6616 MONROE STREET SYLVANIA, OH 43560

OFFICE SPACE FOR LEASE 630 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE

THORMONT BUILDING



GENERAL INFORMATION

Lease Rate & Space Available:

Unit 3 - 630 SF - \$850/month + gas and electric Building Size: 7,992 SF (Per AREIS)

Number of Stories: 1

Year Constructed: 1965 Condition: Good

Lot Dimensions: Approx. 83' x 142'

Acreage: 0.27 (Per AREIS)

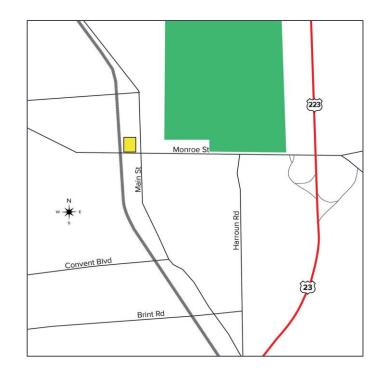
Closest Cross Street: Main Street

County: Lucas

Zoning: B-3 Central Business District
Parking: Ample, in-common parking

Curb Cuts: 2

Street: 2 lane, 2 way



For more information, please contact:

ROB KELEGHAN, SIOR (419) 680 7663 or (419) 249 6323 rkeleghan@signatureassociates.com JARED JENSEN (419) 249 6326 or (419) 377 8964 jjensen@signatureassociates.com 7150 Granite Circle, Suite 200 Toledo, Ohio 43617 www.signatureassociates.com

BUILDING SPECIFICATIONS		
Exterior Walls:	Brick	
Structural System:	Masonry	
Roof:	Shingle + rubber	
Floors:	Concrete	
Floor Coverings:	Carpet + LVP (kitchen)	
Ceiling Height:	7' – 8'	
Basement:	No	
Heating:	GFA	
Air Conditioning:	Central	
Power:	100-amp single phase	
Restrooms:	Unit 3: 1 Unit 5/10: 2	
Security System:	No	
Sprinklers:	No	
Signage:	Facade + monument	

BUILDING INFORMATION		
Current Occupant:	Vacant	
Occupancy Date:	Upon lease execution	
Other Occupants:	Transformations, Dale's Barber Shop, Salon Esteem, Montgomery-Nichols, Ltd.	
Sign on Property:	Yes	
Showing Instructions:	Contact Rob or Jared	

LEASE DETAILS	
Term:	2 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Gas, electric, suite janitorial, content and liability insurance

2025 REAL ESTATE TAXES		
TD:	82	
Parcel Number:	10266	
Assessor Number:	45037022	
Total Annual Taxes:	\$13,424.37	

Comments:

- Great Downtown Sylvania location
- Distance to US 23 0.71 miles
- Shared dumpster service
- Contiguous to free municipal parking lot and downtown Sylvania shopping and restaurant district
- · Former Allstate office and chiropractic office
- Other tenants include salon, barber, insurance, general office

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6616 Monroe Street, Sylvania, OH 43560 Office Space For Lease

UNIT 3		
SQUARE FOOTAGE	Approx. 630 sf	
ASKING RATE	\$850/month + utilities	
DATE AVAILABLE	Upon lease execution	
CONDITION	As-is	
SUITE FEATURES	 2 large rooms Washer/dryer hookups 1 bathroom	









TRAFFIC COUNTS (TWO-WAY)		
17,041	Monroe Street	
6,800	Main Street	

DEMOGRAPHICS				
	POPULATION	MED. HH INCOME		
1 MILE	6,675	\$85,958		
3 MILE	38,826	\$104,389		
5 MILE	106,086	\$94,927		



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