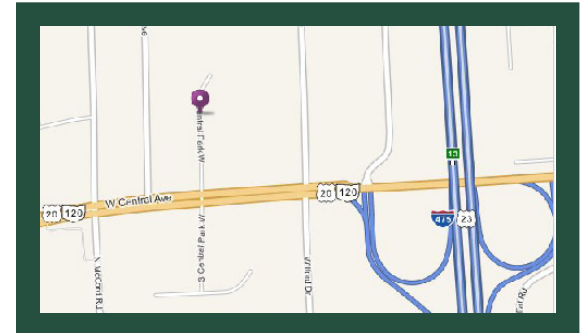


Office Space For Lease



- 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: | \$18.50 PSF Gross |

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: | LESSOR * |
| GAS: | LESSOR * |
| 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!



To search for more available office space, please visit our website at:

www.jmsrealestate.com

2927 McCord Road • Toledo, OH 43615 • 419/843-4988