

Commercial Space For Lease



5105 GLENDALE
South Toledo

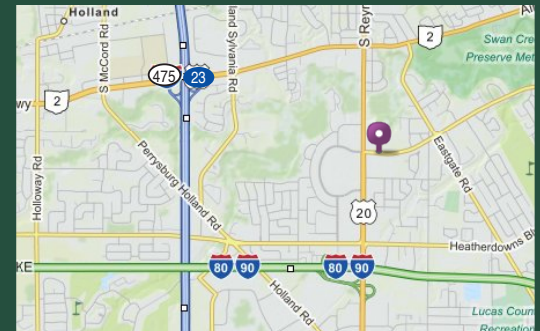
- Within 1.5 miles of I-475
- Less than 1 mile from Ohio Turnpike
- High traffic area
- Signage at Street
- Office price includes build out

PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43614
AREA OF CITY:	South Toledo
NEAREST INTERSECTION:	Reynolds and Glendale
TRAFFIC COUNT:	Glendale- 20,012 cars/day Reynolds- 33,549 cars/day
LEASE PRICE:	\$6.00 NNN; Retail \$12.00 + Utilities; Office

BUILDING DETAIL

PLAZA SIZE:	93,760 SF (approximate)
TYPE OF STREET:	5 Lane
YEAR COMPLETE:	1984
NUMBER OF FLOORS:	ONE (1)
TYPE OF FLOOR:	Carpeted Concrete
CONSTRUCTION TYPE:	Decorative block
HEAT SYSTEM:	Forced Air (each unit)
AIR CONDITIONING:	Central (each unit)
TELEPHONE SERVICE:	AT&T, Buckeye
INTERNET ACCESS:	Fiber
CEILING HEIGHT:	Approximately 22'



ELECTRIC:	LESSEE
GAS:	LESSEE
WATER:	LESSOR*
SUITE JANITORIAL:	LESSEE
COMMON AREA MAINTENANCE:	LESSOR*
REAL ESTATE TAXES:	LESSOR*
BUILDING INSURANCE:	LESSOR*

*Prorated and billed to Tenant.

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Brokers Welcome



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