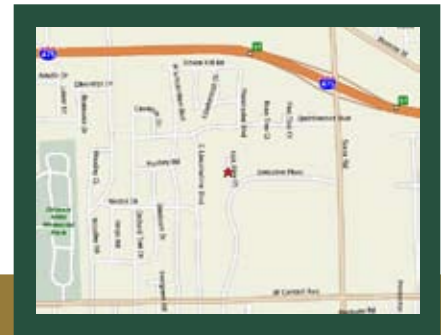


Office Space For Lease



- 1/4 mile from I-475
- High Profile office building
- Convenient, yet quiet
- Close to UT Campus and Westfield Shopping Towne

3454 OAK ALLEY COURT West Toledo



PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43606
AREA OF CITY:	West Toledo
NEAREST INTERSECTION:	Executive Parkway/Central
LEASE PRICE:	\$15.50 Gross

BUILDING DETAIL

TOTAL COMPLEX SIZE:	57,500 sq. ft.
YEAR COMPLETE:	1994
NUMBER OF FLOORS:	Five (5)
TYPE OF FLOOR:	Carpeted concrete
CONSTRUCTION TYPE:	Concrete
HEAT SYSTEM:	Gas forced air (each unit)
AIR CONDITIONING:	Central (each unit)
ELEVATOR:	Two (2)
TELEPHONE SERVICE:	AT&T or Buckeye
INTERNET ACCESS:	High speed available
PUBLIC TRANSPORTATION:	TARTA

LEASING INFORMATION

ELECTRIC:	LESSOR *
GAS:	LESSOR *
WATER:	LESSOR *
SUITE JANITORIAL:	LESSEE
COMMON AREA MAINTENANCE:	LESSOR *
REAL ESTATE TAXES:	LESSOR *
BUILDING INSURANCE:	LESSOR *

*Increases over base year are prorated to Tenant.

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

Brokers Welcome!



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