

# Office Space For Lease



- 1/4 mile from I-475
- High Profile office building
- Abundant, convenient parking
- Conference facility available to tenants
- Close to UT Campus in the heart of Westgate near Franklin Park Mall



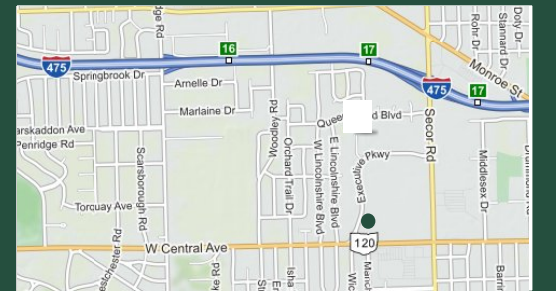
## 3130 EXECUTIVE PARKWAY Westgate

### PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43606
AREA OF CITY:	West Toledo
NEAREST INTERSECTION:	Executive Parkway/Central
LEASE PRICE:	\$10.25 NNN

### BUILDING DETAIL

TOTAL COMPLEX SIZE:	42,516 SF
YEAR COMPLETE:	1977
NUMBER OF FLOORS:	Nine (9)
TYPE OF FLOOR:	Carpeted concrete
CONSTRUCTION TYPE:	Concrete
HEAT SYSTEM:	Boiler (individually zoned)
AIR CONDITIONING:	Central (individually zoned)
TELEPHONE SERVICE:	AT&T or Buckeye
ELEVATOR:	Two passenger, one freight
LOADING DOCK:	Yes
INTERNET ACCESS:	Fiber
PUBLIC TRANSPORTATION:	TARTA



### LEASING INFORMATION

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

\* Prorated and billed to tenant  
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**Brokers Welcome!**



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