



PROPERTY DESCRIPTION

Various spaces available for rent. From offices to classrooms and a large recreation area. Rooms are located on both 1st and 2nd floor with easy stairway access. Prices begin at \$250 a month.

PROPERTY HIGHLIGHTS

- Convenient access
- Clean and well-maintained facilities
- Flexible floor plans to accommodate various business needs
- Ample parking for tenants and visitors
- High visibility location
- Close proximity to dining and retail options
- Thoughtful design for optimal natural light
- Access to high-speed internet
- Flexible terms

OFFERING SUMMARY

Lease Rate:	\$250-\$450
Number of Units:	8
Available SF:	150 - 3,600 SF
Lot Size:	290,274 SF
Building Size:	15,706 SF
County:	Lucas
Building Class:	C

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

MATT KWIATKOWSKI

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Lease Rate	\$250 - 450 PER MONTH
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BUILDING INFORMATION	
Building Size	15,706 SF
Building Class	C
Number of Floors	2
Year Built	1959
Number of Buildings	2

LOCATION INFORMATION	
Street Address	3415 Starr ave. Oregon, OH 43616
County	Lucas

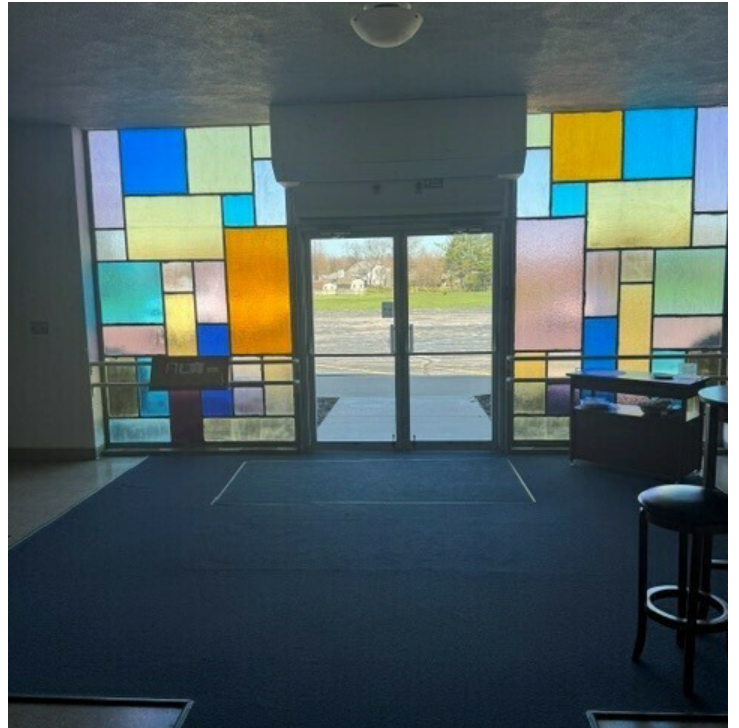
PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Creative/Loft
Zoning	R2
Lot Size	290,274 SF
APN #	4419304

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	150 - 3,600 SF	Lease Rate:	\$250 - \$450 per month

AVAILABLE SPACES

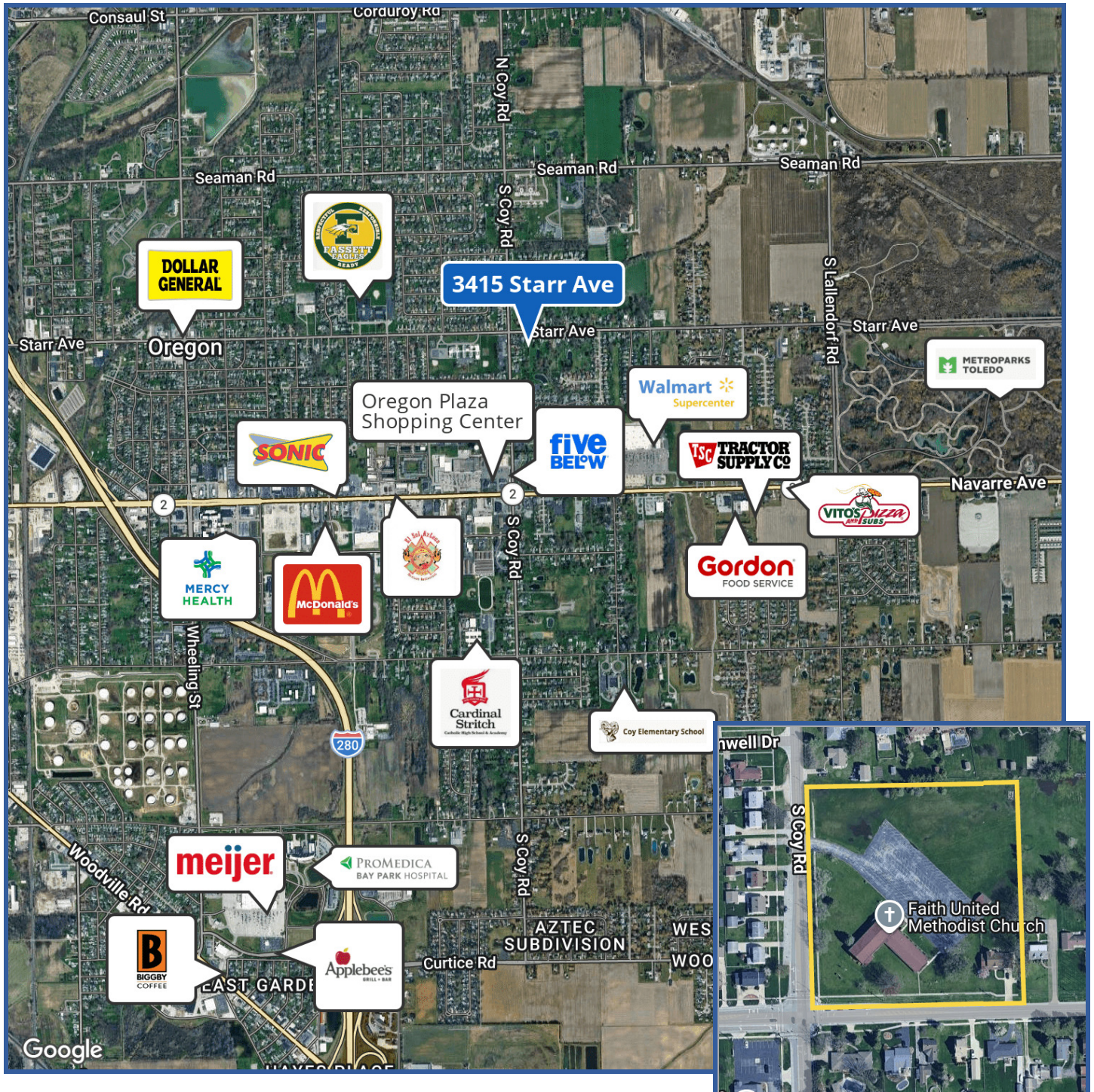
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st floor office 1	Available	150 SF	Gross	\$250 per month	General office space. Could be used for business office or art/music room. Church willing to be flexible with prospective tenant.
1st floor office 2	Available	180 SF	Gross	\$250 per month	General office space. Could be used for business office or art/music room. Church willing to be flexible with prospective tenant.
1st floor office 3	Available	225 SF	Gross	\$350 per month	General/professional office space. This space is perfect for someone looking to have a nice private office with large window in a quiet setting.
1st floor recreation area	Available	3,600 SF	Gross	\$450 per month	Large open area for possible music, sports practice or meetings.
2nd floor office/class 1	Available	420 SF	Gross	\$350 per month	2nd floor classroom type space that could be used for music or art room or other flex space uses
2nd floor office/class 2	Available	260 SF	Gross	\$250 per month	2nd floor office/classroom space available. This space could be used for many different types of businesses and or uses
2nd floor office/class 3	Available	260 SF	Gross	\$250 per month	2nd floor office/classroom space available. This space could be used for many different types of businesses and or uses
2nd floor office/class 4	Available	260 SF	Gross	\$250 per month	2nd floor office/classroom space available. This space could be used for many different types of businesses and or uses

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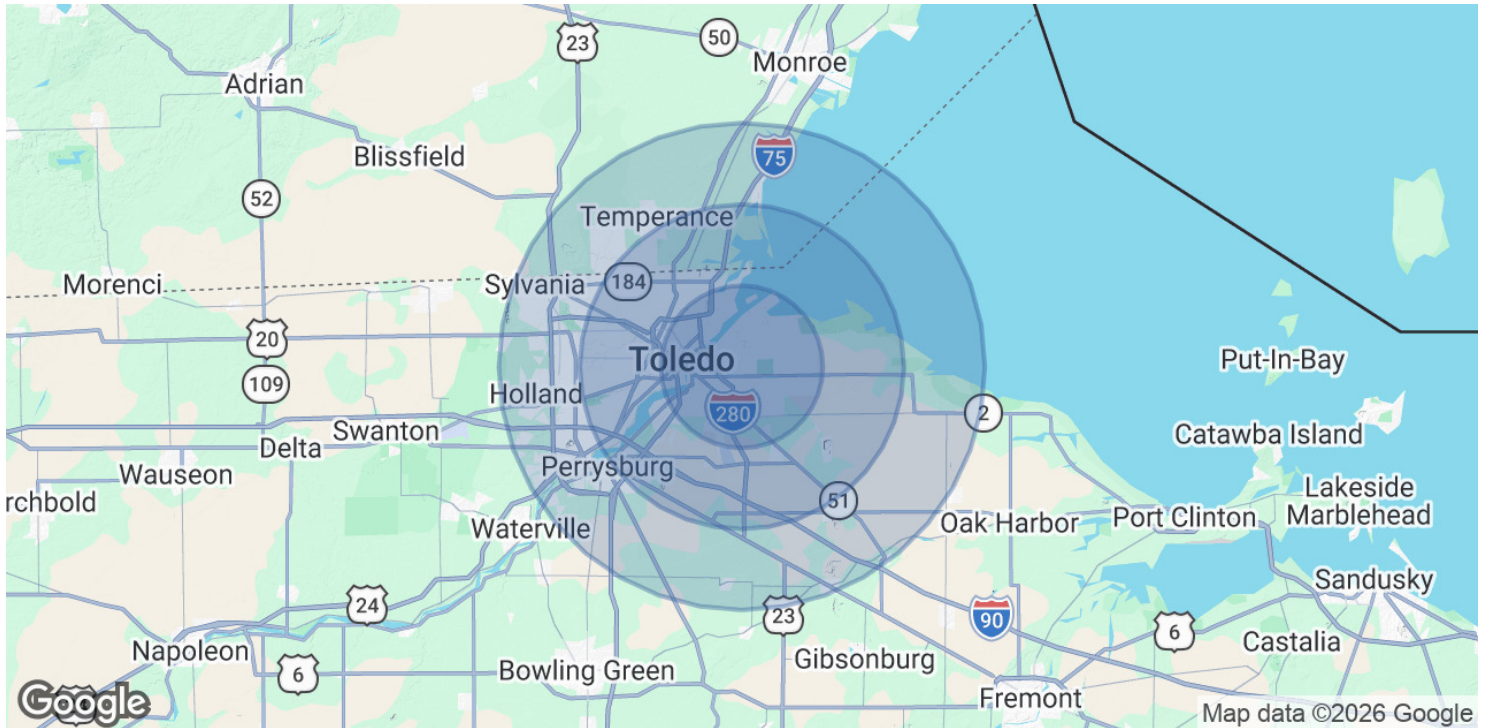


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	99,385	324,813	514,561
Average Age	37.9	38.8	40.0
Average Age (Male)	38.0	37.5	38.8
Average Age (Female)	38.3	39.9	41.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	41,722	140,407	218,948
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$61,744	\$72,135	\$87,414
Average House Value	\$128,980	\$152,230	\$193,110

2023 American Community Survey (ACS)

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