

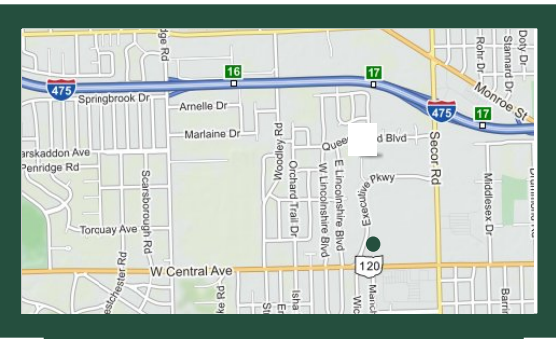
# Office Space For Lease



- 1/4 mile from I-475
- High Profile office building
- Abundant, convenient parking
- Conference facility available to tenants
- Close to UT Campus in the heart of Westgate near Franklin Park Mall



## 3130 EXECUTIVE PARKWAY Westgate



### PROPERTY INFORMATION

COUNTY: Lucas  
ZIP CODE: 43606  
AREA OF CITY: West Toledo  
NEAREST INTERSECTION: Executive Parkway/Central

### BUILDING DETAIL

TOTAL COMPLEX SIZE: 42,516 SF  
YEAR COMPLETE: 1977  
NUMBER OF FLOORS: Nine (9)  
TYPE OF FLOOR: Carpeted concrete  
CONSTRUCTION TYPE: Concrete  
HEAT SYSTEM: Boiler (individually zoned)  
AIR CONDITIONING: Central (individually zoned)  
TELEPHONE SERVICE: AT&T or Buckeye  
ELEVATOR: Two passenger, one freight  
LOADING DOCK: Yes  
INTERNET ACCESS: Fiber  
PUBLIC TRANSPORTATION: TARTA

### LEASING INFORMATION

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

\* Increases over base year are prorated to tenant  
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**Brokers Welcome!**



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

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