

7015 SPRING MEADOWS WEST DRIVE  
SPRINGFIELD TWP. (HOLLAND), OH 43528

## OFFICE BUILDING FOR SALE

22,000 Square Feet Available

100% OCCUPIED



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FULL-SERVICE COMMERCIAL REAL ESTATE

## OFFICE INVESTMENT SALE



**VIEW 360° TOUR**

## GENERAL INFORMATION

|                       |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| Sale Price:           | \$1,900,000                                                                  |
| Available Space:      | 22,000 SF                                                                    |
| Building Size:        | 22,000 SF                                                                    |
| Number of Stories:    | 2                                                                            |
| Year Constructed:     | 1989; renovated 2020 & 2021 - current                                        |
| Condition:            | In pristine condition                                                        |
| Acreage:              | 1.4745 AC                                                                    |
| Closest Cross Street: | Airport Highway – 242.07' frontage<br>Spring Meadows West – 441.61' frontage |
| County:               | Lucas                                                                        |
| Zoning:               | C-2 General Commercial                                                       |
| Parking:              | 85 spaces                                                                    |
| Curb Cuts:            | 2                                                                            |
| Street:               | 4 lane, 2 way                                                                |



\*Address of record is 7045 Spring Meadows West Drive – per Lucas County Auditor

For more information, please contact:

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

**SIGNATURE ASSOCIATES**  
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### BUILDING SPECIFICATIONS

|                    |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| Exterior Walls:    | Brick & stone                                                           |
| Structural System: | Wood frame                                                              |
| Roof:              | Pitched hip-style wood deck, asphalt shingle                            |
| Floors:            | Concrete                                                                |
| Floor Coverings:   | Carpet & hard surface                                                   |
| Ceiling Height:    | 8.5" to 9" +                                                            |
| Basement:          | No                                                                      |
| Heating:           | Forced air – located in suite & attic. 1 unit recently replaced.        |
| Air Conditioning:  | Central                                                                 |
| Power:             | 600a/208/120v/3-phase/4-wire<br>Electric usage is individually metered. |
| Restrooms:         | 2 per floor in common                                                   |
| Security System:   | Per tenant's suite. Suite 208 has a full restroom.                      |
| Elevator:          | Yes – 2,000lb capacity                                                  |
| Sprinklers:        | No                                                                      |
| Signage:           | Monument                                                                |
| Internet & Phone:  | Buckeye Cable & AT&T                                                    |

### BUILDING INFORMATION

|                   |                               |
|-------------------|-------------------------------|
| Sign on Property: | Yes                           |
| Key Available:    | Arrange through listing agent |

### 2026 REAL ESTATE TAXES

|                     |             |
|---------------------|-------------|
| TD:                 | 65          |
| Parcels:            | 65039       |
| Total Annual Taxes: | \$42,383.34 |

### Building updates include:

- Siding, soffit, gutters, parking lot, monument sign, exterior electrical lighting, parking lot light in rear.
- Common area updates.
- ADA push button entry points, security updates, Brivo door access control system is web based.
- Security cameras.
- Repoured concrete dumpster pad.
- Many interior suite updates.
- Landscaping.

### Comments:

- On-site owner and property management (managed by Seller).
- Tenants pay their own utilities, which are separately metered.
- Located at traffic light with prominent street signage. New monument sign.
- Less than 1 mile to I-475/US-23 and 4 miles to Ohio Turnpike (I-80/90).
- Close to I-475 & near Ohio Turnpike (80/90), shopping, banking, and restaurants.
- External façade work (paint and brick), windows, ADA doors, and other upgrades completed in 2020-2021.
- Freshly paved parking lot and new landscaping in 2021.
- Timed magnetic locks on common doors, controlled by landlord. Opens at 6 am and locks at 7 pm Monday – Friday and Saturday 9 am – 1 pm. Tenants have full 24-hour access.
- Located in the Holland Springfield JEDZ (Joint Economic Development Zone) and will enable the collection of a 1.5% payroll/earning tax on businesses and individuals who work in the zone.

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### Tenant Summary

| UNIT          | TENANT                      | SF    |
|---------------|-----------------------------|-------|
| 100           | Spring Meadows Chiropractic | 2,970 |
| 101, 202, 208 | COFC Logistics              | 6,924 |
| 102           | Caretenders                 | 1,900 |
| 103           | Tree Frog                   | 935   |
| 104           | Goldwing Ventures           | 1,270 |
| 106, 201      | Healing Connection          | 2,799 |
| 204           | High Rise Solutions         | 2,134 |

\*Financials/rent roll available upon qualified requests.

### Budget: 2026

| OPERATING DATA           |              |
|--------------------------|--------------|
| Occupied Units           | 7            |
| Unoccupied Units         | 0            |
| Unoccupied Rental %      | 0%           |
| Occupied Rental %        | 100%         |
| Current Annual Rent      | \$249,550.20 |
| CAM & Tax Reimbursements | \$51,679.47  |
| Gross Income             | \$301,229.67 |
| Total Operating Expenses | \$134,397.12 |
| NOI                      | \$171,589.47 |
| Cap Rate                 | 9%           |

## Tenant Overview

### Brohl Health Care:

Brohl Health Care (Spring Meadows Chiropractic) is a chiropractic and wellness clinic led by Dr. Shawn Brohl. The practice provides chiropractic care, pain management, rehabilitation, and wellness services. They have been in business for over 25 years.

### COFC Logistics:

COFC Logistics is a transportation company that provides rail and truck freight shipping services across the U.S. The company specializes in intermodal container transportation and logistics solutions.

### Caretenders:

Caretenders is a home healthcare provider that offers nursing, therapy, hospice, and personal care services for patients in their homes. The company supports seniors and individuals recovering from illness, injury, or surgery. Caretenders is part of the national LHC Group network, which partners hospitals and healthcare systems to help provide in-home care services.

### Tree Frog:

Tree Frog Massage Studio is a massage therapy studio that offers services such as deep tissue massage, myofascial release, prenatal massage, hot stone therapy, and Reiki. The studio provides flexible, appointment-only wellness and therapeutic massage services in Holland, Ohio.

### Goldwing Ventures:

Goldwing Ventures is a Toledo-area investment and business services company that focuses on supporting and developing small businesses and commercial projects. It is involved in business consulting, management, and investment activities across different local ventures.

### Healing Connection:

Healing Connection is a behavioral health and counseling provider in the Toledo area that offers therapy and mental health support services. It focuses on helping individuals with emotional wellness, trauma, and relationship or life challenges through counseling and treatment programs.

### High Rise Solutions:

High Rise Solutions is a Toledo-area company that provides business support and consulting services, often focused on helping organizations improve operations and growth. It works with clients on strategy, management, and development solutions.

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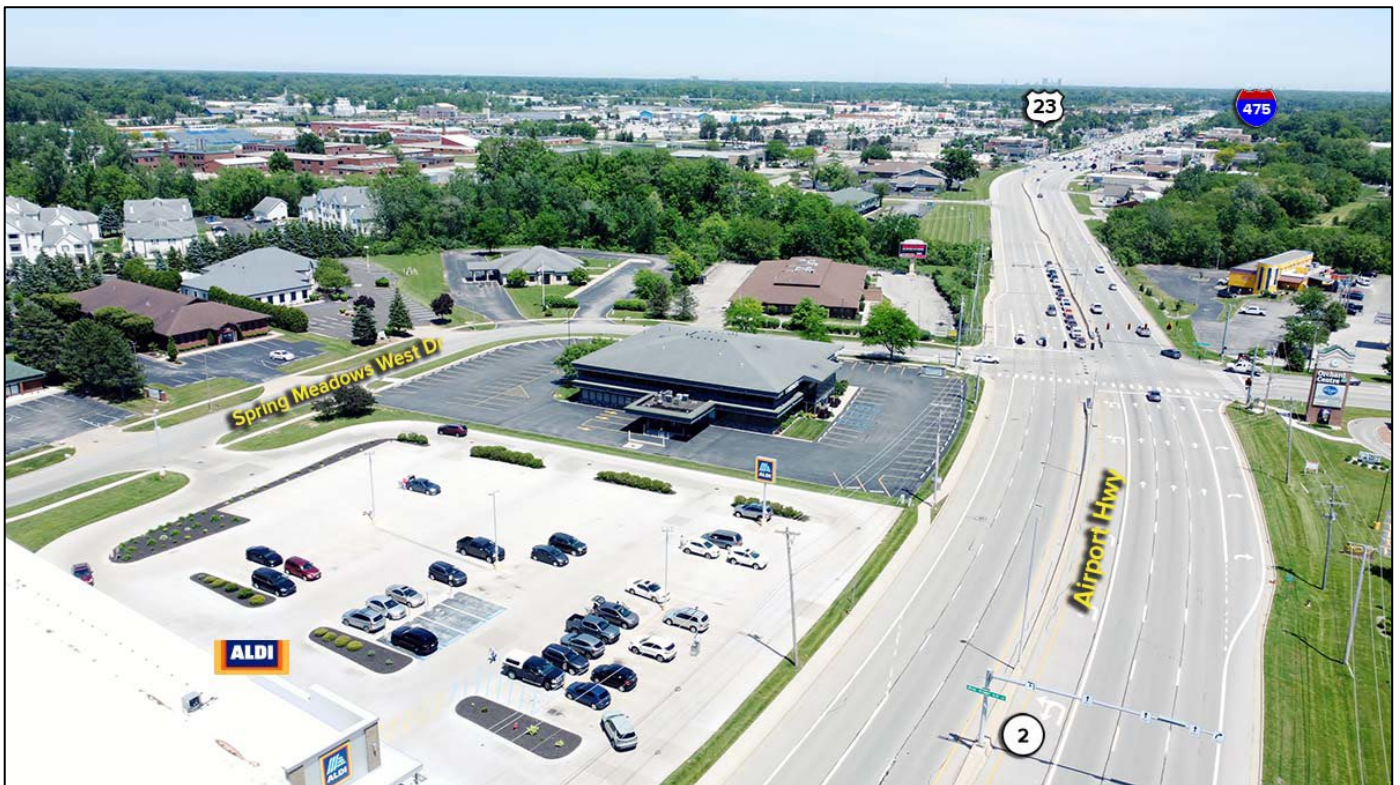
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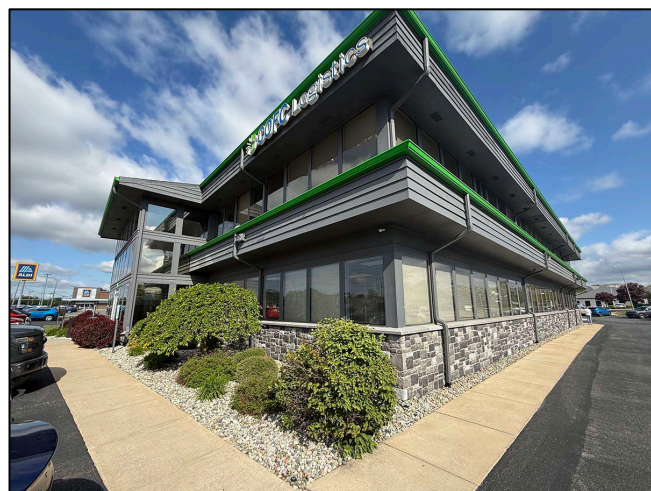
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Front entry



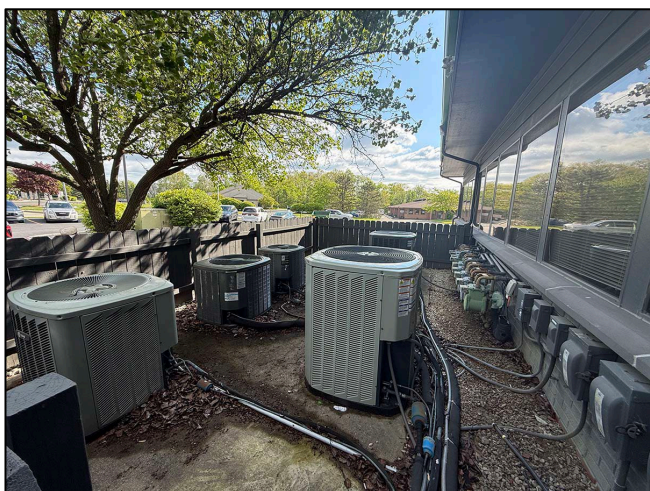
Front entry



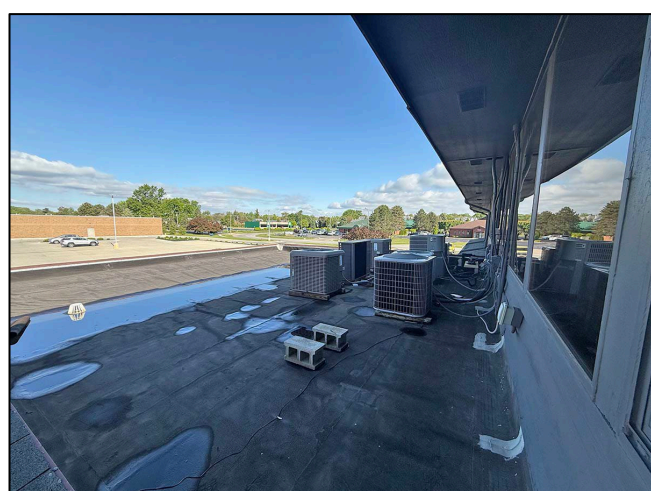
Sign



Rear entry



Ground mounted units



Rooftop AC units

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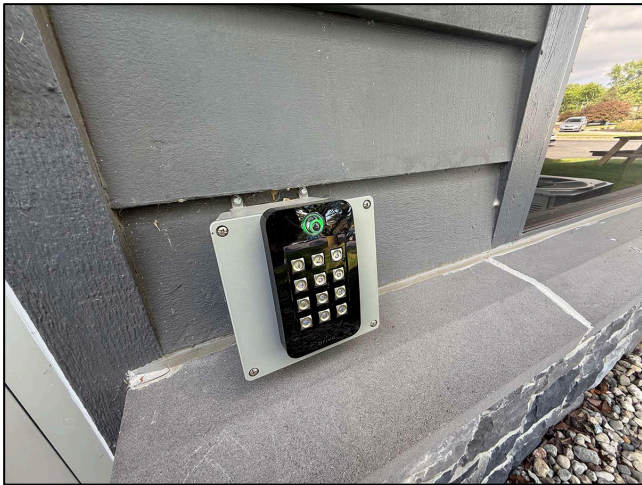
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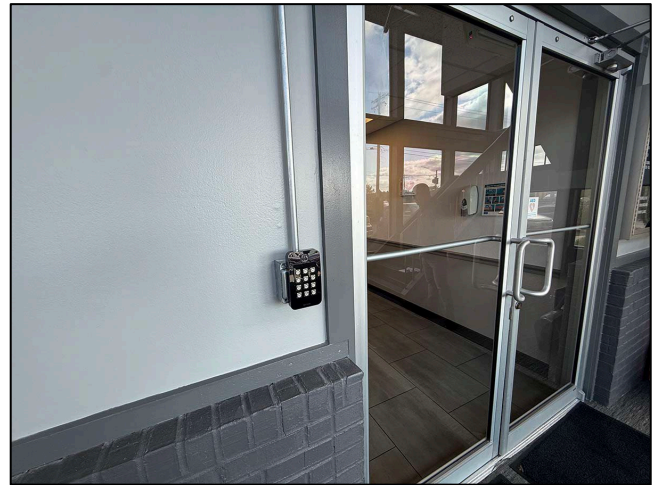


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Keypad entry



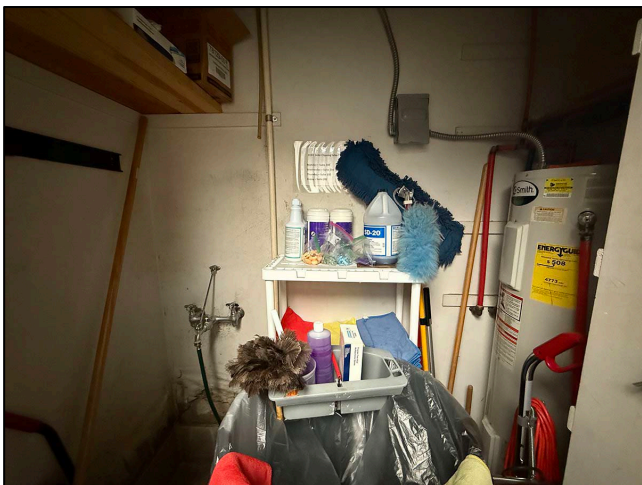
Keypad entry



AED



AED



Mechanical



Common restroom

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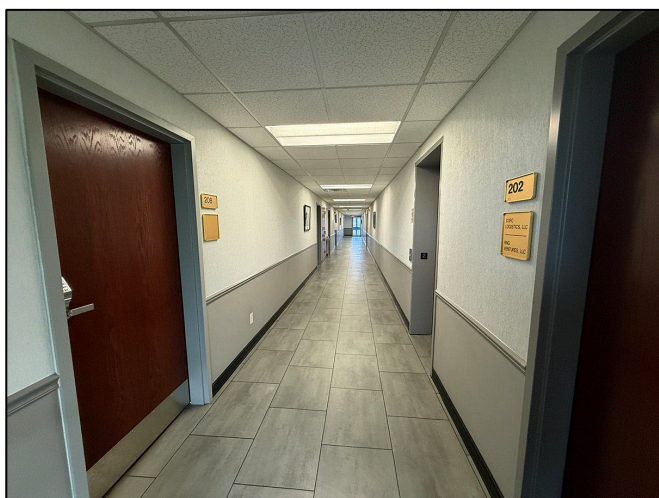
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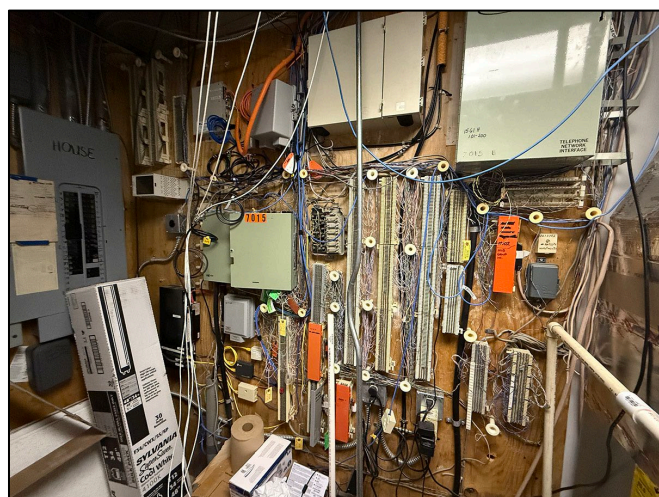
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Hallway/common area



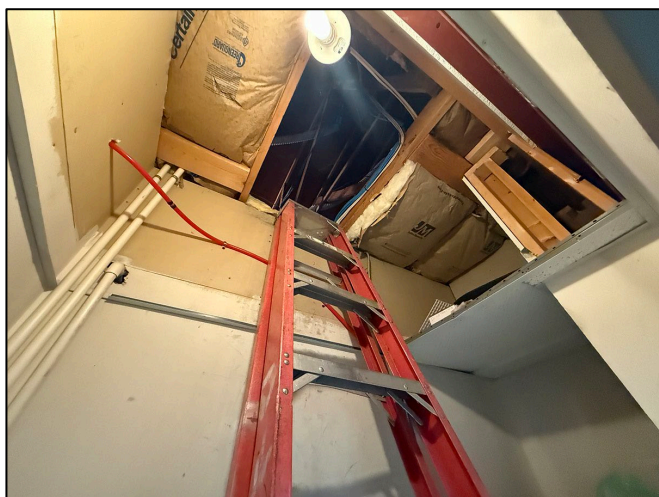
Mechanical/electrical/meter room



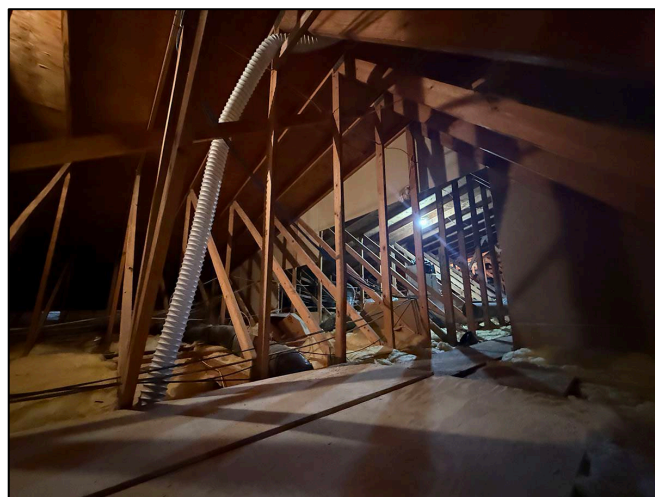
Mechanical/electrical/meter room



Mechanical/electrical/meter room



Attic access



Attic

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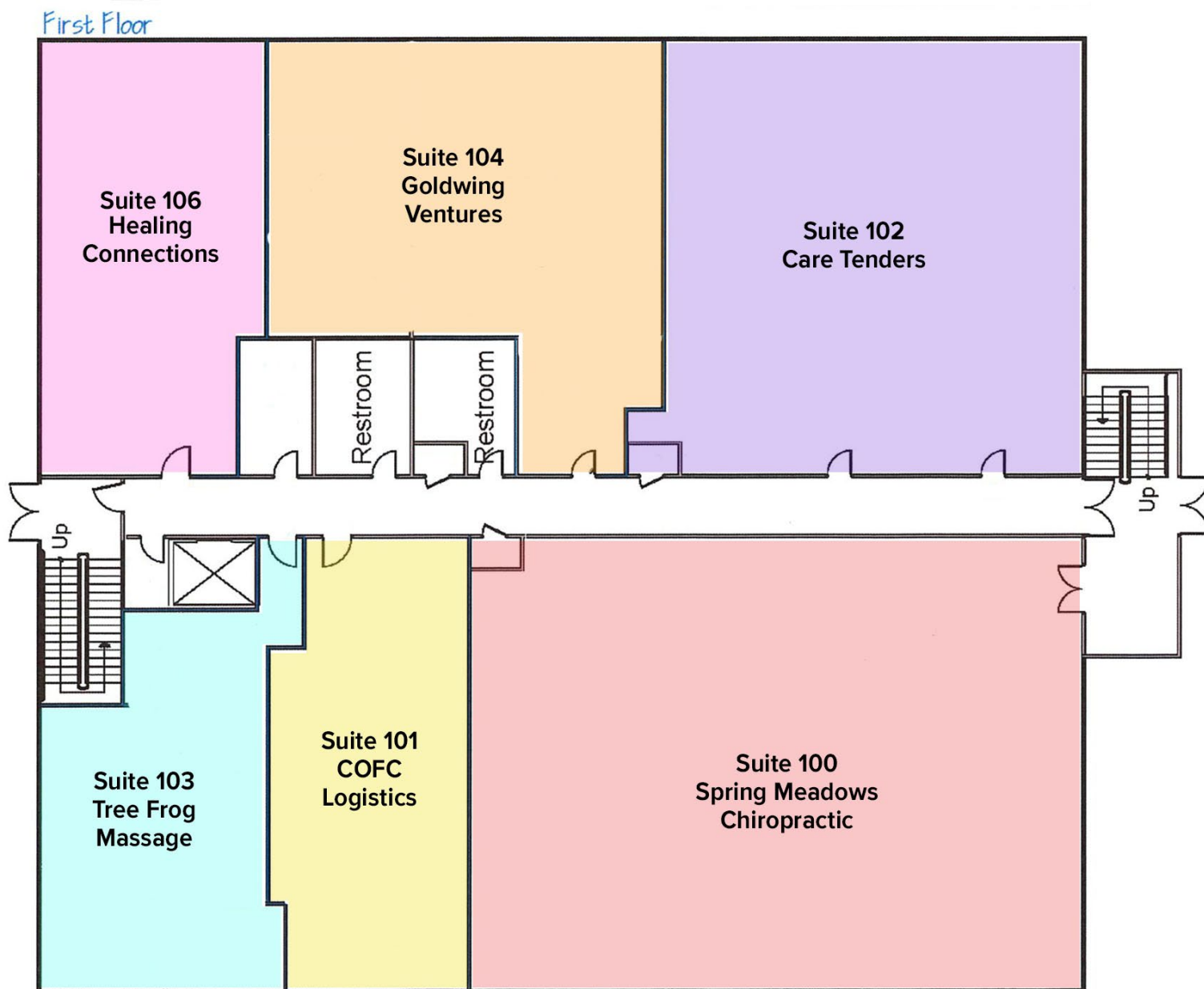


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## Floorplan – First Floor



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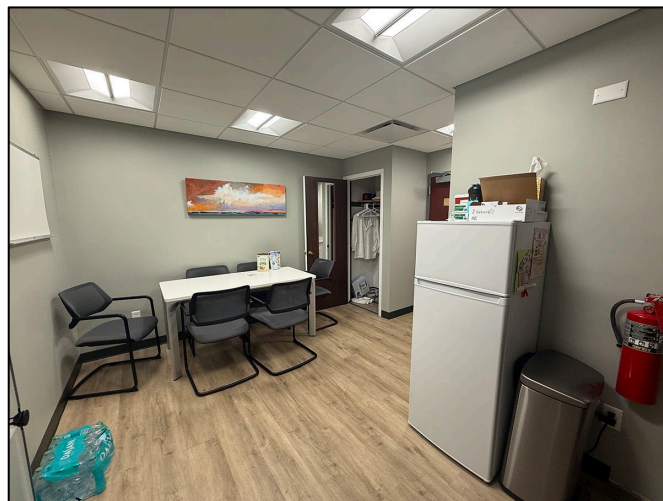
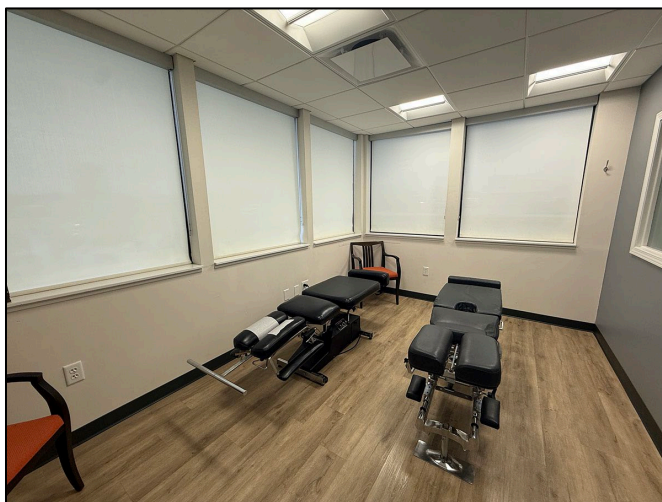
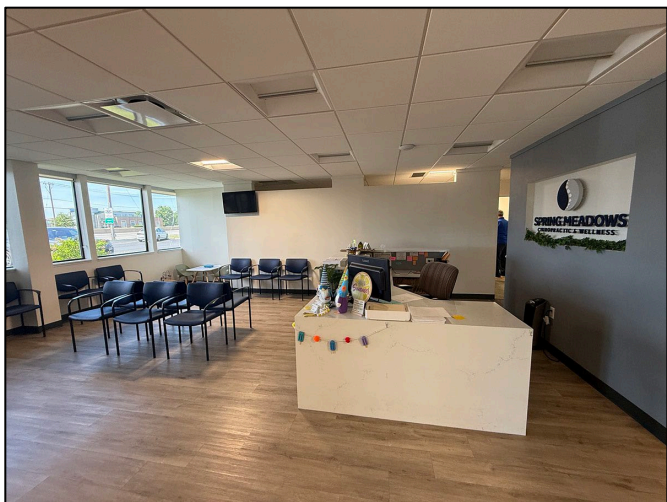


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## Office Building For Sale

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Suite 100 – Spring Meadows Chiropractic



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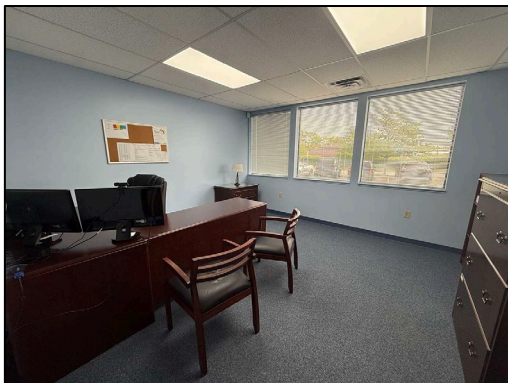
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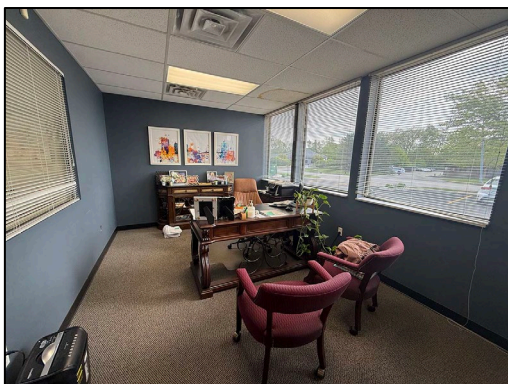
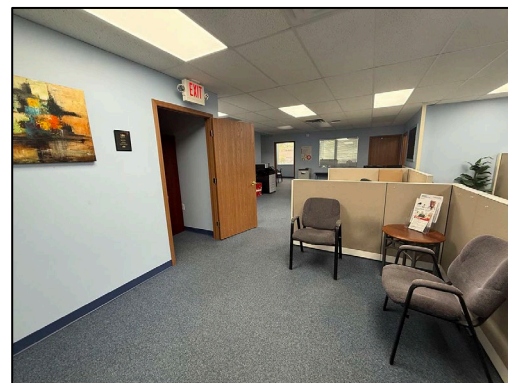
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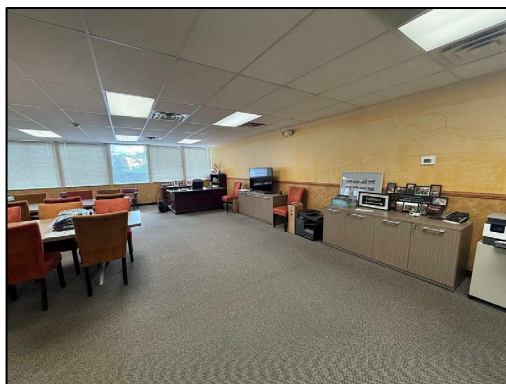
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Suite 102 – Caretenders



Suite 104 - Goldwing



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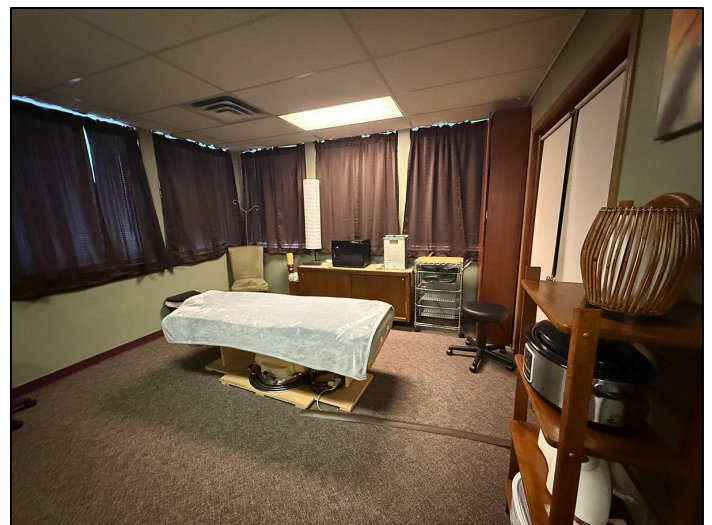
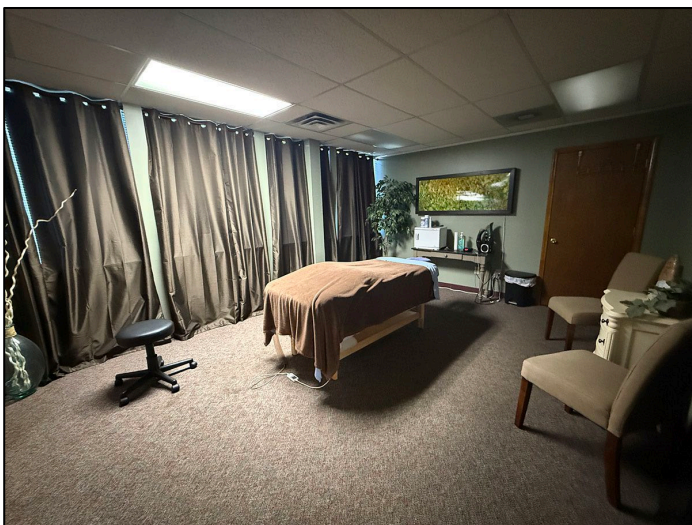
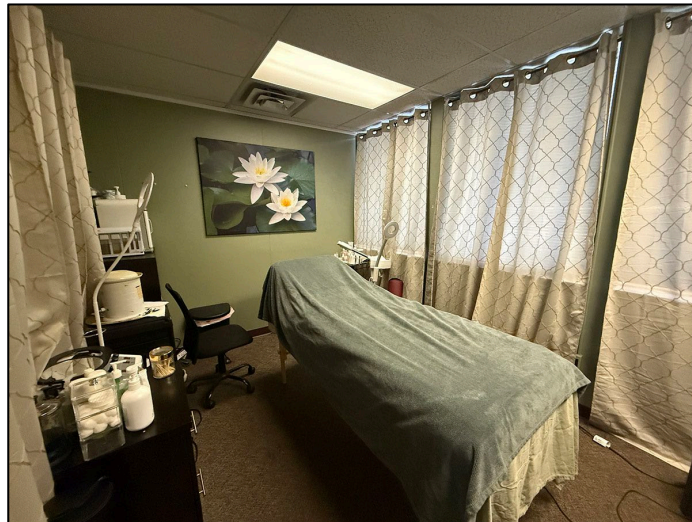


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Suite 103 – Tree Frog Massage



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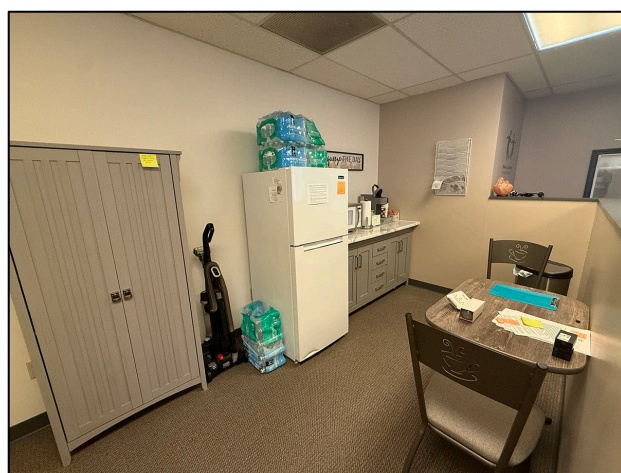
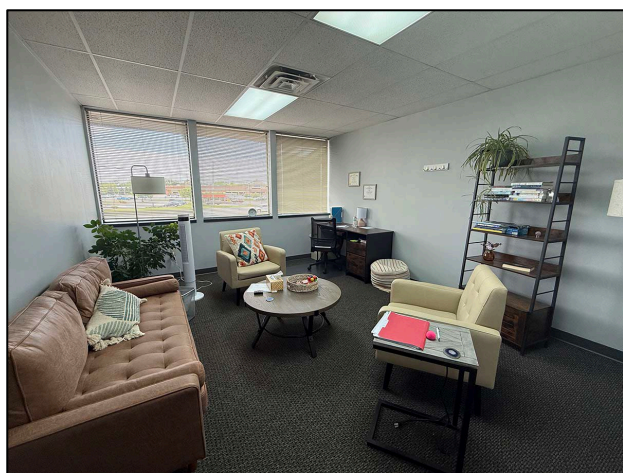
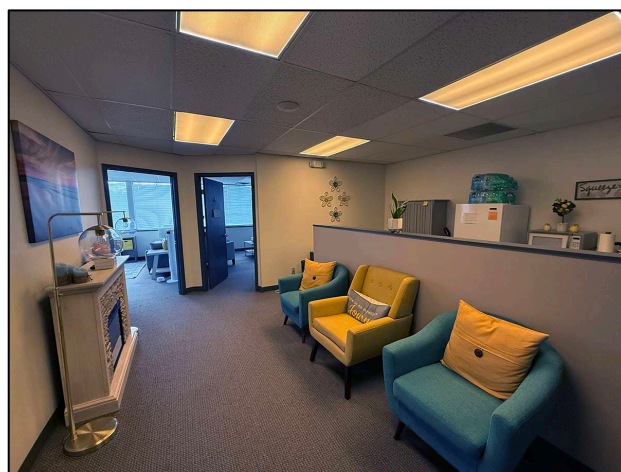
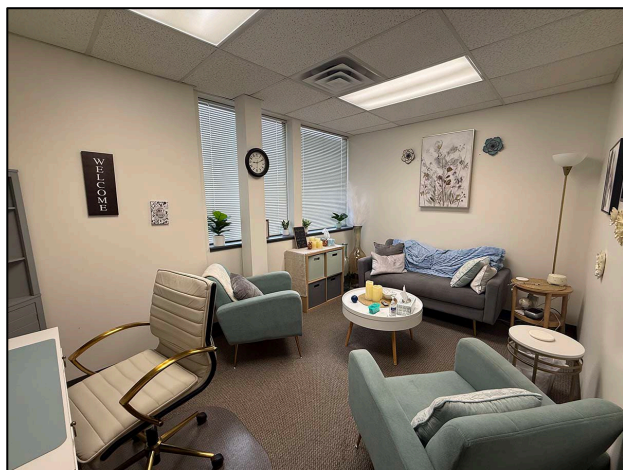
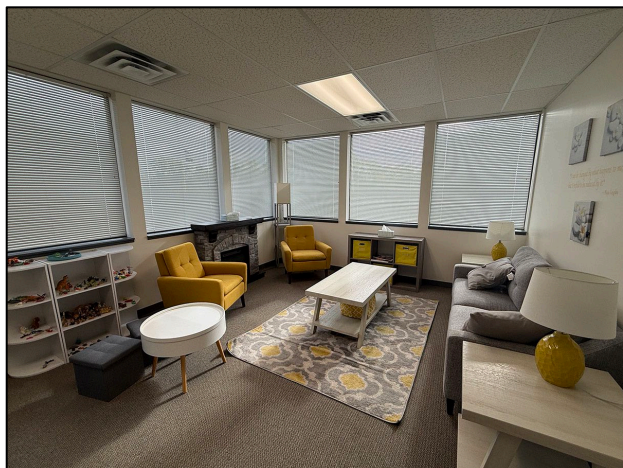


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Suite 106 – Healing Connection



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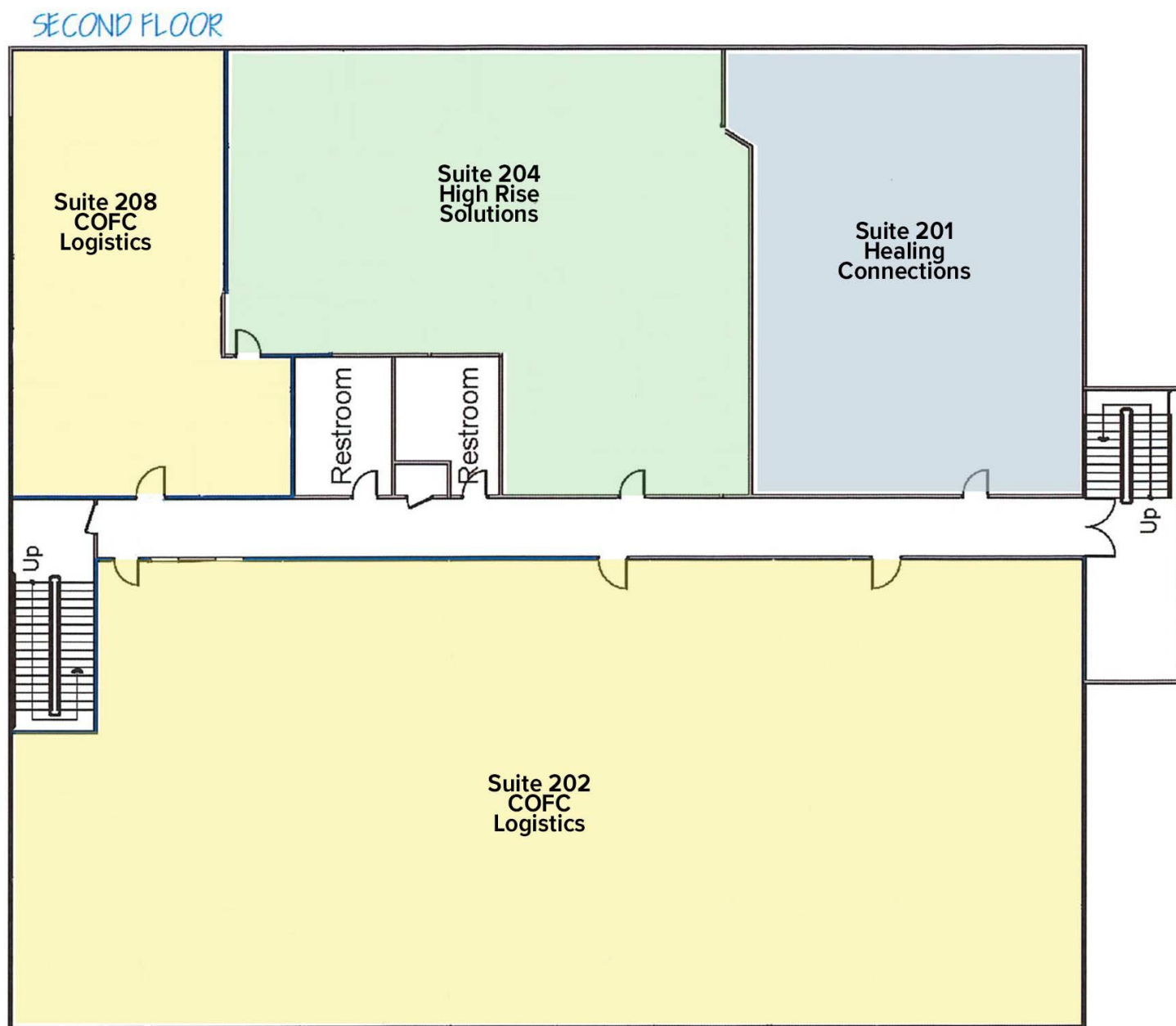


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## Floorplan – Second Floor



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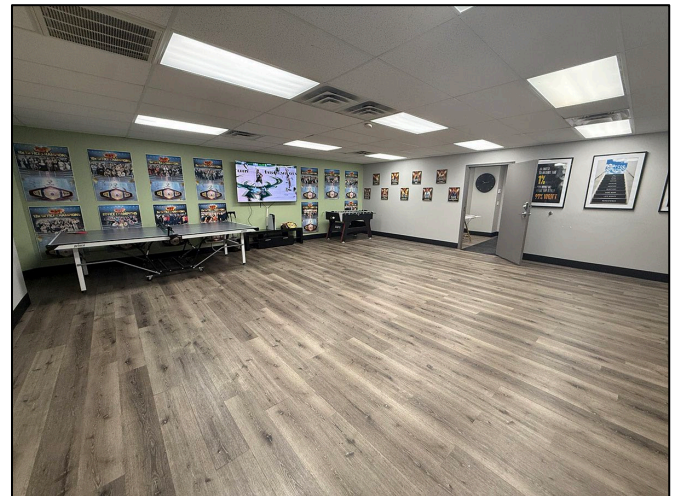
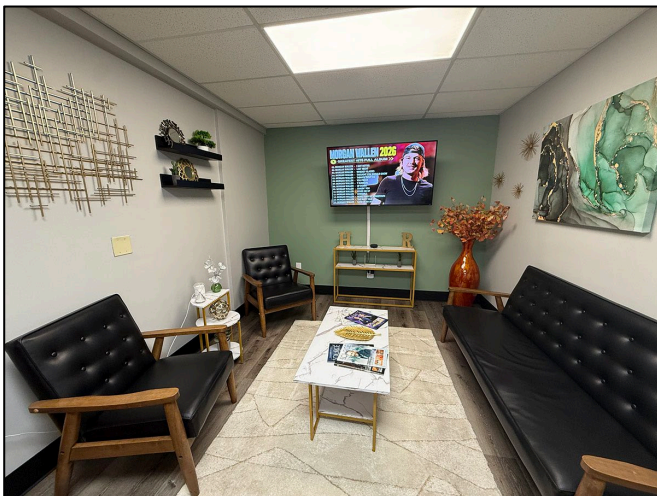
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Suite 201 – Healing Connection



Suite 204 – High Rise Solutions



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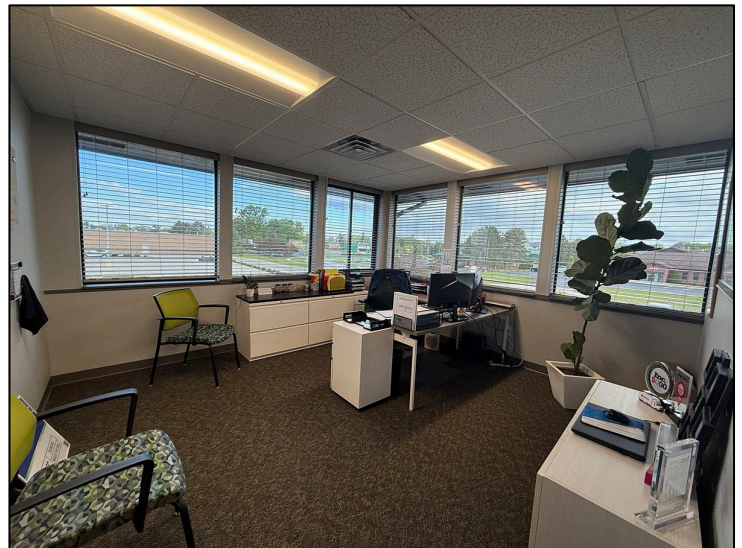


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Suite 202 - COFC



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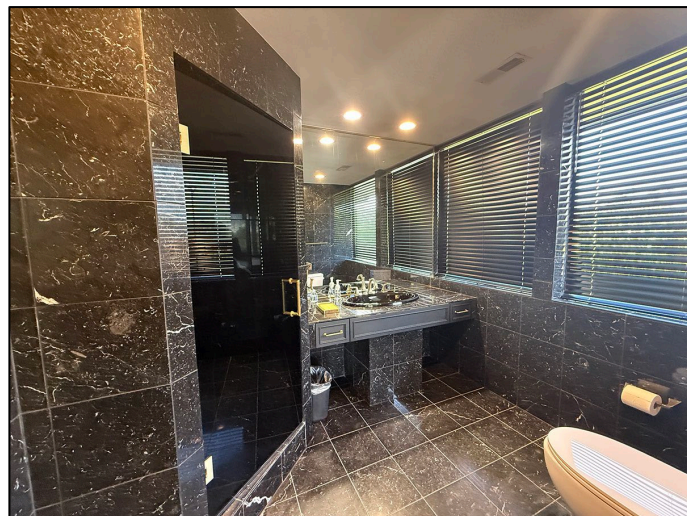
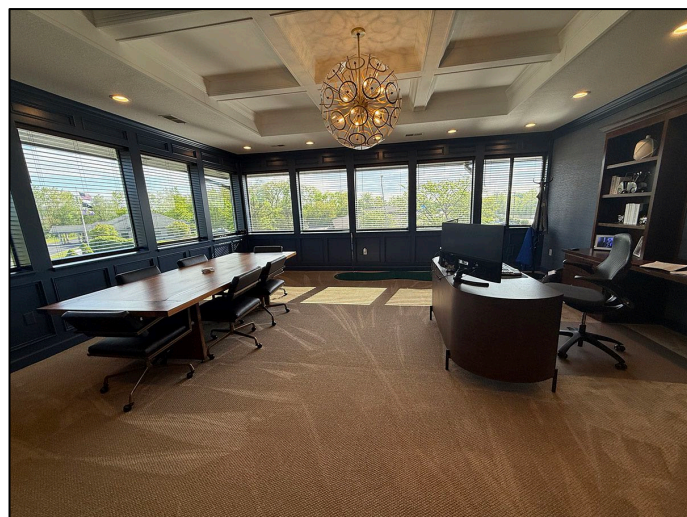
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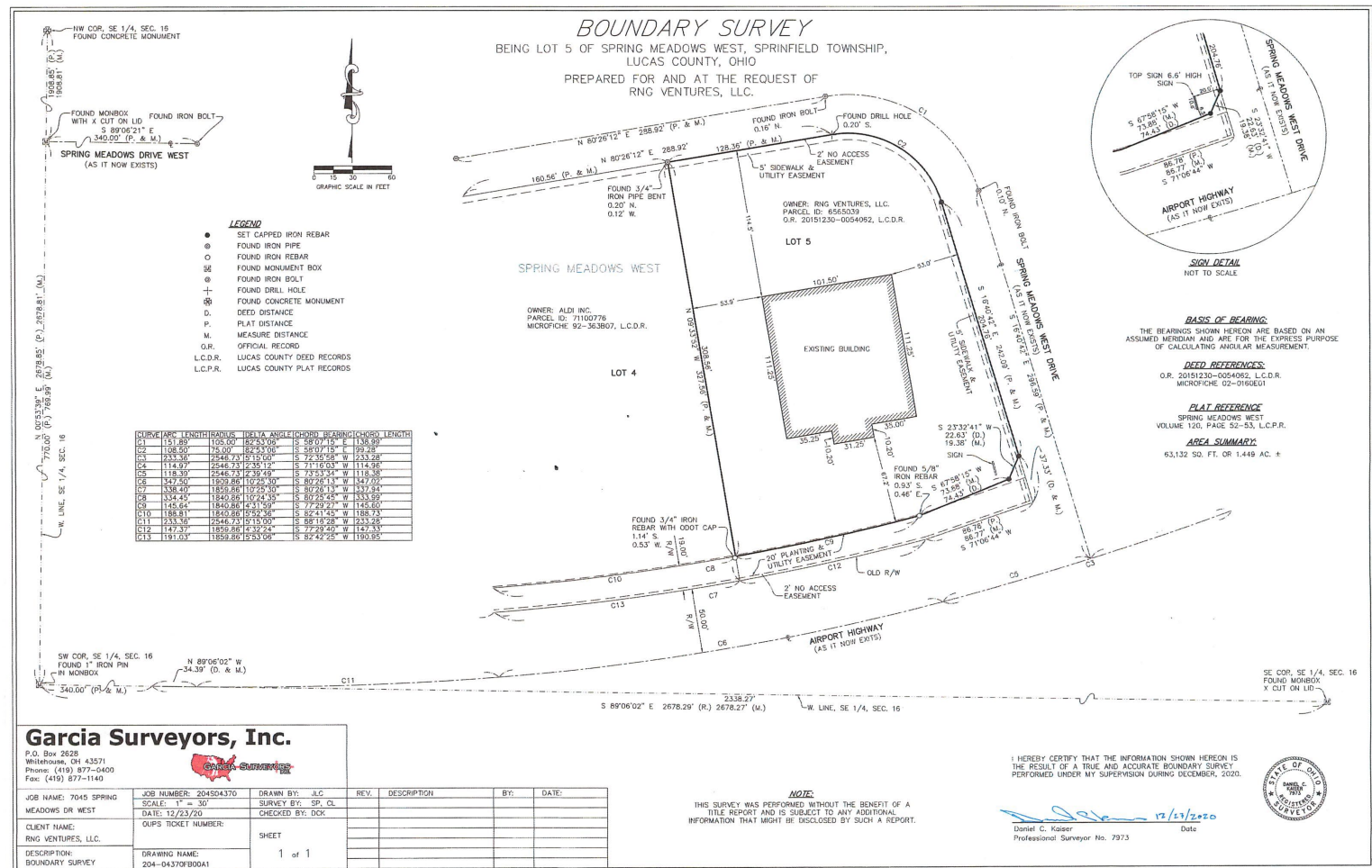
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Office Building For Sale

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For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**

(419) 215 1008

[mmalczewski@signatureassociates.com](mailto:mmalczewski@signatureassociates.com)

**SIGNATURE ASSOCIATES**

7150 Granite Circle, Suite 200

Toledo, Ohio 43617

[www.signatureassociates.com](http://www.signatureassociates.com)

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