

# Office For Sale & Lease



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

**For Lease: \$17.50 PSF**



**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 - 11'**

**Restrooms: 5**

**Delivery Doors: No**

**Docks: No**

- \* **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**
- \* **Easily divisible from 4,000 SF**

## **MOTIVATED LANDLORD/ SELLER**

**Leased Through March, 2020\***

**\*Can be terminated early if occupancy required before lease expires.**

**Lease Rate Includes Base Year  
Operating Expenses.**

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

**Jeremy Miller**

**419-843-4988 Ext. 102**

**[jmiller@jmsrealestate.com](mailto:jmiller@jmsrealestate.com)**

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.

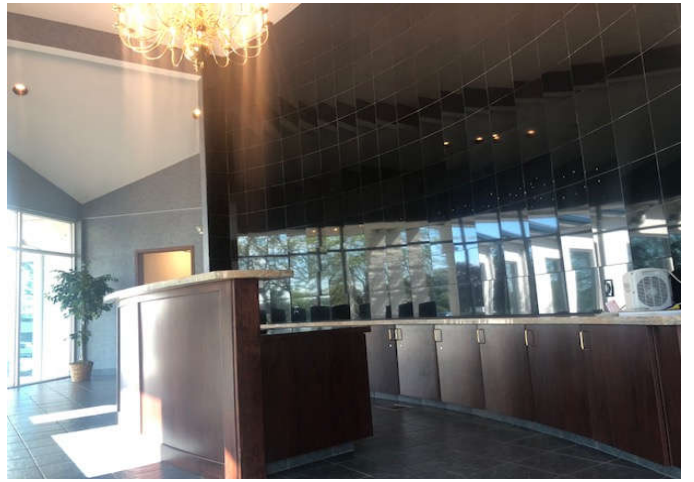


**2927 N. McCord Rd. Suite 200 Toledo, Ohio 43615**

**[www.jmsrealestate.com](http://www.jmsrealestate.com)**

## Office For Sale & Lease

**7050 Spring Meadows West  
Drive**



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

Licensed Real Estate Broker

2927 N. McCord Rd. Toledo, Ohio 43615

[www.jmsrealestate.com](http://www.jmsrealestate.com)

**Office For Sale & Lease**

**7050 Spring Meadows West  
Drive**



All information submitted may be subject to errors and omissions. No warranty or representation is made to accuracy.



**Office For Sale & Lease****7050 Spring Meadows West  
Drive****7050 Spring Meadows West Drive****10,008 SF****Base Year Operating Expenses**

<b>ITEM</b>	<b>Expense</b>	<b>Price PSF</b>
Real Estate Taxes	\$26,188.72	2.6168
Insurance	\$3,100.00	0.3098
CAM Charges	\$19,702.75	1.9687
Totals	\$48,991.47	\$4.90

**Utilities**

Columbia Gas	\$2,320.31	0.2318
Toledo Edison	\$9,606.29	0.9599
Dept of Utilities (water)	\$3,013.90	0.3011
Totals	\$14,940.50	\$1.49



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

**Licensed Real Estate Broker****2927 N. McCord Rd. Toledo, Ohio 43615****[www.jmsrealestate.com](http://www.jmsrealestate.com)**