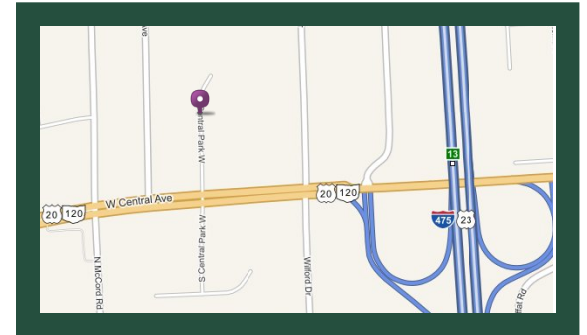


Office Space For Lease



- 1/4 mile west of US Rt. 23
- Traffic light at Central Avenue
- No city income taxes
- Signage on Central Avenue
- Prime Sylvania Township location

3230 CENTRAL PARK WEST Sylvania Township



PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Central/US Rt. 23
LEASE PRICE:	\$11.00 NNN

BUILDING DETAIL

TOTAL BUILDING SIZE:	25,000 sq. ft.
YEAR COMPLETE:	1998
NUMBER OF FLOORS:	Two (2)
TYPE OF FLOOR:	Carpeted concrete
CONSTRUCTION TYPE:	Brick
ELEVATOR:	Yes
HEAT SYSTEM:	Gas forced air (each unit)
AIR CONDITIONING:	Central (each unit)
TELEPHONE SERVICE:	Verizon or Buckeye
INTERNET ACCESS:	Fiber
PUBLIC TRANSPORTATION:	TARTA

LEASING INFORMATION

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