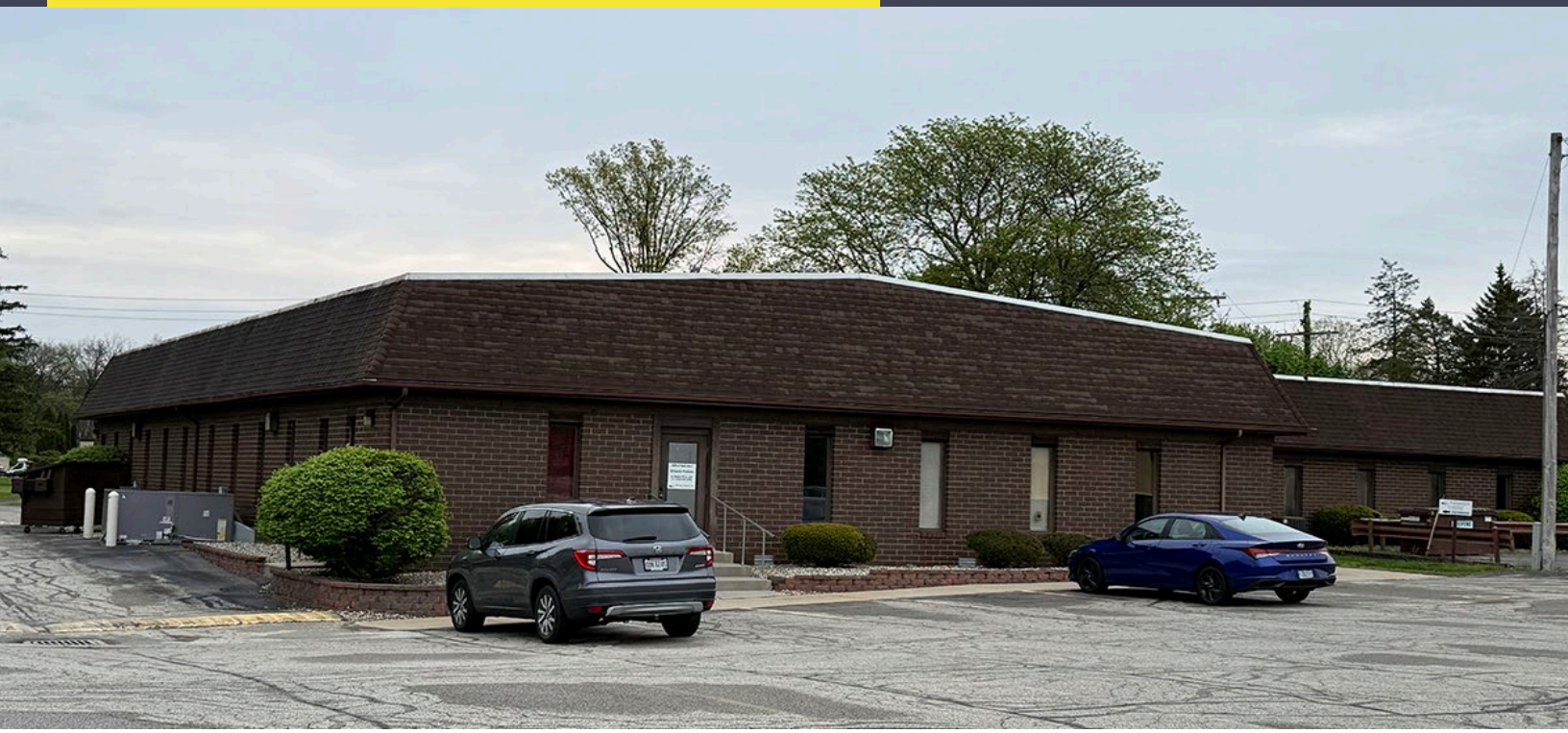
4906 N. HOLLAND SYLVANIA RD.
SYLVANIA TOWNSHIP, OH 43560

OFFICE BUILDING FOR LEASE
2,382 Square Feet Available

SIGNATURE ASSOCIATES
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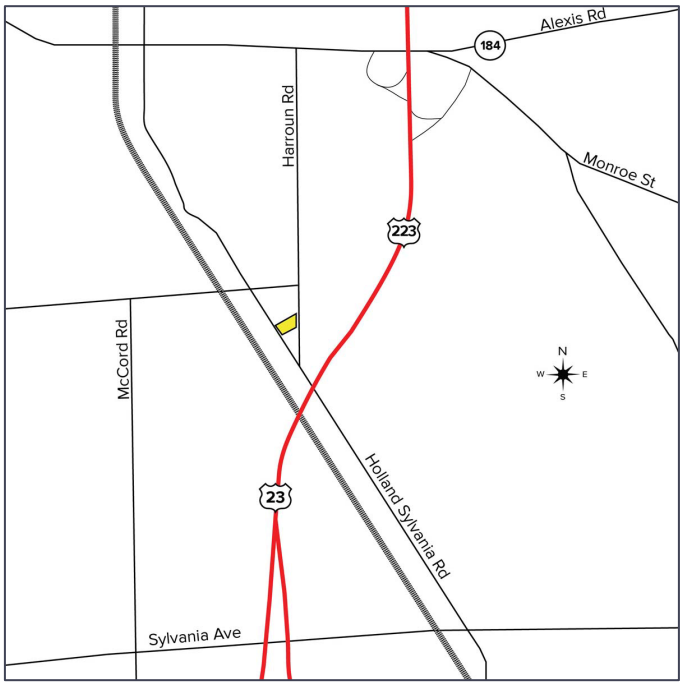
FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA TOWNSHIP OFFICE



GENERAL INFORMATION

Lease Rate:	$9.00/SF NNN + utilities
Space Available:	2,382 SF
Building Size:	9,000 SF
Number of Stories:	1
Year Constructed:	1989
Closest Cross Street:	Harroun Road
County:	Lucas
Zoning:	General Commercial District
Parking:	24 spaces
Curb Cuts:	2
Street:	2-way, 2 lane



For more information, please contact:

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Toledo, Ohio 43617
www.signatureassociates.com

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4906 N. Holland Sylvania Rd., Sylvania Twp., OH 43560

Office Building For Lease

2,382 Square Feet AVAILABLE

BUILDING SPECIFICATIONS	
Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Shingle
Floors:	Wood
Floor Coverings:	Vinyl tile & carpet
Ceiling Height:	8.5’
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	2 in-suite + 1 shared in hallway
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Marquee on Holland Sylvania & Harroun

BUILDING INFORMATION	
Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Sylvania Podiatry Farmers Insurance Kenneth Adler, M.D. Panacea Massage
Sign on Property:	Yes
Key Available:	No

LEASE DETAILS	
Term:	5 years
Security Deposit:	Equal to 1 month’s rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	
Prorata share of the utilities (subject suite shares electric & gas meter with adjacent tenant. Subject suite’s utility allocation is 95%), in suite janitorial, quarterly prorata share of operating expenses, RE taxes, insurance and CAM. 2026 NNN charges = $6.65/SF.	

Comments:

- Desirable Sylvania Township location. No City income taxes currently levied.
- Professional medical/general office building.
- Previously occupied by a dental practice.
- Existing layout offers private offices, open area and in suite restrooms.
- Landlord will consider Tenant improvement subject to terms.
- Roof repairs and parking lot improvements to be completed in Fall of 2026.

2026 REAL ESTATE TAXES	
TD:	78
Parcels:	51871
Assessor Number:	303-21-001
Total Annual Taxes:	$21,890.20

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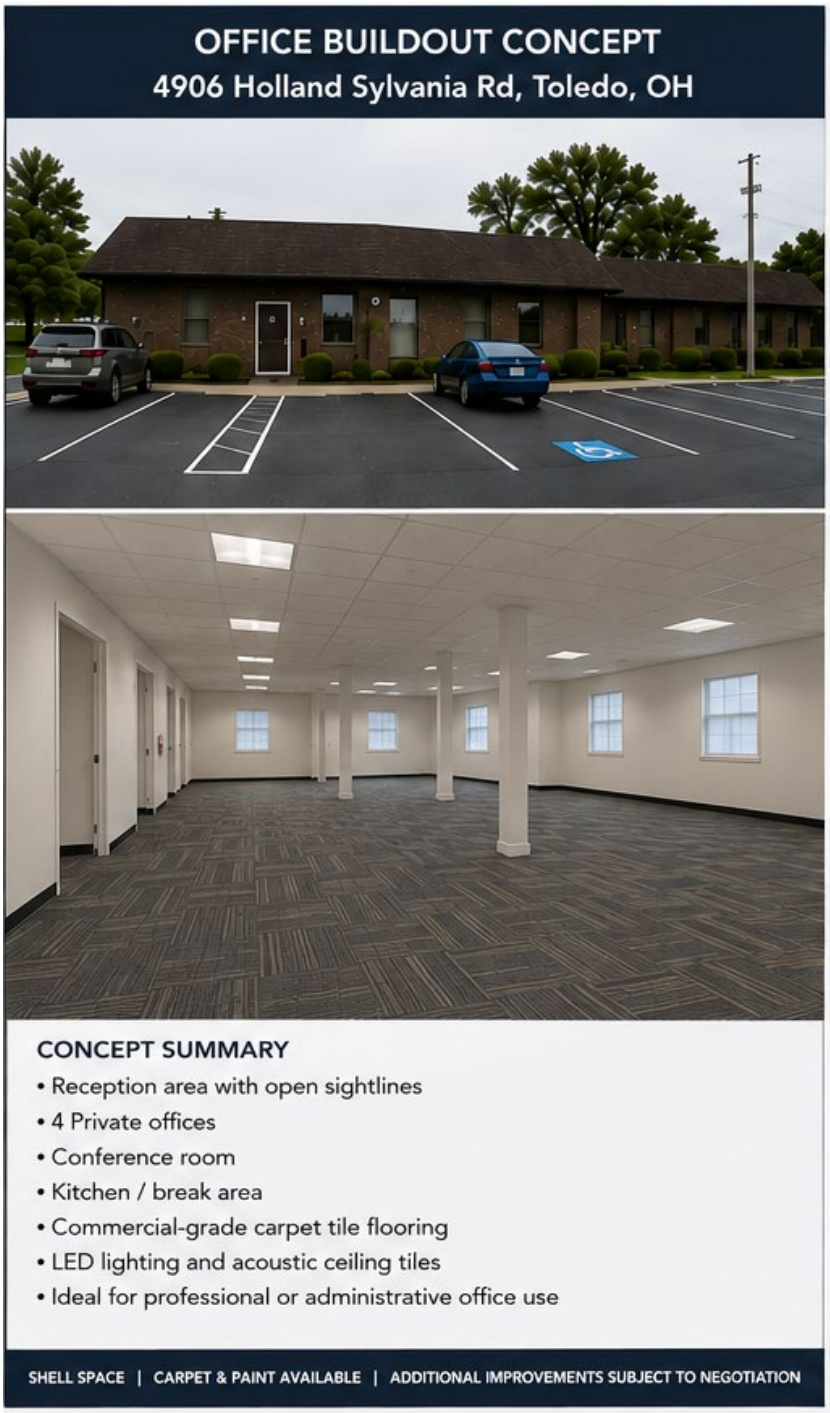
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AVAILABLE



CONCEPTUAL RENDERING – SPACE CURRENTLY IN SHELL CONDITION

Images are conceptual and are provided for illustrative purposes only. Owner is willing to provide carpet and paint as part of the premises. **All other tenant improvements, build-out, layouts, finishes, and related costs are subject to negotiation and are contingent upon Owner's review and approval** of the tenant's proposed use, lease terms, build-out requirements, and creditworthiness. Renderings do not represent a commitment by Owner to deliver the space as depicted.

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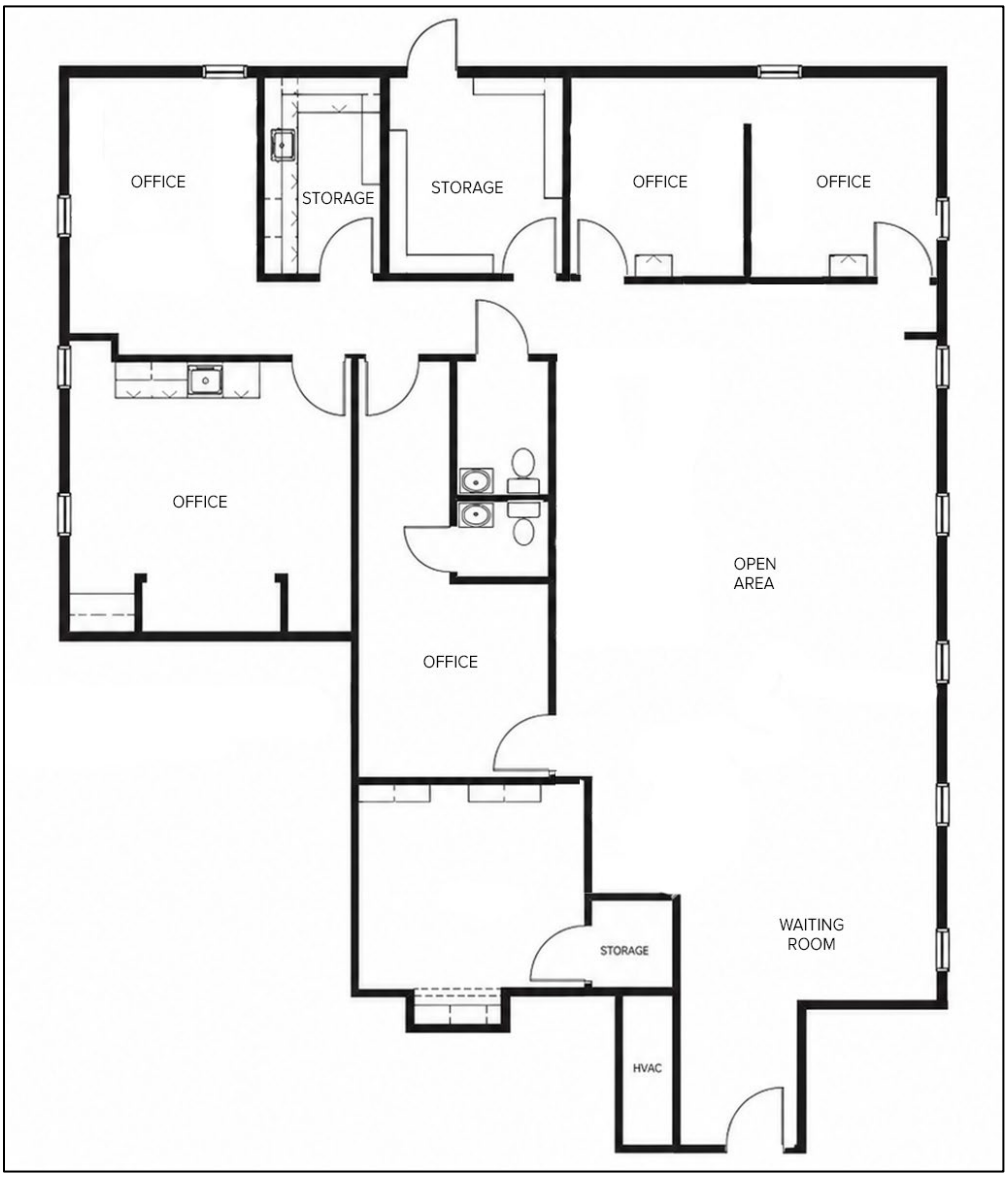
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Existing layout



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	7,949	$94,228
3 MILE	50,259	$101,784
5 MILE	131,435	$91,495

DISTANCES	
TO FLOWER HOSPITAL	.96 miles
TO US-23	1.28 miles
TO DOWNTOWN SYLVANIA	1.03 miles

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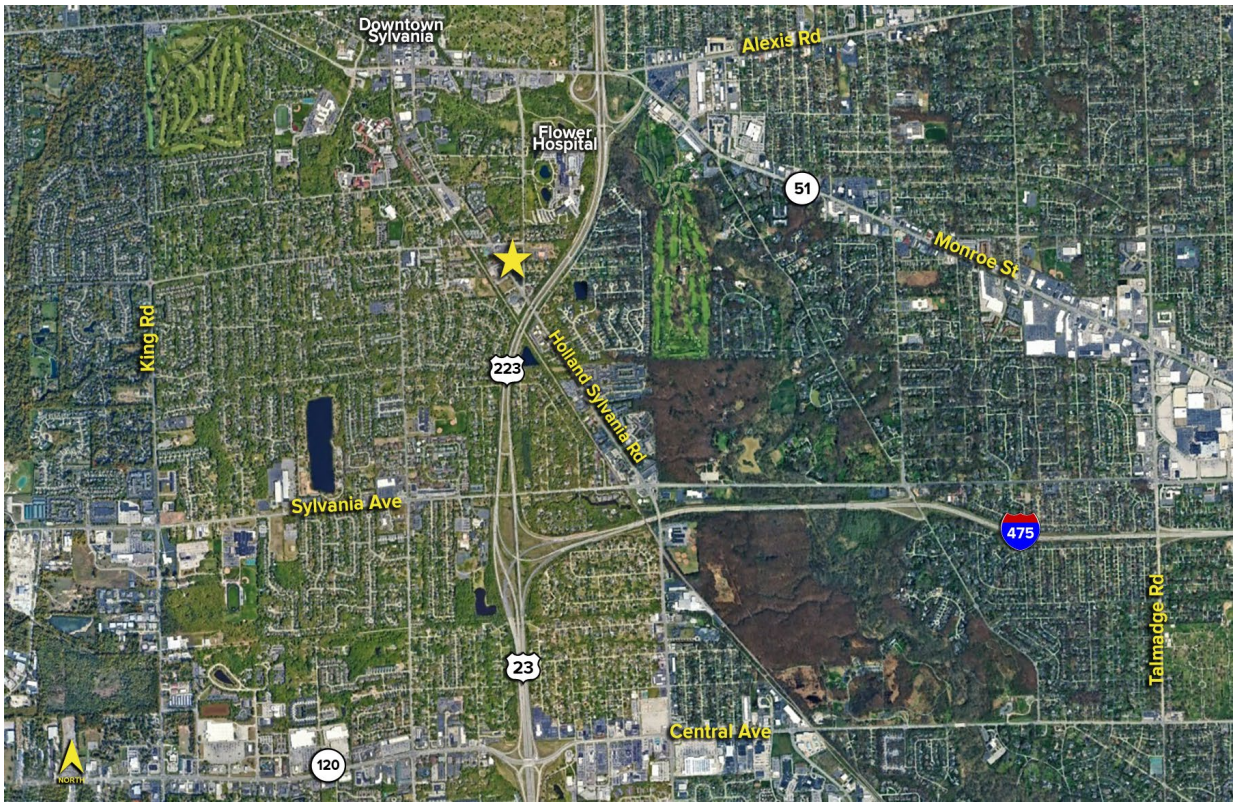
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