

Office Space For Lease



- 1 mile from I-475
- Monument signage at street
- Professionally managed and maintained
- Close proximity to restaurants, hotels, banking centers and shopping
- Up to 14,000 SF +/- of new office/medical construction



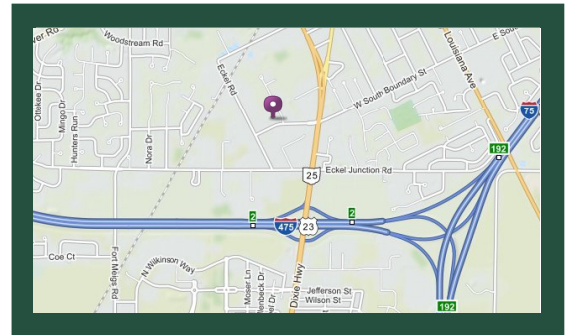
1090 W. SOUTH BOUNDARY Perrysburg

PROPERTY INFORMATION

COUNTY: Wood
ZIP CODE: 43551
AREA OF CITY: Perrysburg
NEAREST INTERSECTION: Rt. 25 and W.S. Boundary
LEASE PRICE:
 \$9.00 NNN Existing Space
 \$10.00 NNN New Construction Office

BUILDING DETAIL

TOTAL COMPLEX SIZE: 22,086 SF;
36,000 SF +/- after expansion
YEAR COMPLETE: 1996
NUMBER OF FLOORS: One (1)
TYPE OF FLOOR: Carpeted Concrete
CONSTRUCTION TYPE: Brick
HEAT SYSTEM: Gas fired boiler (individually zoned)
AIR CONDITIONING: Central (individually zoned)
TELEPHONE SERVICE: AT&T, Buckeye, Time Warner
INTERNET ACCESS: Fiber
PUBLIC TRANSPORTATION: TARTA "Call a Ride" program



LEASING INFORMATION

ELECTRIC: LESSOR*
GAS: LESSOR*
WATER: LESSOR*
SUITE JANITORIAL: LESSEE
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