

7010 SPRING MEADOWS WEST DR.
 SPRINGFIELD TWP., OH 43528



SIGNATURE ASSOCIATES
 KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE & LEASE
 Up to 2,370 Square Feet Available

INVESTMENT SALE – NATIONAL TENANTS



GENERAL INFORMATION

AVAILABLE SUITES		
	SIZE	RATE
Available Suite	1,100 SF	\$14.00/SF NNN
Suite 105	1,270 SF	\$14.00/SF NNN
Combined Suites	2,370 SF	\$14.00/SF NNN

Sale Price: \$1,700,000
 Building Size: 15,935 SF
 Number of Stories: 1
 Year Constructed: 1995
 Condition: Good
 Lot Dimensions: 260' x 345'
 Acreage: 1.8 acres
 Closest Cross Street: Airport Highway
 County: Lucas
 Zoning: C-2
 Parking: 82 spaces
 Curb Cuts: 1
 Street: 2 lane, 2 way



For more information, please contact:

KEENAN FIELDS, SIOR
 (419) 290 8334 or (419) 249 6311
 kfields@signatureassociates.com

ROB KELEGHAN, SIOR
 (419) 680 7663 or (419) 249 6323
 rkeleghan@signatureassociates.com

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 7150 Granite Circle, Suite 200
 Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	No
Heating:	Gas
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Concentra Urgent Care • GL & A Certified Public Accountants • Edward Jones • Light Touch Dental Care
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	5 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, CAM, insurance, taxes, suite janitorial
	2026 NNN charges are \$6.11 psf.
	((NNN) Expense Breakdown - Insurance \$0.30, Utilities \$0.32, Maintenance \$1.77, Management fee \$0.76, Taxes \$2.96)

2026 REAL ESTATE TAXES

TD:	65
Parcels:	88317
Assessor Number:	28211006
Total Annual Taxes:	\$53,589.28

Comments:

- Excellent Airport Highway exposure
- Professionally managed building
- Class A office space
- Two small units available that can be combined
- Minutes from I-475/US 23

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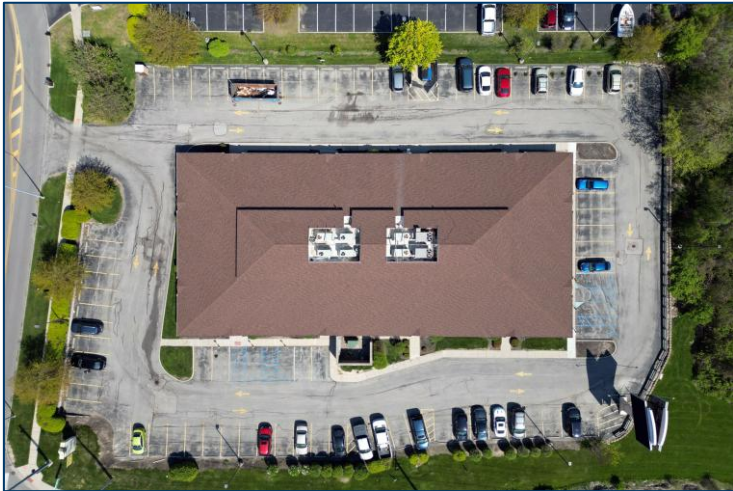
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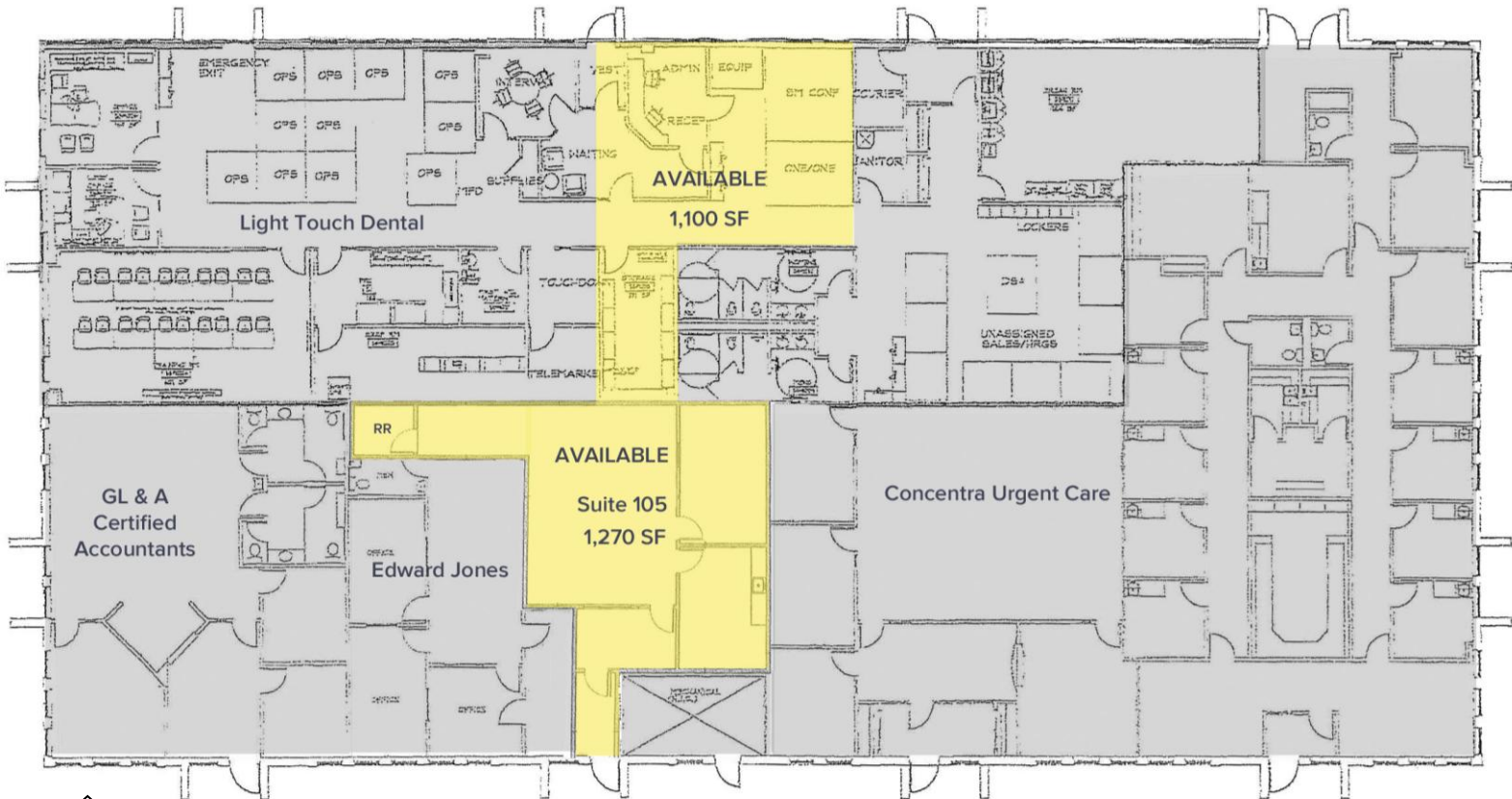


Front of Building – Along Airport Highway



North side of Building – View of Former Paychex Suite

Floor Plan



↑
N Southside - Front

Note: Both available suites can be combined into a 2,370 sq. ft. suite.

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Suite 105 (1,270 SF – Former Clarus Lighting & Controls)



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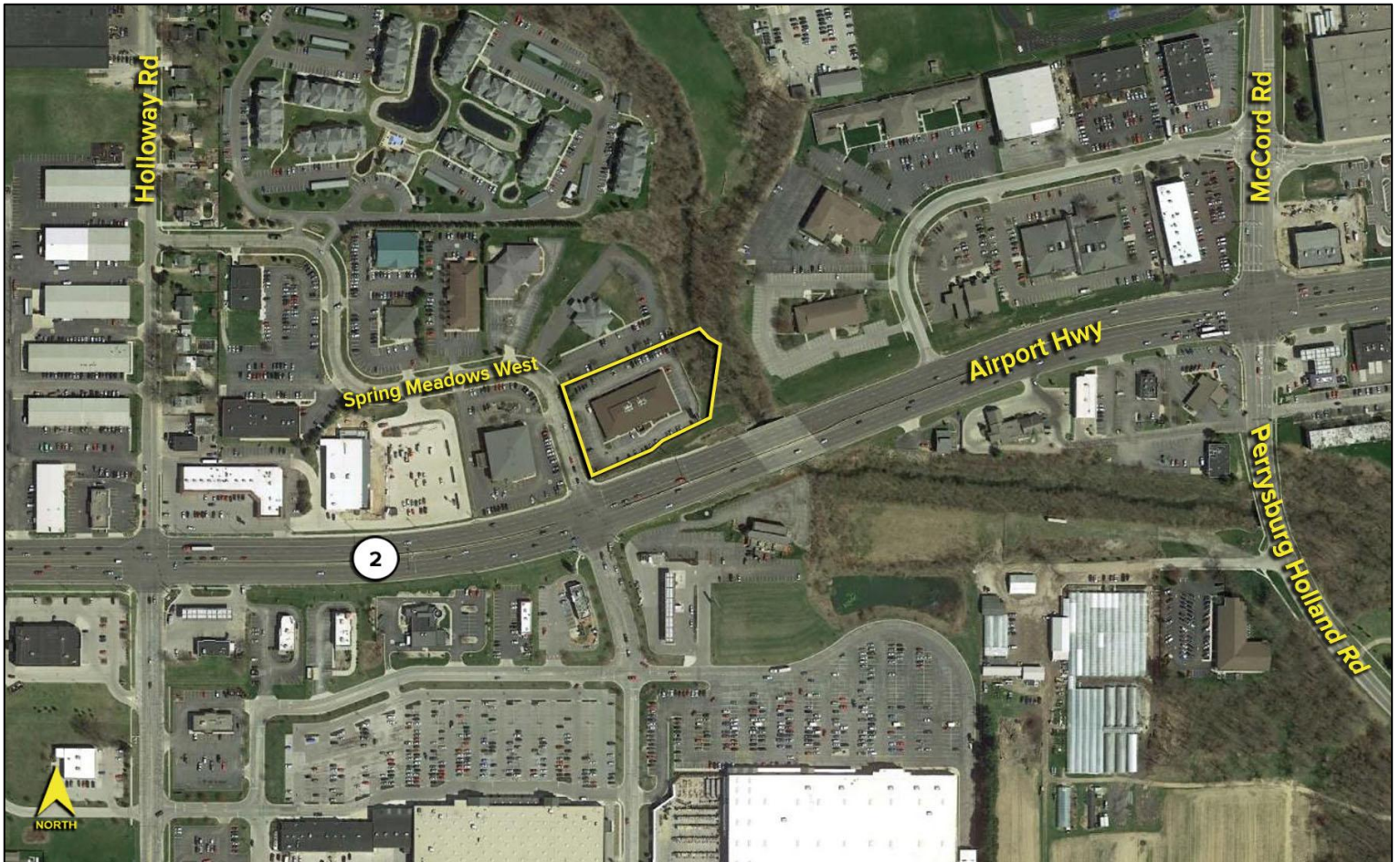
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Signage on front of building



Signage on Airport Highway

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Tenant Summary

UNIT	TENANT	SF	ANNUAL ESCALATION
101 A,B,C	Concentra Health Services	7,845	2%
103	Edward D. Jones & Co.	1,064	2%
104	George Lang and Assoc.	1,786	0%
106	Light Touch Dental Care Inc.	2,870	Yrs. 1-3 Flat 4-10 2% Annual Increase
105	Vacant	1,270	TBD
107	Vacant	1,100	TBD

Budget 01/2026-12/2026

OPERATING DATA	
Occupied Units	4
Unoccupied Units	2
Unoccupied Rental %	14.87%
Occupied Rental %	85.13%
Current Annual Rent	\$ 184,818.00
Reimbursable Expenses	\$ 48,009.00
Gross Income	\$ 232,827.00
Total Operating Expenses *	- \$111,523.00
NOI	\$121,304.00
* Includes non-reimbursable expenses	

Tenant Overview**Concentra Health Services:**

Concentra is a nationally recognized healthcare provider specializing in urgent care, occupational health, and wellness services. The clinic serves both individual patients and regional employers with convenient, walk-in medical care.

Recently expanded and extended their lease for a 10-year term. They are a division of Select Medical Holdings (NYSE:SEM), national health care company with approximately 500 medical centers in 45 states. Select Medical Holdings (SEM) has S&P issuer credit rating of BB-. Services provided are occupational medicine, urgent care, physical therapy, and wellness services. Concentra injected around \$200k in improvements for the expansion and existing space. Their pro-rata share is 48.45%.

Edward Jones:

Edward Jones is a national financial services firm providing personalized investment and wealth management advice. The local office serves individual investors with long-term financial planning and advisory services.

A tenant within this building since 2013 and has extended their lease in July 2023. They are a financial services organization that as of June 2025 was ranked 260 on the S&P Fortune 500 list. This makes them one of the largest companies in the United States based on revenue. Their pro-rata share is 6.59%.

Light Touch Dental Care:

Light Touch Dental is a local dental practice offering general and preventative dental services. The office serves the surrounding Holland community with routine care in a professional medical office setting.

A newer tenant with a 10-year lease. Recently injected about \$600,000 in buildout between landlord and tenant. They were established in 2011. Their pro-rata share is 17.72%.

George Lang and Assoc. (GL & A Certified Public Accountants):

A professional accounting firm providing tax preparation, bookkeeping, and financial advisory services. The firm supports individuals and small businesses throughout northwest Ohio.

GL & A Certified Public Accountants has been a loyal tenant since 2012. They provide their services to individuals along with large and small businesses. Their pro-rata share is 11.03%.

The vacant spaces require minimal build out and improvements. Utilities are separately metered.

Financials and lease agreements will be provided with a completed confidentiality agreement.

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