6635 CENTRAL AVENUE
TOLEDO (SYLVANIA TWP), OH 43615

OFFICE BUILDING FOR LEASE
120 - 372 Square Feet Available

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FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA TOWNSHIP OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	$700 - $1,200/month
Space Available:	Individual suites – can be leased collectively
Building Size:	3,920 square feet*
Number of Stories:	Upper, main, lower levels
Year Constructed:	1984, renovated 2025
Condition:	Excellent
Acreage:	.810 acres, approx. 100’ on south side of Central Ave
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-2
Parking:	17± spaces
Curb Cuts:	One
Street:	4 lane with center turn



*per Owner

For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
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BUILDING SPECIFICATIONS	
Exterior Walls:	Brick/wood
Structural System:	Wood frame
Roof:	Pitched asphalt shingle
Floors:	Lower level – concrete slab Main/upper – wood truss
Floor Coverings:	LVP
Ceiling Height:	Vaulted ceilings
Basement:	No – walk out lower level
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Three – lower-level restroom includes shower
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Street monument

BUILDING INFORMATION	
Current Occupant:	Available suites are vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Interior design, photography, esthetician & more
Sign on Property:	Yes
Key Available:	Contact listing agent

LEASE DETAILS	
Term:	1 – 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Cleaning individual leased suites

2026 REAL ESTATE TAXES	
Parcel:	78-58914
Assessor Number:	30209021
Total Taxes:	$11,592.40

Comments:

- Move-in ready Sylvania Township office space.
- Professionally appointed décor, situated with furniture ready made to "plug & play".
- Open meeting space offers abundant natural lighting, skylights and vaulted ceilings.
- Suites can be leased individually or collectively.
- The building could be available in its entirety.

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LEASE INFORMATION (AS OF 10/15/2026)

	Unit	Size	Monthly Rent	Furniture
Upper-Level Suites				
	Office 104	12'x 12'	$900	Large desk, desk chair, 2 accent chairs, sideboard, accent table, plants
	Office 105	12' x 10'	$900	Large desk, 4 chairs, accent chair, rug
	Office 106	12' x 16'	$1,200	Built in cabinets and shelving with sink. Space for mini fridge.
Main Level Suites				
	Office 108	20' x 18'6"	$1,200	Separate entry in back. Large table, 6 chairs, 2 accent chairs, leather sofa, sofa, coffee table, sideboard, accent chair, art
Lower-Level Suites				
	Office 109	12' x 15'	$800	Large desk, 2 chairs, 2 chairs, 2 accent tables
	Office 110	12' x 10'	$700	Desk, desk chair, 2 accent chairs
	Office 111	15' x 22'	$900	2 sofas, 4 tables, 2 chairs, bench

Comments:

- All inclusive suites.
- Furnished with designer furniture. Furniture can be moved to accommodate Tenant's needs.
- All utilities/operating expenses included in the rent.
- There are three levels of space available with an open common area seating and meeting space.

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The Elle | 6635 West Central Avenue

Office Building
~4,000 square feet

Upper Level

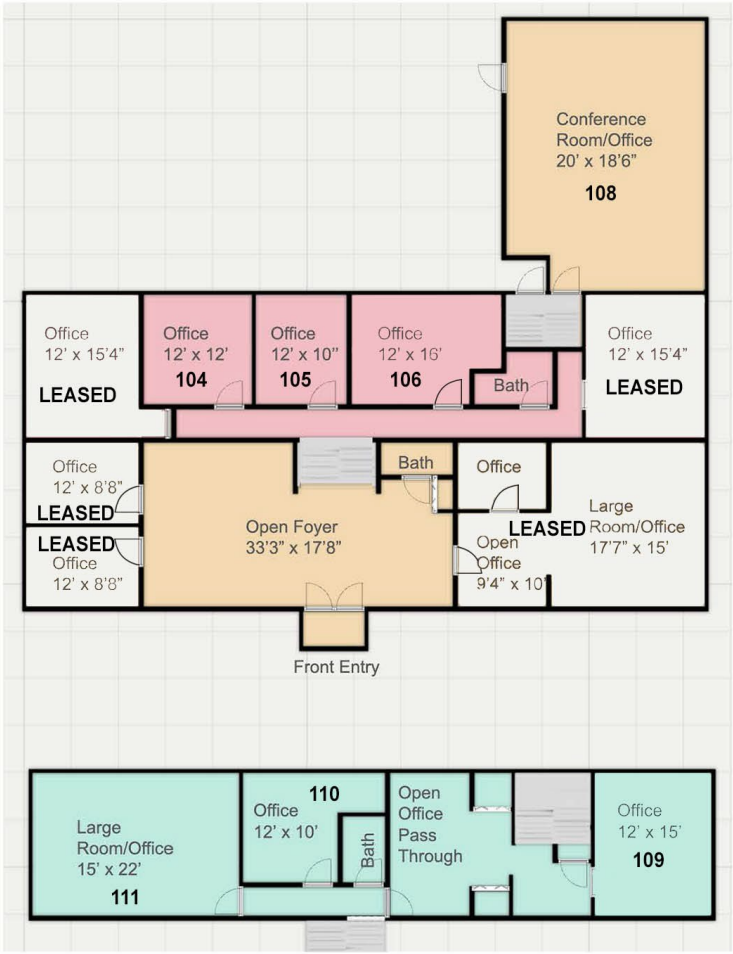
Office 104 - $900/mo
Office 105 - $900/mo
Office 106 - $1,200/mo

Main Level

Office 108 - $1,200/mo

Lower Level

Office 109 - $800/mo
Office 110 - $700/mo
Office 111 - $900/mo



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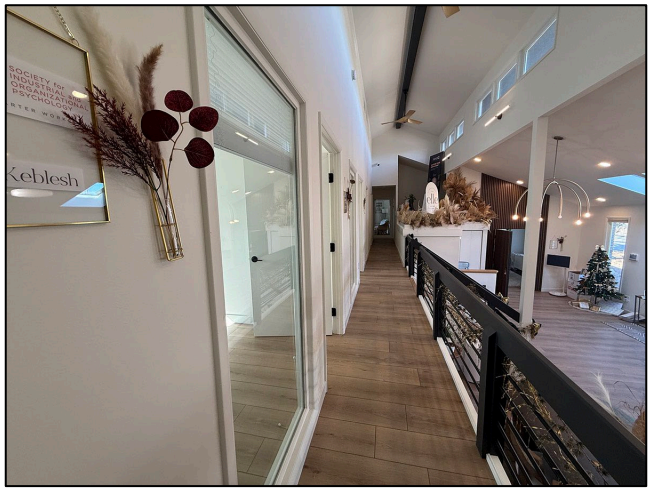
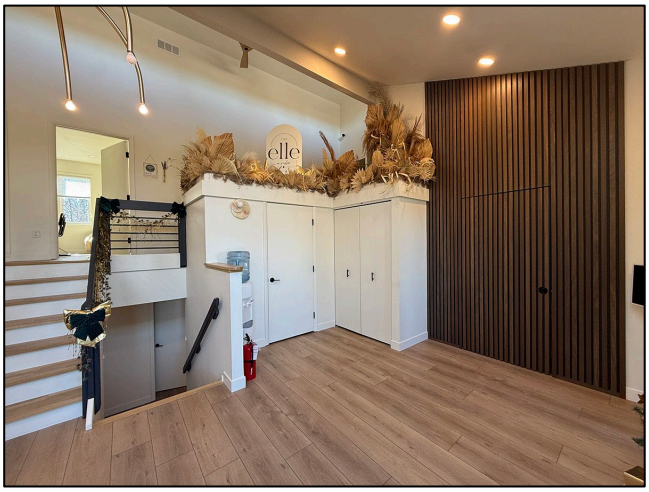
Rear parking lot and access to Office 108



Upper-level view



Common entry



Common entry



Open meeting space



Open meeting space

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Common kitchen/coffee bar



Common kitchen/coffee bar



Lower level restroom with shower



Office 104



Office 107



Office 110

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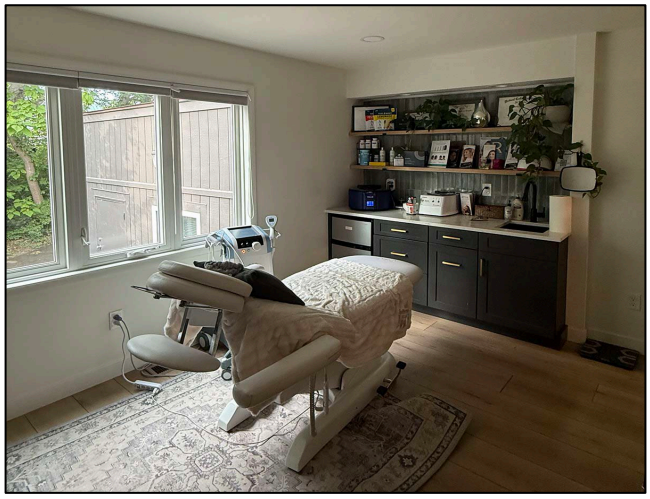
Office 105



Office 106



Office 108



Office 109



Office 109



Office 111

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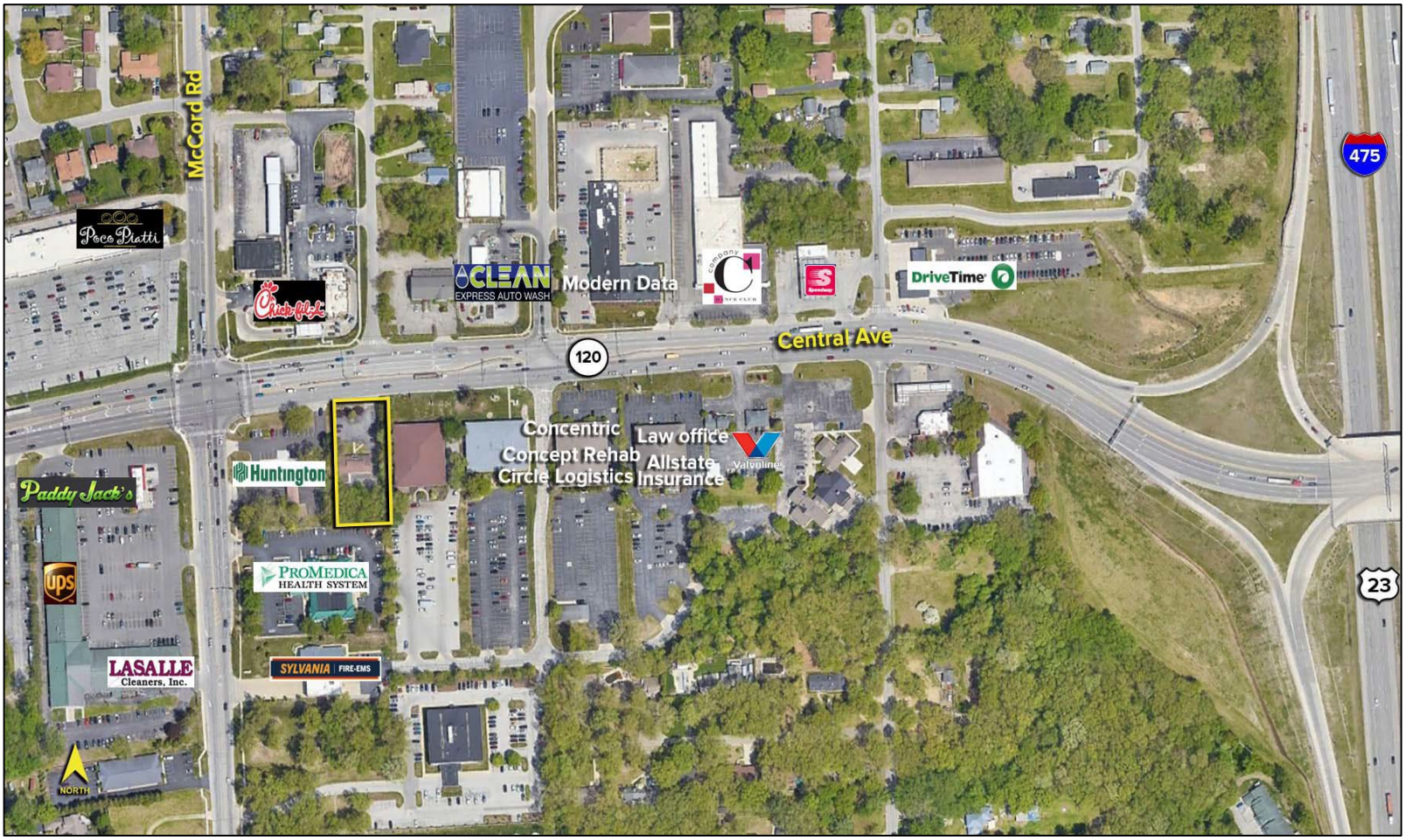

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