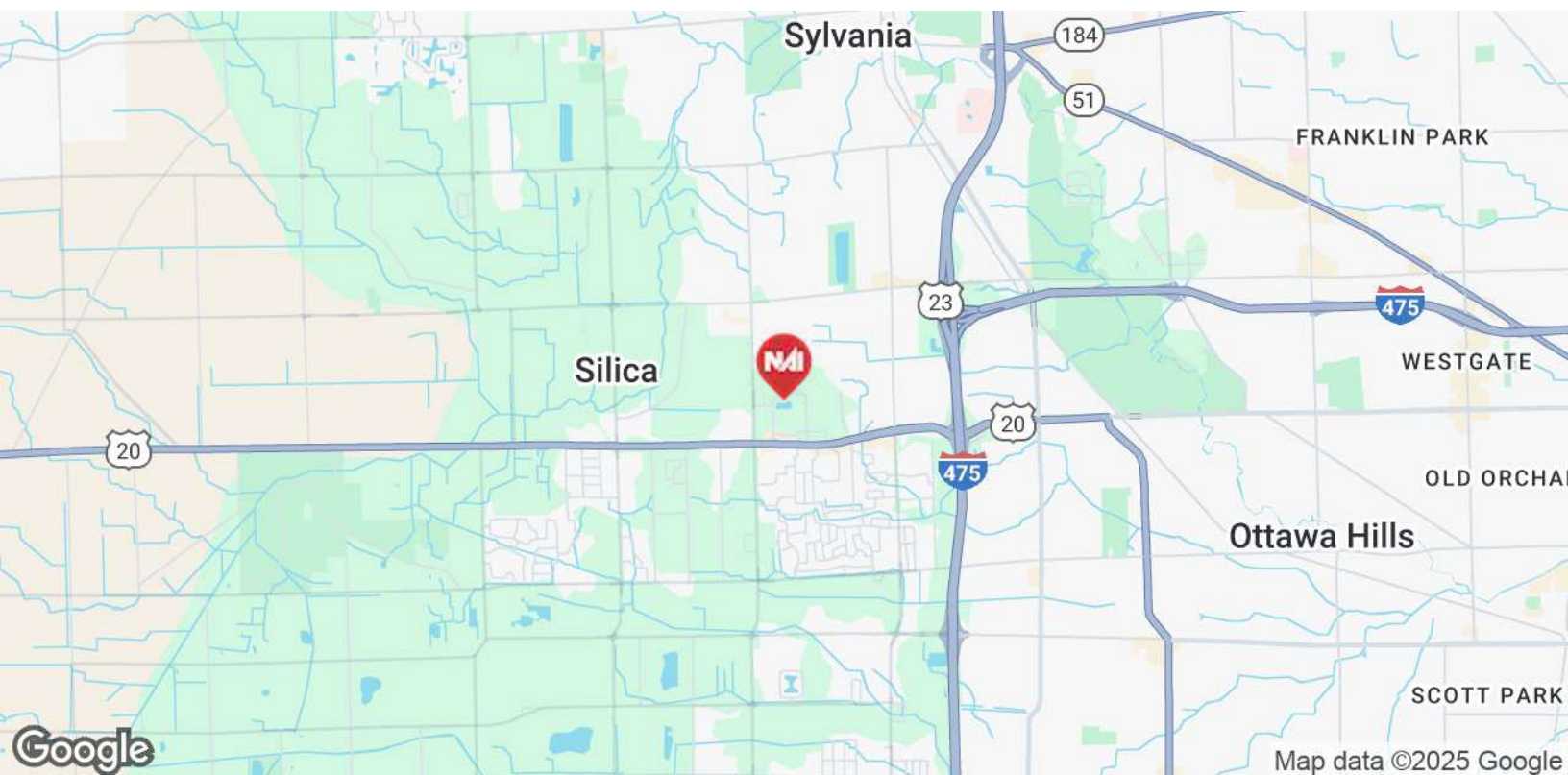
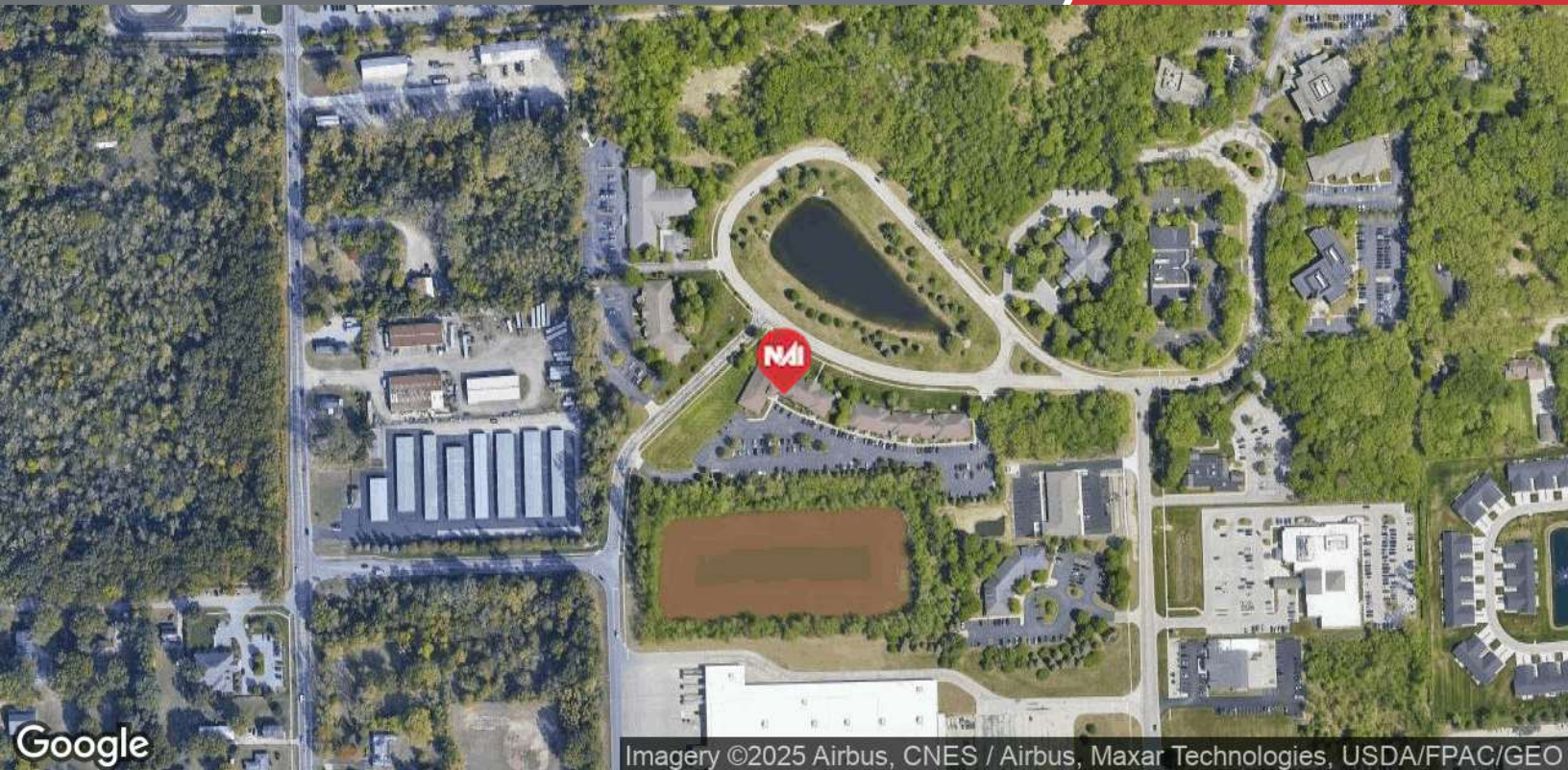
Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
7311	Morgan Stanley	14,076 SF	100%	\$21.25	\$299,115	4/13/25	4/12/28
-	3, 5yr Options FMV	-	-	-	-	-	-
Totals		14,076 SF	100%	\$21.25	\$299,115		
Averages		14,076 SF	100%	\$21.25	\$299,115		

Investment Overview

Price	\$3,738,937
Price per SF	\$266
Price per Unit	\$3,738,937
GRM	12.5
CAP Rate	8%
Real Estate Taxes, Included in OpEx Reimbursement	\$50,657.49
Total Return (yr 1)	Subject to debt service

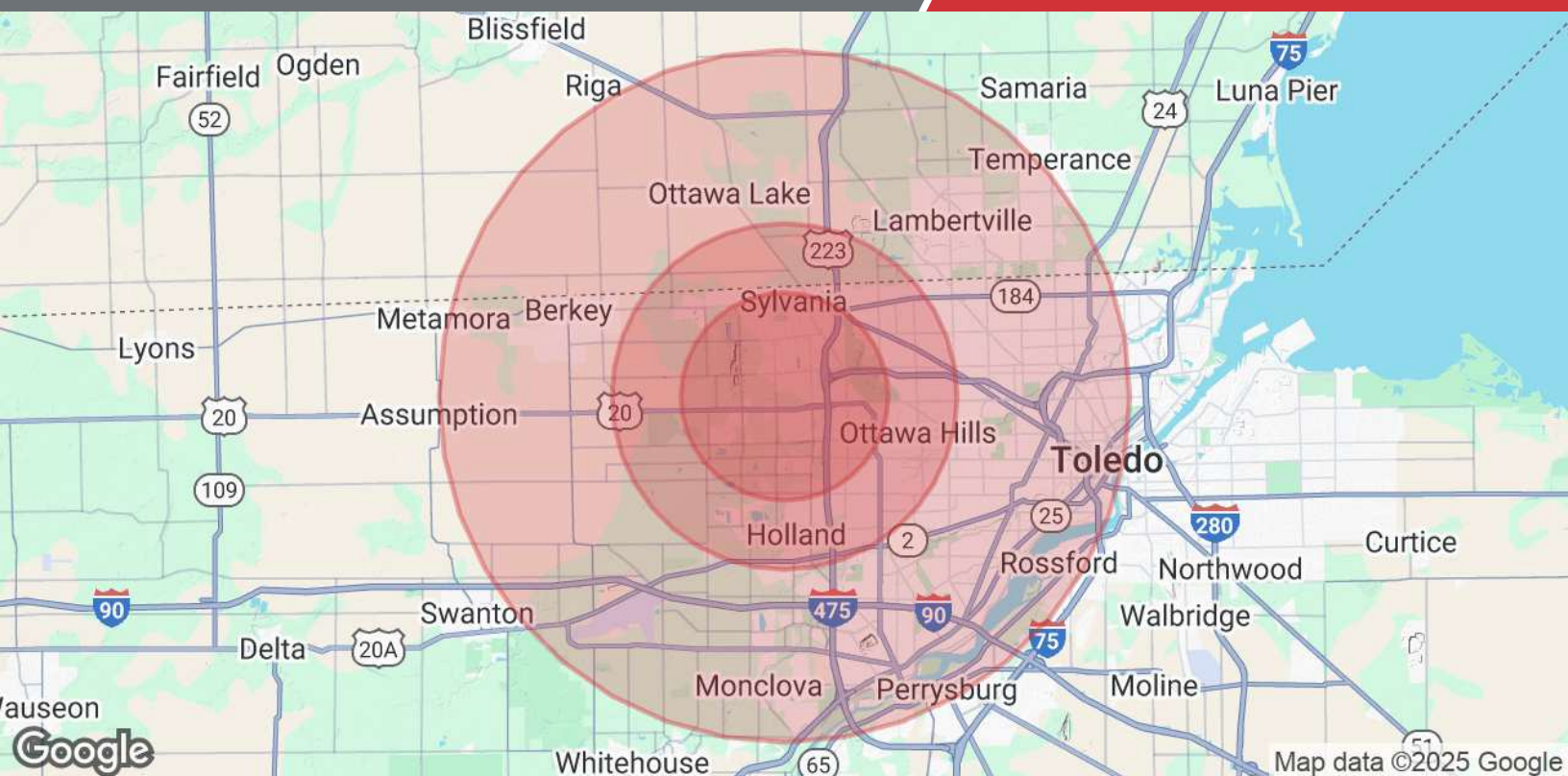
Operating Data

Gross Scheduled Income	\$299,155
Other Income- OpEx Reimbursement	\$120,262
Total Scheduled Income	\$419,377
Gross Income	\$419,377
Operating Expenses	\$120,262
Net Operating Income	\$299,115



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Population	3 Miles	5 Miles	10 Miles
Total Population	49,037	105,267	387,956
Average Age	43	43	41
Average Age (Male)	41	41	39
Average Age (Female)	44	44	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	20,769	44,484	165,328
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$123,565	\$113,972	\$87,644
Average House Value	\$278,419	\$269,344	\$200,822

Demographics data derived from AlphaMap