

# Office For Sale and Lease

## Single or Multi-Tenant



**7050 Spring Meadows West Drive**  
**Holland, Ohio 43528**

### Property Information

**Nearest Intersection: Airport Highway**  
**Zoned: C-2 General Commercial District**  
**Parcel #: 65-88324**  
**Acreage: 1.13 acres**  
**Parking Spaces: 48 spaces**  
**Curb Cuts: One**

### Building Detail

**Total Building Size: 10,008 SF (per owner)**  
**Year Complete: 1998; renovated 2016**  
**Number of Floors: One**  
**Construction Type: wood frame, brick/dryvit**  
**HVAC: GFA, Central Air**                      **Roof: Shingle**  
**Ceiling Height: 8 ½ - 10'**                      **Restrooms: 5**  
**Delivery Doors: No**                              **Docks: No**

**For Sale: \$1,550,000**

**~~\$1,350,000~~**

**Reduced to \$1,200,000**

**For Lease: \$15.00 PSF**

### **Comments:**

- \* 10,008 SF High Image Office**
- \* Impressive lobby, 14 offices, Executive office w/ private bathroom.**
- \*3 conference rooms- 1 with mahogany finishes, storage, kitchen, picnic area.**
- \*Monument Signage**

**Lease Rate Includes Base Year Operating Expenses (CAM, RE Taxes & Insurance).**

**Increases in base year expenses passed through to Tenant on pro-rata basis.**

**Tenant responsible for utilities & janitorial service.**

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Licensed Real Estate Broker. All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein.



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Approximately 10,000 SF



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