

735-745 HASKINS ROAD
BOWLING GREEN, OH 43402

OFFICE BUILDING FOR LEASE
650 – 1,800 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

HASKINS LANDING



735 HASKINS ROAD



745 HASKINS ROAD

GENERAL INFORMATION

Lease Rate:	\$12.00 per square foot NNN
Building Size:	8,357 square feet
Number of Stories:	One
Year Constructed:	1975
Condition:	Well maintained
Acreage:	2.75 acres
Closest Cross Street:	Poe Road
County:	Wood
Zoning:	MUN –Mixed Use Neighborhood
Parking:	100+ spaces
Curb Cuts:	One
Street:	2 lane, 2 way

AVAILABLE SPACE & LEASE RATES

	<i>SF</i>	<i>Lease Rate</i>
735		
<i>Suite C</i>	1,172	\$12.00 PSF
<i>Suites G/H</i>	1,800	\$12.00 PSF
745		
<i>Suite D</i>	650	\$12.00 PSF

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

735-745 Haskins Road, Bowling Green, OH 43402

Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Shingle
Floors:	Wood subfloor
Floor Coverings:	Carpet/VCT (tile)
Ceiling Height:	8'
Basement:	Crawl
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Per suite & in common area
Security System:	No
Overhead Doors:	N/A
Sprinklers:	No
Signage:	Yes – monument and interior building signage

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately – upon lease execution
Other Occupants:	See sign directory
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Prorata share of all CAM charges, insurance, RE taxes. Est. NNN = \$3.44/SF

2025 REAL ESTATE TAXES

Parcel:	B08-510-240102006002 B08-510-240102006000
Total Taxes:	\$34,750.00

AVAILABLE SUITES

Suite C – 1,172 SF	Suite G/H – 1,800 SF	Suite D – 650 SF
Consists of: • Large lobby • Built in reception desk • IT room • 6 rooms – 2 with sinks • In suite restroom	Consists of: • Large lobby • Reception office • 2 in suite restrooms • 4 exam rooms with sinks • 1 large procedure room with sink • Lab • 2 offices	Consists of: • Large lobby • Small office • Large office

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

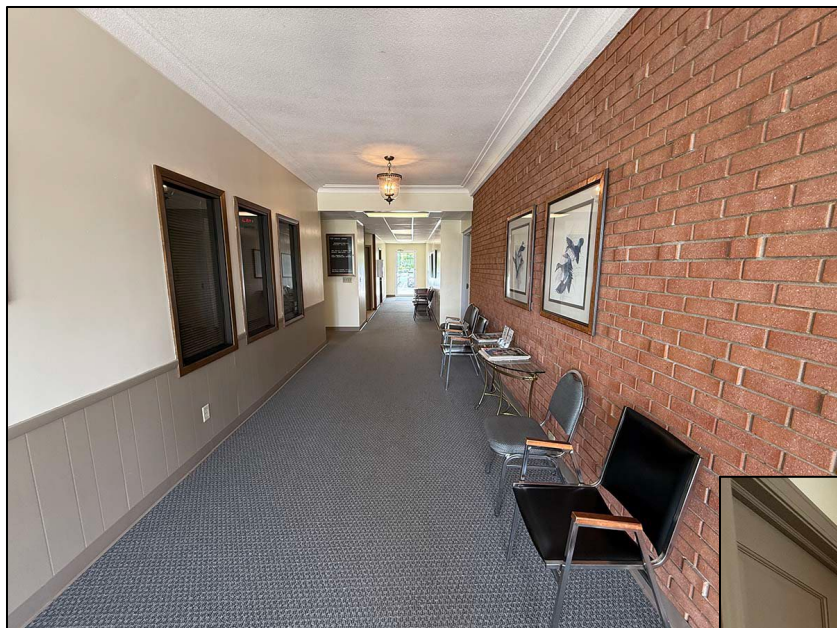
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

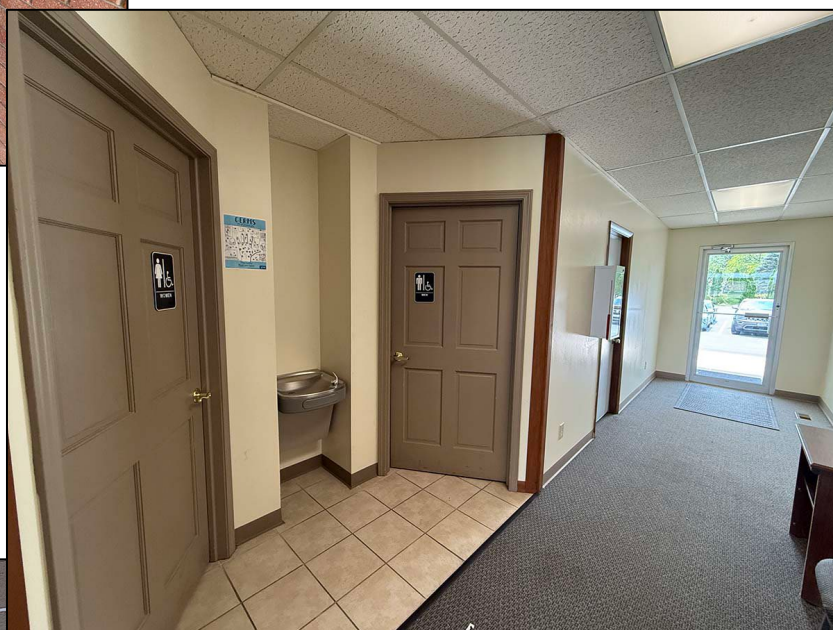
735-745 Haskins Road, Bowling Green, OH 43402

Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE



735 – Common area



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

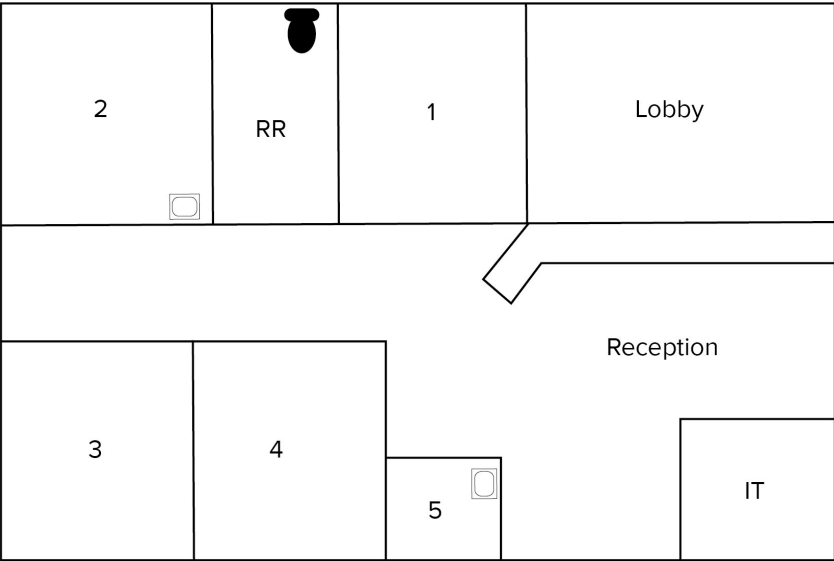
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

735-745 Haskins Road, Bowling Green, OH 43402
Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE

735 – Suite C – 1,172 SF



For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

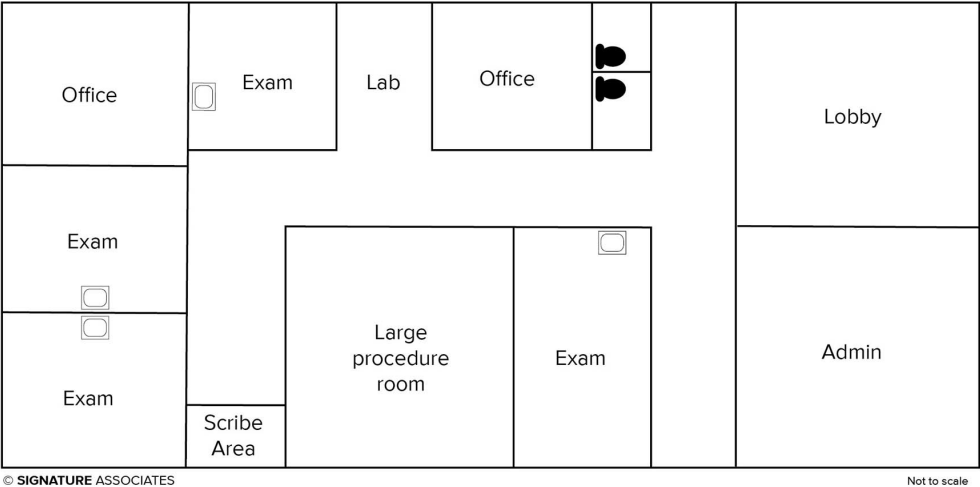
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

735-745 Haskins Road, Bowling Green, OH 43402
Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE

735 – Suites G/H – 1,800 SF



© SIGNATURE ASSOCIATES

Not to scale

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

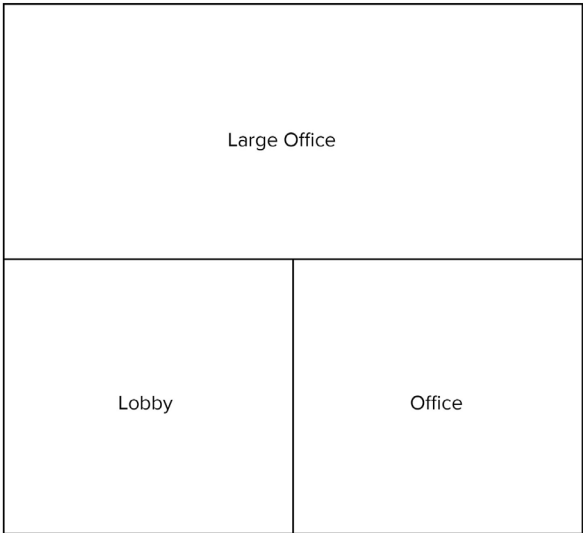
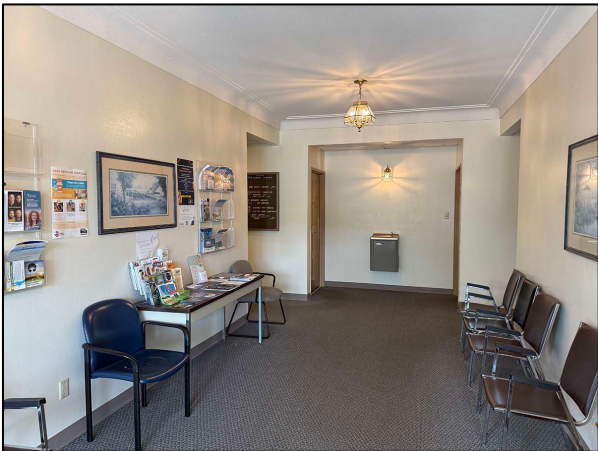
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

735-745 Haskins Road, Bowling Green, OH 43402
Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE

745 – Suite D – 650 SF



© SIGNATURE ASSOCIATES

Not to scale

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

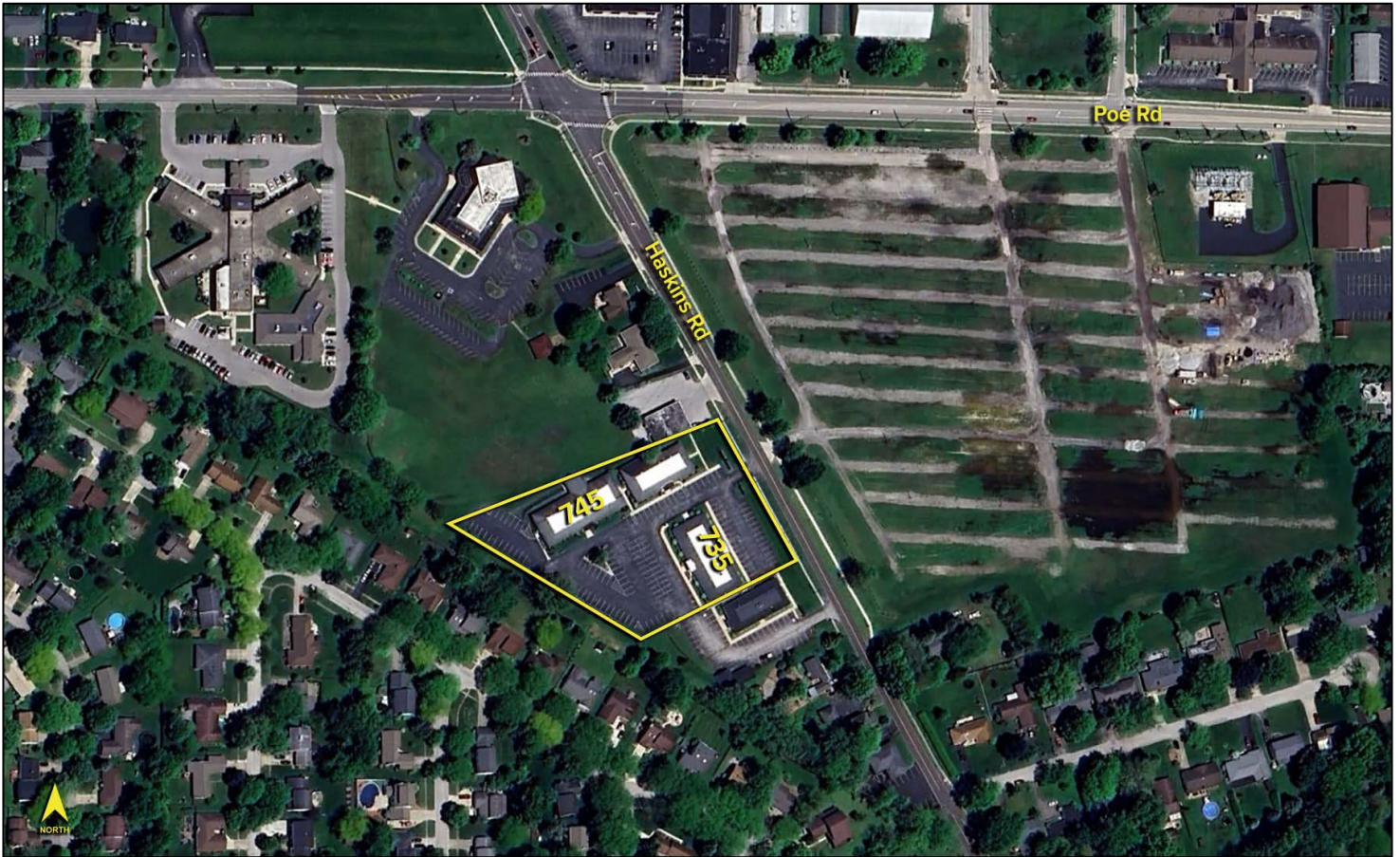
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

735-745 Haskins Road, Bowling Green, OH 43402

Office Building For Lease

650 – 1,800
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.