

# Office Space for Lease



**Medical Office Suite**

**Move-in Condition**

**\$14.00 PSF NNN**

**3,949 Square Feet**

- \* Separate Patient and Employee entrances**
- \* 4 exam rooms, 2 procedure rooms, lab, clerical, 3 offices, break room and storage.**
- \* Prominent Monument Signage**
- \* Located near signaled intersection of Monroe Street in the Franklin Park Mall Corridor**



**4646 Nantuckett Drive | Suite B**  
**Toledo, Ohio 43623**

## Property Information

**Nearest Intersection: Monroe Street**

**Zoned: CR Regional Commercial**

**Parcel #24-43764**

**Acreage: 2.724 acres**

**Parking Spaces: 110**

**Curb Cuts: 1**

## Building Detail

**Total Building Size: 20,206 Square Feet +/-**

**Year Complete: 2003; Renovated 2015**

**Number of Floors: 1**

**Construction Type: Brick/ Wood Frame**

**HVAC: Central**

**Roof: Shingled**

**Ceiling Height: 9' +/-**

**Restrooms: 3**

**Signage: Monument**

**Access: Lockbox**

**Real Estate Taxes: Paid by Tenant**

**Insurance: Paid by Tenant**

**Utilities: Paid by Tenant\***

**Common Area: Paid by Tenant**

**Janitorial: Paid by Tenant\***

**2019 NNN Expense Budget is \$8.11 PSF**

**\*Not part of NNN Operating Budget**

**Jeremy Miller**

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

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

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Licensed Real Estate Broker

2927 N. McCord Rd. Toledo, Ohio 43615

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

# Office Space for Lease

# 4646 Nantuckett Drive



4848 Nantuckett Drive  
Suite B

Approximately 3,949 SF



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