

900 W. SOUTH BOUNDARY STREET
PERRYSBURG, OHIO 43551

OFFICE SPACE FOR SALE OR LEASE
Entire complex is 34,960 Square Feet (10 buildings)



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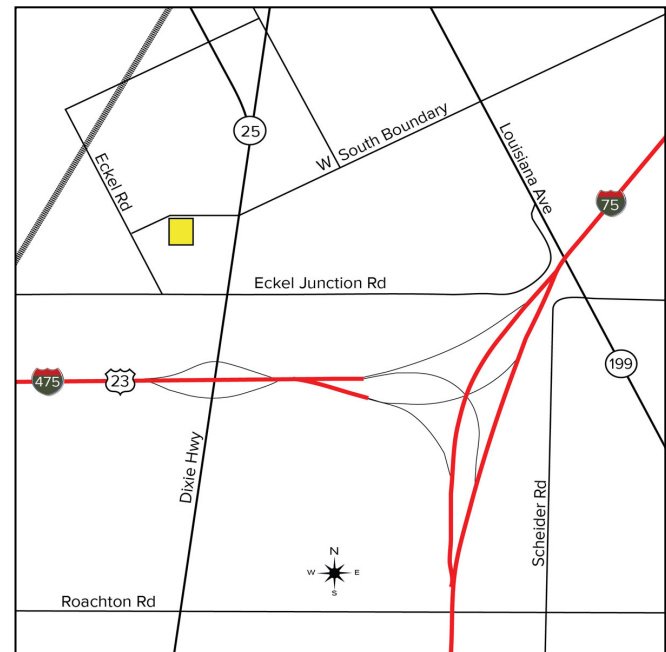
FULL-SERVICE COMMERCIAL REAL ESTATE

PERRY TOWNE SQUARE



GENERAL INFORMATION

Sale Price:	\$540,000 per building
Lease Rate:	\$10.50 per square foot NNN
Space Available:	Suite 2B –1,295 square feet Suite 3B – 1,748 square feet
Building Size:	3,496 square feet per building
Number of Stories:	1
Year Constructed:	1994, 1996
Condition:	Excellent
Closest Cross Street:	Commerce Drive
County:	Wood
Zoning:	C-3
Parking:	183 space in common
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick with vinyl dormer and overhangs
Structural System:	Wood stud walls; 24" roof trusses
Roof:	Asphalt shingle with cupola
Floors:	Wood
Floor Coverings:	Carpet and tile
Ceiling Height:	Up to 10' 3"
Foundation:	Full accessible crawlspace
Heating:	Gas forced air
Air Conditioning:	Forced air system
Telephone:	Ameritech, Buckeye available
Security System:	No
Restrooms:	2 per building (minimum)
Sprinklers:	No
Facia Sign:	On door
Freestanding Sign:	Sandstone marquee
Delivery Area:	No
Lot Dimensions:	400' rear width x 584' maximum depth

BUILDING INFORMATION

Occupancy Date:	Varies
Other Occupants:	See attached roster
Sign on Property:	Yes
Key Available:	Occupied suite - By appointment only Vacant suite - lockbox

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Yes
Improvement Allowance:	Negotiable
Tenant responsible for utilities, janitorial, suite interior maintenance, insurance, refuse, parking lot, real estate taxes.	

ESTIMATED OPERATING EXPENSES

Insurance	\$0.36
Real Estate Taxes	\$2.25
Condominium Association Fees	\$2.06
Utilities (estimated budget)	\$1.95

2025 REAL ESTATE TAXES

Parcels:	Q61-400-0703-04013201 thru Q61-400-0703-04013210
Total Annual Taxes:	\$10,433.72 per building (\$3.45 per square foot)
Land Valuation:	\$75,000 per building
Improvement Valuation:	\$415,000 per building
Total Valuation:	\$490,300 per building

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TENANT ROSTER			
Building	Suite	Tenant	Square Footage
1	A	Revive – sold and occupied by Revive	1,748
	B	Dr. Safadi & Associates	1,748
2	A	Mouch Insurance – POTENTIALLY AVAILABLE 11/1/2025	2,201
	B	VACANT	1,295
3	A	Senior Outlook Solutions, Ltd – COULD BE AVAILABLE	1,748
	B	AVAILABLE	1,748
4	A	Union Home Mortgage	1,748
	B	Beyond Healthcare - POTENTIALLY AVAILABLE	1,748
5	A	Melchior Building Company	1,692
	B	Lehner Capital Management	1,804
6		Sold & occupied by ViaQuest	3,496
7	A	Horizon Infusion	1,150
	B	Sold and occupied by Hope Counseling Center	2,346
8		Sold and occupied by Inate Health Care	1,748
9		Sold and occupied by Skincare Experts	3,496
10		Sold and occupied by Aaron Arnold/Edward Jones	3,496

Comments:

- Less than 1/4 mile to traffic light.
- 1/2 mile to expressway.
- 10-unit complex built by Melchior Building Company.
- On average, Perry Towne Square occupants spend \$2.30/sf on utilities.
- Perry Towne Square condominium fee is \$600 per building.

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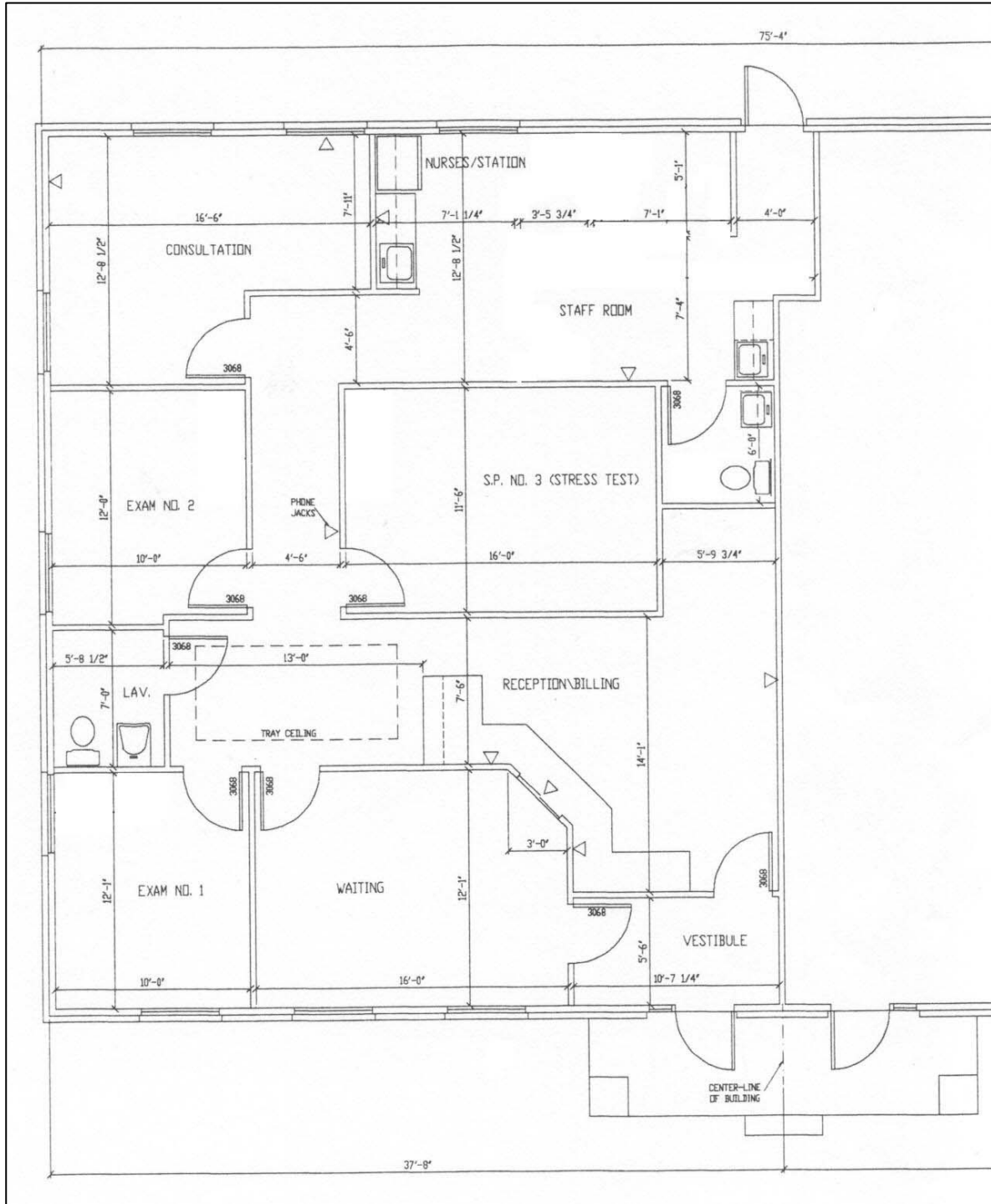
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Suite 3B – 1,748 SF

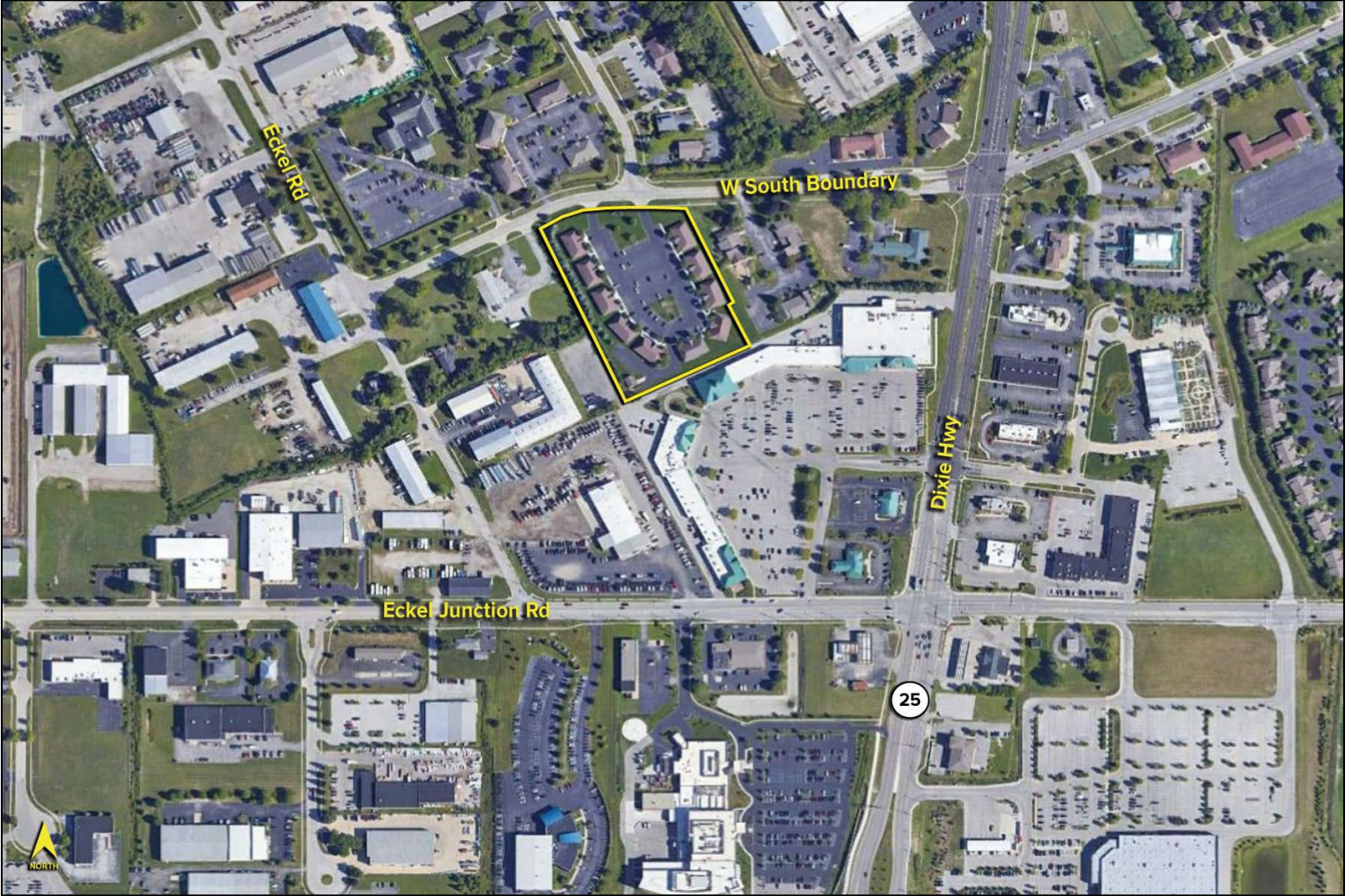


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