

915 N. SUMMIT STREET, STE. 104
TOLEDO, OH 43604

RESTAURANT SPACE FOR LEASE
2,667 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER AVESTRUZ RESTAURANT

TURNKEY RESTAURANT



GENERAL INFORMATION

Lease Rate:	\$20.00/SF NNN
Available Space:	2,667 sf
Building Size:	72,000 sf
Number of Stories:	1
Year Constructed:	2026 redevelopment
Condition:	New construction
Lot Dimensions:	Irregular
Acreage:	2.124 acres
County:	Lucas
Zoning:	CR
Parking:	In common lot & easy street parking
Street:	4 lane with center turn



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Masonry
Structural System:	Block
Roof:	Roof deck available
Floors:	Concrete
Floor Coverings:	Polished concrete or epoxy
Ceiling Height:	12' – 24'
Heating:	GFA
Air Conditioning:	Yes
Power:	600a/240v/3-phase
Restrooms:	Per code
Security System:	Video surveillance & alarms
Signage:	Per building code & historic commission

BUILDING INFORMATION

Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents



SUITE AVAILABILITY

SUITE	TOTAL SF	TYPE
104	2,667	Restaurant

LEASE DETAILS

Term:	5 – 10 years
Security Deposit:	Negotiable (based on credit)
Options:	TBD
Improvements Allowance:	NA
Tenant Responsible For:	Taxes, utilities, & CAM Net charges: \$2.50/SF

Comments:

- Completely turnkey buildout restaurant opportunity available with the equipment included in the rent.
- Previous tenant was higher end southwest cuisine bistro.
- Full equipment list is available upon request.
- Parking located in small lot behind the 902 Superior Street and street parking.
- DORA: property is in the downtown outdoor refreshment area. Liquor licenses (D5/D6) available.
- Opportunity Zone, HUB Zone, and CRA tax abatement.
- Close proximity to Downtown Toledo, Tolhouse, Wonderbread Lofts, The Glass City Riverwalk, Metroparks development, and Toledo Pickleball.
- Location is similar to Columbus Short North or Corktown in Detroit.

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