

Professional and Medical Office Space For Lease



- Located at the new westbound exit of I-475 and Central Avenue
- Great exposure - over 35,594 vehicles per day
- New construction
- Generous finish allowance included
- No city income taxes
- Signage on Central Avenue
- Located at stoplight on Central

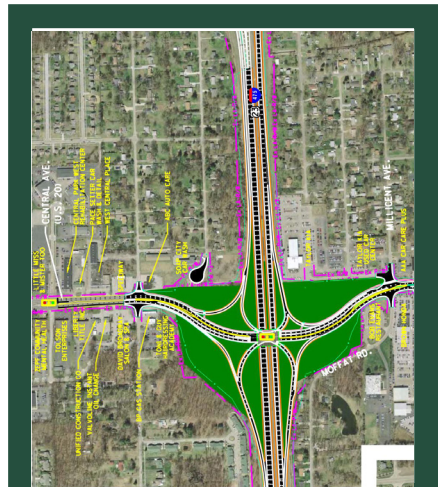
3130 CENTRAL PARK WEST Sylvania Township

PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Central/I-475
TRAFFIC MANAGEMENT:	Traffic light fully synchronized with I-475 Exit
SIGNAGE:	Existing Pylon, Electronic available on Central Avenue
PARKING:	Abundant
LEASE PRICE:	
	\$12.50 NNN Existing Space
	\$15.50 NNN New Construction Office
	\$19.50 NNN New Construction Medical

BUILDING DETAIL

TOTAL BUILDING SIZE:	29,520 SF
NEW CONSTRUCTION:	14,520 SF
YEAR COMPLETE:	1989, Under Construction
NUMBER OF FLOORS:	One (1)
CONSTRUCTION TYPE:	Brick, Dryvit
HEAT SYSTEM:	Gas forced air (each unit)
AIR CONDITIONING:	Central (each unit)
PUBLIC TRANSPORTATION:	TARTA
HIGH-SPEED ACCESS:	Fiber



LEASING INFORMATION

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

* Prorated and billed to tenant

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Brokers Welcome!



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