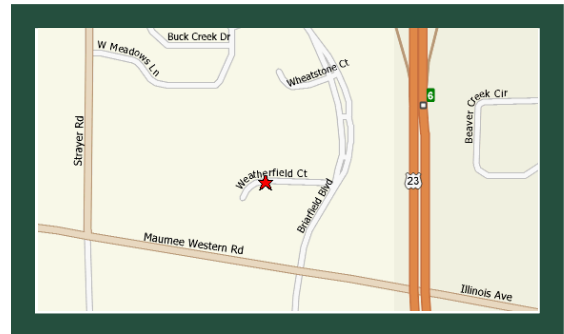


Office Space For Lease



- Across from Franklin Park Mall
- Close proximity to area medical centers, hotels, restaurants and shopping
- Professionally managed and maintained
- Monument signage available

4041 SYLVANIA AVENUE West Toledo



PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43623
AREA OF CITY:	Franklin Park Mall
NEAREST INTERSECTION:	Sylvania and Talmadge
LEASE PRICE:	\$11.95 NNN

BUILDING DETAIL

TOTAL COMPLEX SIZE:	32,043 SQ.FT.
YEAR COMPLETE:	1994
NUMBER OF FLOORS:	Two (2), plus basement
TYPE OF FLOOR:	Carpeted Concrete
CONSTRUCTION TYPE:	Brick
HEAT SYSTEM:	Gas (individually zoned)
AIR CONDITIONING:	Central (individually zoned)
ELEVATOR:	Yes, oversized
TELEPHONE SERVICE:	Buckeye or AT&T
INTERNET ACCESS:	Fiber
PUBLIC TRANSPORTATION:	TARTA Bus Service

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.

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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www.jmsrealestate.com

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