

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
- Park at your front door



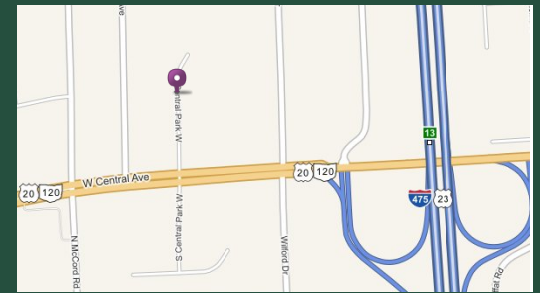
3232 CENTRAL PARK WEST Sylvania Township

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:	8,500 sq. ft.
YEAR COMPLETE:	2001
NUMBER OF FLOORS:	One (1)
TYPE OF FLOOR:	Carpeted concrete
CONSTRUCTION TYPE:	Brick
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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