

Office Space For Lease



- Within 1 mile of I-475
- No city income tax
- Post Office on premises
- Signage at Street
- Recently Renovated
- Professionally managed and maintained

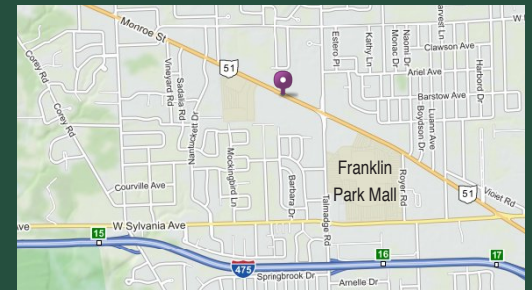
5151 MONROE STREET Sylvania Township

PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43623
AREA OF CITY:	Franklin Park
NEAREST INTERSECTION:	Monroe and Talmadge
LEASE PRICE:	\$14.50 Gross

BUILDING DETAIL

TOTAL COMPLEX SIZE:	77,000 SQ.FT.
YEAR COMPLETE:	1972 (remodeled 2013)
NUMBER OF FLOORS:	Two (2)
TYPE OF FLOOR:	Carpeted Concrete
CONSTRUCTION TYPE:	Concrete
HEAT SYSTEM:	Boiler (individually zoned)
AIR CONDITIONING:	Central (individually zoned)
ELEVATOR:	Yes
TELEPHONE SERVICE:	Verizon or Buckeye
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 *

*Increases over base year are prorated to Tenant.

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Brokers Welcome!



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2927 McCord Road • Toledo, OH 43615 • 419/843-4988