

# Office Space For Lease



- Within 1/4 mile of I-475
- Across from Westfield Shopping Towne
- Signage at Street
- First class medical and executive suites
- Prime location!

## 4041 SYLVANIA AVENUE West Toledo



### PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43623
AREA OF CITY:	Westfield Shopping Towne
NEAREST INTERSECTION:	Sylvania and Talmadge
LEASE PRICE:	\$9.50 - \$15.50 NNN

### BUILDING DETAIL

TOTAL COMPLEX SIZE:	32,043 SQ.FT.
YEAR COMPLETE:	1994
NUMBER OF FLOORS:	Two (2), plus basement
TYPE OF FLOOR:	Carpeted Concrete
CONSTRUCTION TYPE:	Brick
HEAT SYSTEM:	Gas (individually zoned)
AIR CONDITIONING:	Central (individually zoned)
ELEVATOR:	Yes, oversized
TELEPHONE SERVICE:	Buckeye or AT&T
INTERNET ACCESS:	High Speed Available
PUBLIC TRANSPORTATION:	TARTA Bus Service

### LEASING INFORMATION

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

\*Prorated and billed to Tenant.

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**Brokers Welcome!**



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2927 McCord Road • Toledo, OH 43615 • 419/843-4988