

# 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

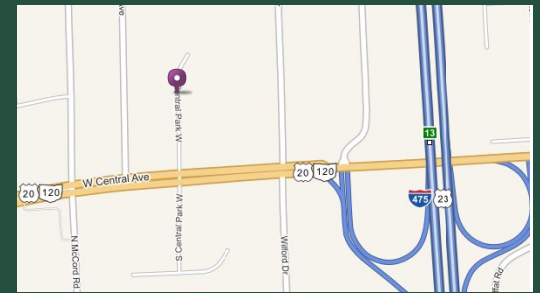
## 3231 CENTRAL PARK WEST Sylvania Township

### 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

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**Brokers Welcome!**



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