

# Office Space For Lease



- 1/4 mile west of US Rt. 23
- No city income taxes
- Signage on McCord near Central
- Prime medical suites

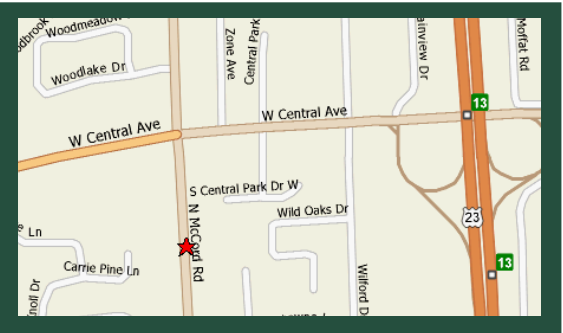
## 3020 McCord Sylvania Township

### PROPERTY INFORMATION

COUNTY: Lucas  
ZIP CODE: 43615  
AREA OF CITY: Sylvania Township  
NEAREST INTERSECTION: Central/McCord  
LEASE PRICE: \$22.50 PSF Gross

### BUILDING DETAIL

TOTAL COMPLEX SIZE: 20,000 sq. ft.  
YEAR COMPLETE: 1994  
NUMBER OF FLOORS: Two (2)  
TYPE OF FLOOR: Carpeted concrete  
CONSTRUCTION TYPE: Concrete  
ELEVATOR: Yes  
HEAT SYSTEM: Gas boiler (individually zoned)  
AIR CONDITIONING: Central (individually zoned)  
TELEPHONE SERVICE: Verizon or Buckeye  
INTERNET ACCESS: Fiber  
PUBLIC TRANSPORTATION: TARTA



### LEASING INFORMATION

ELECTRIC: LESSOR \*  
GAS: LESSOR \*  
WATER: LESSOR \*  
SUITE JANITORIAL: LESSEE  
REAL ESTATE TAXES: LESSOR \*  
BUILDING INSURANCE: LESSOR \*

\* Increases in base year operating expenses prorated and billed to tenant

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

**Brokers Welcome!**



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