

6616 MONROE STREET
SYLVANIA, OH 43560

OFFICE SPACE FOR LEASE
630 Square Feet Available



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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

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

6616 Monroe Street, Sylvania, OH 43560

Office Space For Lease

630
Square Feet
AVAILABLE

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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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



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

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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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