

Office Space For Lease



- 2 miles west of 23/I-475
- No city income taxes
- Very competitive rates
- Professionally managed and maintained



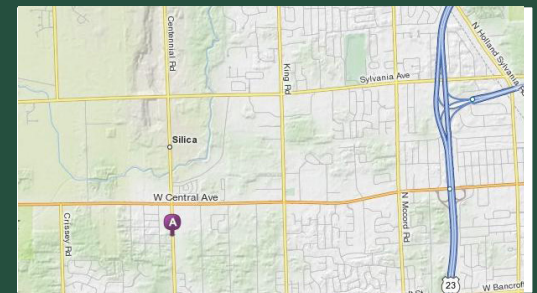
2710-60 CENTENNIAL ROAD Sylvania Township

PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Central/Centennial
LEASE PRICE:	\$12.00 NNN Office \$3.50 Basement storage

BUILDING DETAIL

TOTAL COMPLEX SIZE:	43,000 sq. ft.
TOTAL BUILDING SIZES:	5,000 and 6,500 sq. ft. + 3,000 sq. ft. of Basement
AVAILABLE SUITE SIZES:	1,300 - 6,500 sq. ft.
YEAR COMPLETE:	Shell: 2005; Interior 2007-2011
NUMBER OF FLOORS:	One (1) + Basement
TYPE OF FLOOR:	Commercial carpet or tile
CONSTRUCTION TYPE:	Brick/Dryvit
HEAT SYSTEM:	Gas forced air (each unit)
AIR CONDITIONING:	Central (each unit)
HIGH SPEED ACCESSIBILITY:	Fiber



LEASING INFORMATION

ELECTRIC:	LESSEE
GAS:	LESSEE
SUITE JANITORIAL:	LESSEE
REAL ESTATE	
TAXES:	LESSOR*
CONDOMINIUM	
MAINTENANCE FEE:	LESSOR*

* Prorated and billed to tenant

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Brokers Welcome!



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