

# 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



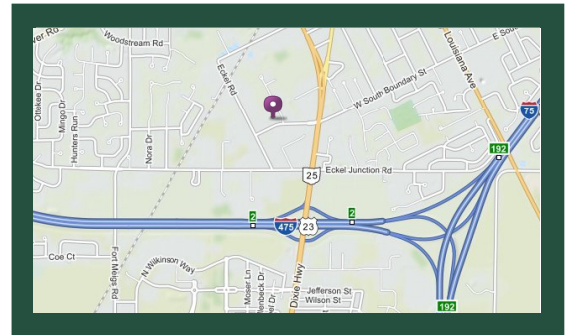
## 1090 W. SOUTH BOUNDARY Perrysburg

### PROPERTY INFORMATION

COUNTY: Wood  
ZIP CODE: 43551  
AREA OF CITY: Perrysburg  
NEAREST INTERSECTION: Rt. 25 and W. S. Boundary  
LEASE PRICE:  
    \$12.50 NNN Existing Space  
    \$15.50 NNN New Construction Office  
    \$19.50 NNN New Construction Medical

### 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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