

900 W. SOUTH BOUNDARY STREET
PERRYSBURG, OHIO 43551

OFFICE SPACE FOR LEASE
1,295 Square Feet Available



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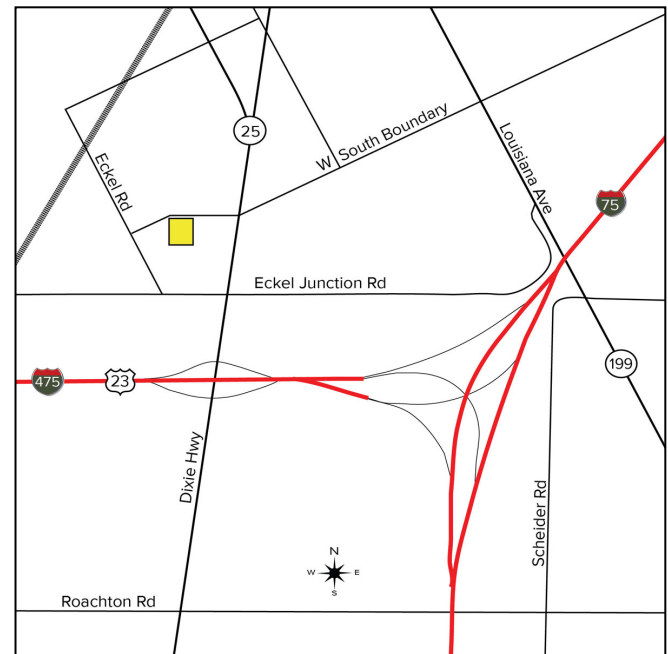
FULL-SERVICE COMMERCIAL REAL ESTATE

PERRY TOWNE SQUARE



GENERAL INFORMATION

Lease Rate:	\$12.00 per square foot NNN
Space Available:	1,295 SF - Building 2, Unit B
Building Size:	3,496 square feet
Number of Stories:	1
Year Constructed:	1994
Condition:	Excellent
Closest Cross Street:	Commerce Drive
County:	Wood
Zoning:	C-3
Parking:	183 space in common
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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Office Space For Lease

BUILDING SPECIFICATIONS

Exterior Walls:	Brick with vinyl dormer and overhangs
Structural System:	Wood stud walls; 24" roof trusses
Roof:	Asphalt shingle with cupola
Floors:	Wood
Floor Coverings:	Carpet and tile
Ceiling Height:	Up to 10' 3"
Foundation:	Full accessible crawlspace
Heating:	Gas forced air
Air Conditioning:	Forced air system
Telephone:	Ameritech, Buckeye available
Security System:	No
Restrooms:	One
Sprinklers:	No
Facia Sign:	On door
Freestanding Sign:	Sandstone marquee
Delivery Area:	No
Lot Dimensions:	400' rear width x 584' maximum depth

Comments:

- The space includes three large offices with some additional plumbing and a closet.

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Yes
Improvement Allowance:	Negotiable
Tenant responsible for utilities, janitorial, suite interior maintenance, insurance, refuse, parking lot, real estate taxes.	

ESTIMATED OPERATING EXPENSES

Insurance	\$0.36
Real Estate Taxes	\$2.25
Condominium Association Fees	\$2.06
Utilities (estimated budget)	\$1.95

2026 REAL ESTATE TAXES

Parcels:	Q61-400-070304013202
Total Annual Taxes:	\$11,575.96

BUILDING INFORMATION

Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Vacant suite - lockbox

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TENANT ROSTER			
Building	Suite	Tenant	Square Footage
1	A	Revive – sold and occupied by Revive	1,748
	B		1,748
2	A	Mouch Insurance	2,201
	B	VACANT & AVAILABLE	1,295
3	A	Senior Outlook Solutions, Ltd – COULD BE AVAILABLE	1,748
	B	Sold and occupied by RT Clinic	1,748
4	A	SOLD TO SCOTT WOZINAK	1,748
	B		1,748
5	A	Melchior Building Company	1,692
	B	Lehner Capital Management	1,804
6		Sold & occupied by ViaQuest	3,496
7	A	Horizon Infusion	1,150
	B	Sold and occupied by Hope Counseling Center	2,346
8		Sold and occupied by Inate Health Care	1,748
9		Sold and occupied by Skincare Experts	3,496
10		Sold and occupied by Aaron Arnold/Edward Jones	3,496

Comments:

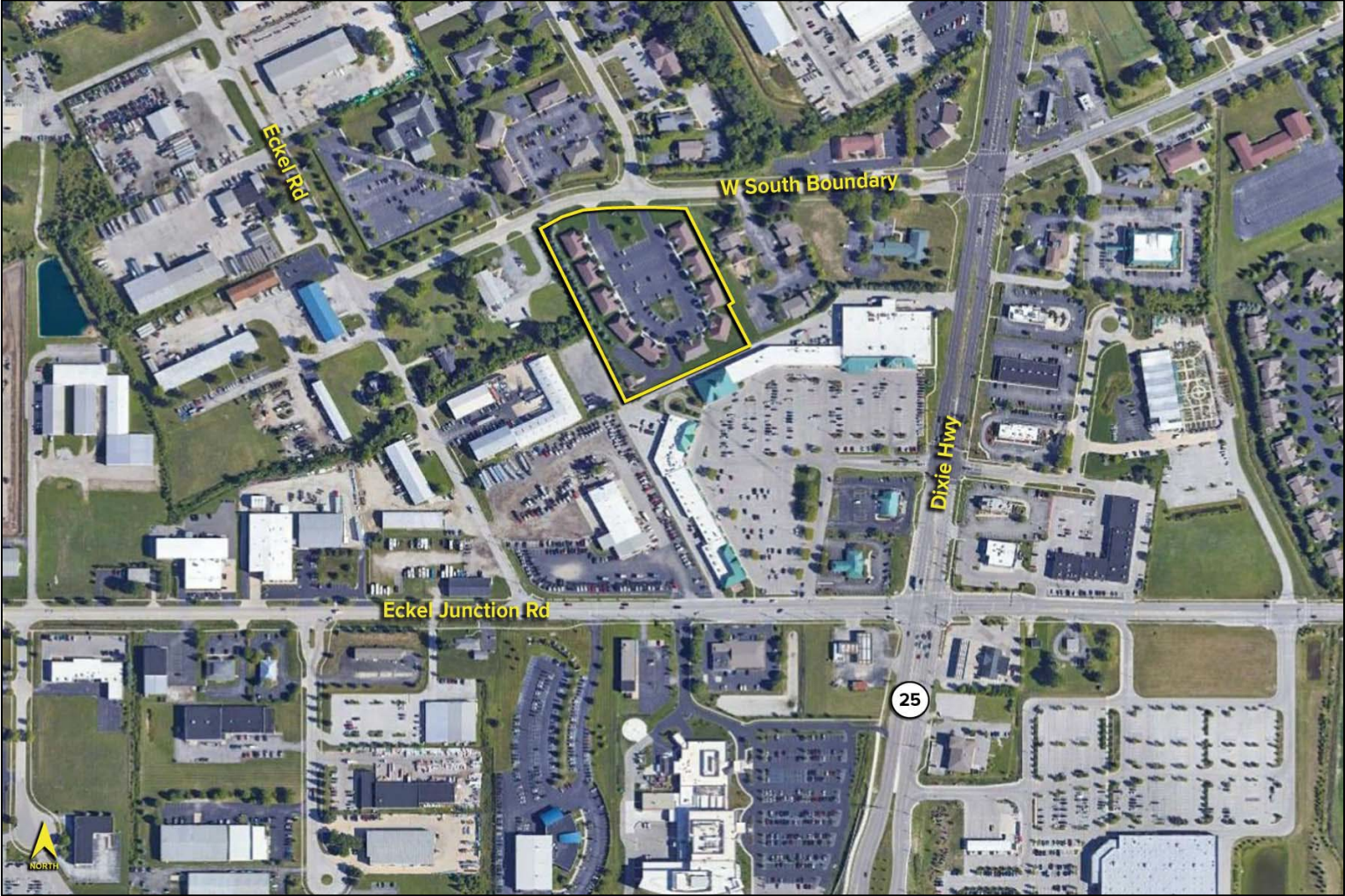
- Less than 1/4 mile to traffic light.
- 1/2 mile to expressway.
- 10-unit complex built by Melchior Building Company.
- On average, Perry Towne Square occupants spend \$2.30/sf on utilities.
- Perry Towne Square condominium fee is \$600 per building.

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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.