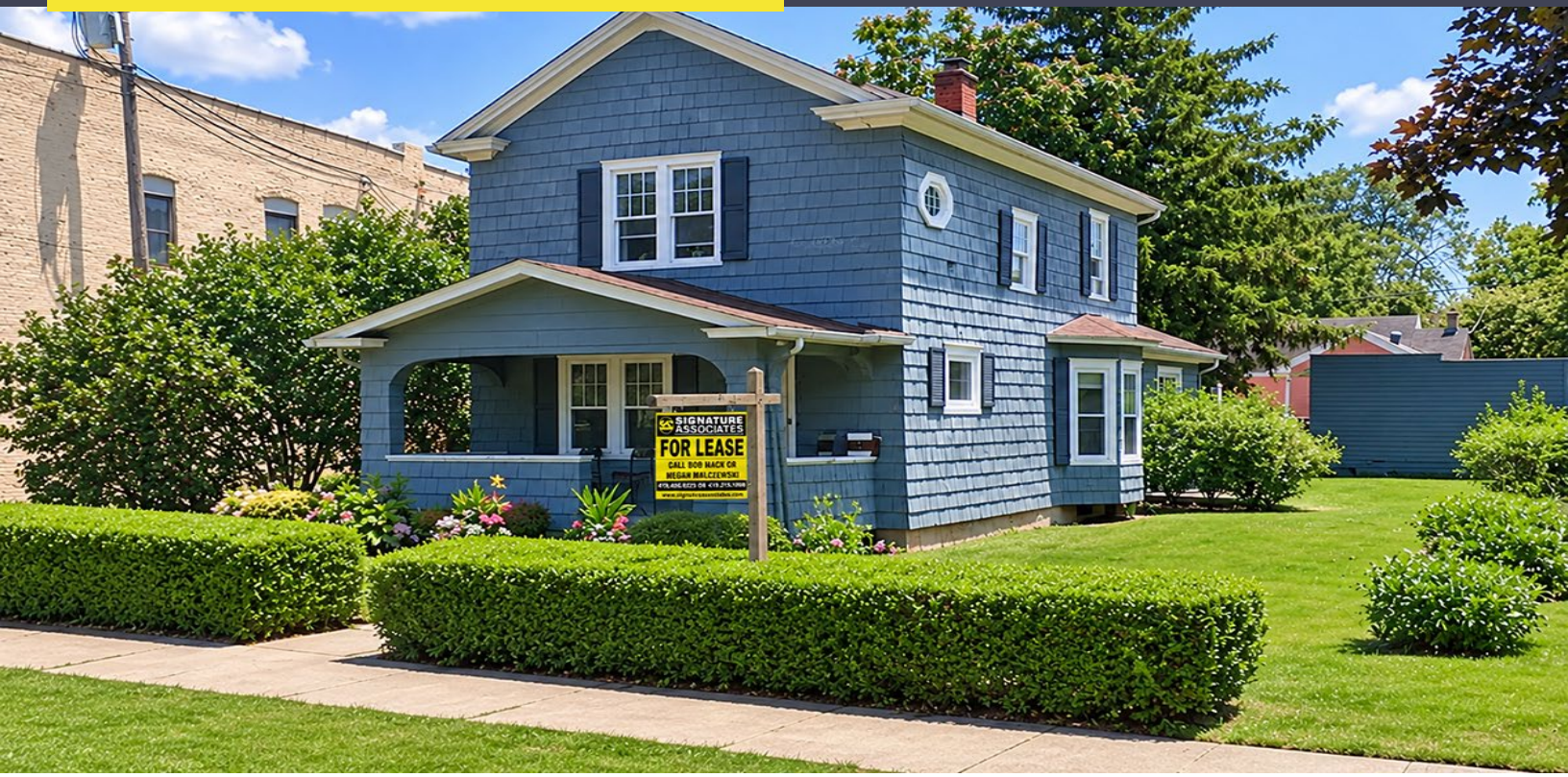
126 W. FRONT STREET
PERRYSBURG, OH 43551

OFFICE BUILDING FOR LEASE
1,666 Square Feet Available

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FULL-SERVICE COMMERCIAL REAL ESTATE

PERRYSBURG OFFICE



GENERAL INFORMATION

Lease Rate:	$1,750.00/month NNN
Space Available:	1,666 square feet
Building Size:	1,666 square feet
Number of Stories:	Two
Year Constructed:	1900
Condition:	Good
Closest Cross Street:	Louisiana Avenue
County:	Wood
Zoning:	C-2 (Central Business/Historic Overlay)
Parking:	4 spaces
Curb Cuts:	One – off alley
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS	
Exterior Walls:	Wood
Structural System:	Frame
Roof:	Asphalt shingle
Floors:	Wood
Floor Coverings:	Carpet/vinyl
Ceiling Height:	8’ – 9’
Basement:	Partial
Heating:	Gas forced air
Air Conditioning:	Mini split
Power:	100a/120/240v
Restrooms:	Upstairs – 1 with shower Downstairs – 1 with bathtub
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	None

BUILDING INFORMATION	
Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS	
Term:	3 – 5 years
Security Deposit:	1 month’s rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, suite janitorial, content/liability insurance, NNN expenses

2026 REAL ESTATE TAXES	
Parcels:	Q61-000-90128009000
Total Taxes:	$3,128.42
Land Value:	$41,600
Improvement Value:	$91,200
Total Value:	$132,800

Comments:

- 2 offices upstairs.
- Restooms on first and second floors.
- Kitchenette/open area.
- Garage in rear. Garage is available for $250/month.
- Hardwood flooring throughout.
- Vaulted ceiling in open room.
- City parking lots nearby.

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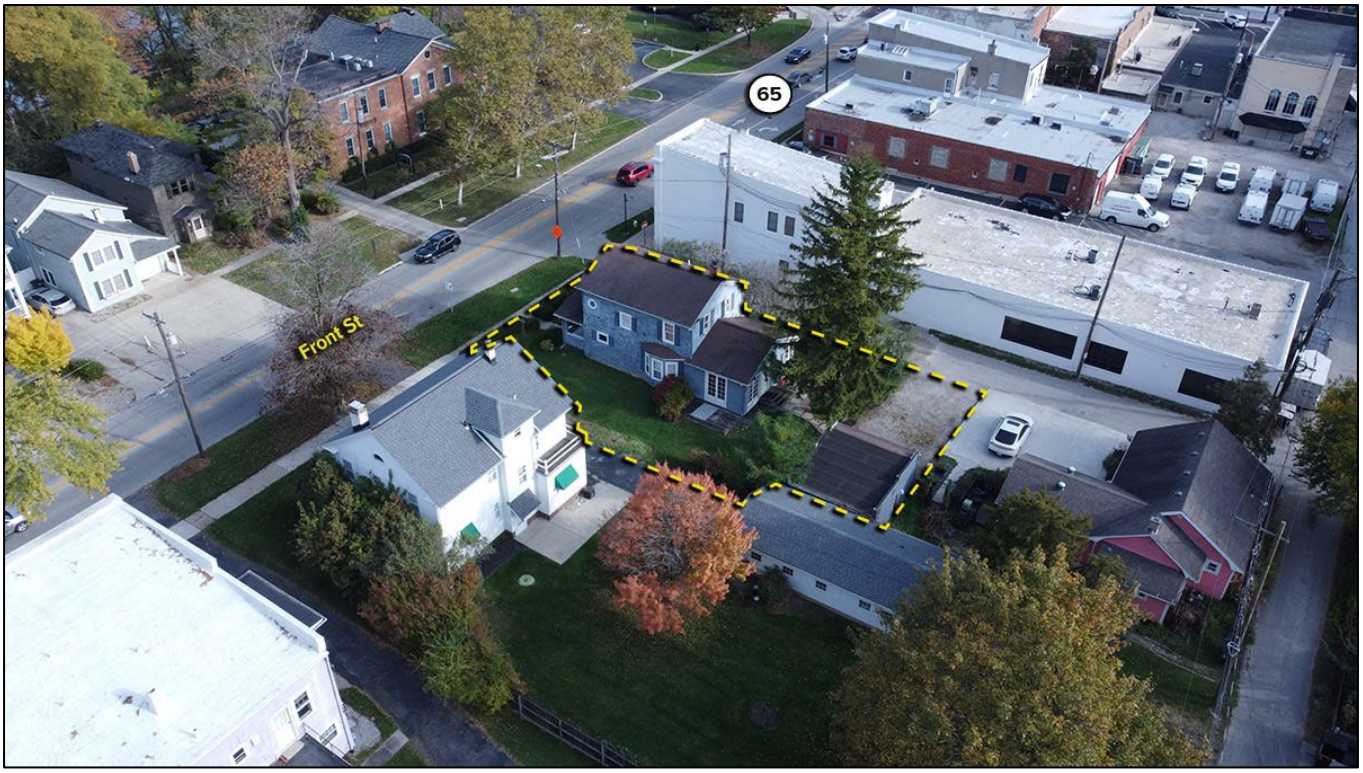
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Side yard



Front porch



Outside area



Garage

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Entry



Entry



Kitchenette/open area



Kitchenette/open area



Open area



1st floor office

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2nd floor hallway



2nd floor front office



2nd floor front office



2nd floor rear office



2nd floor restroom



Storage room

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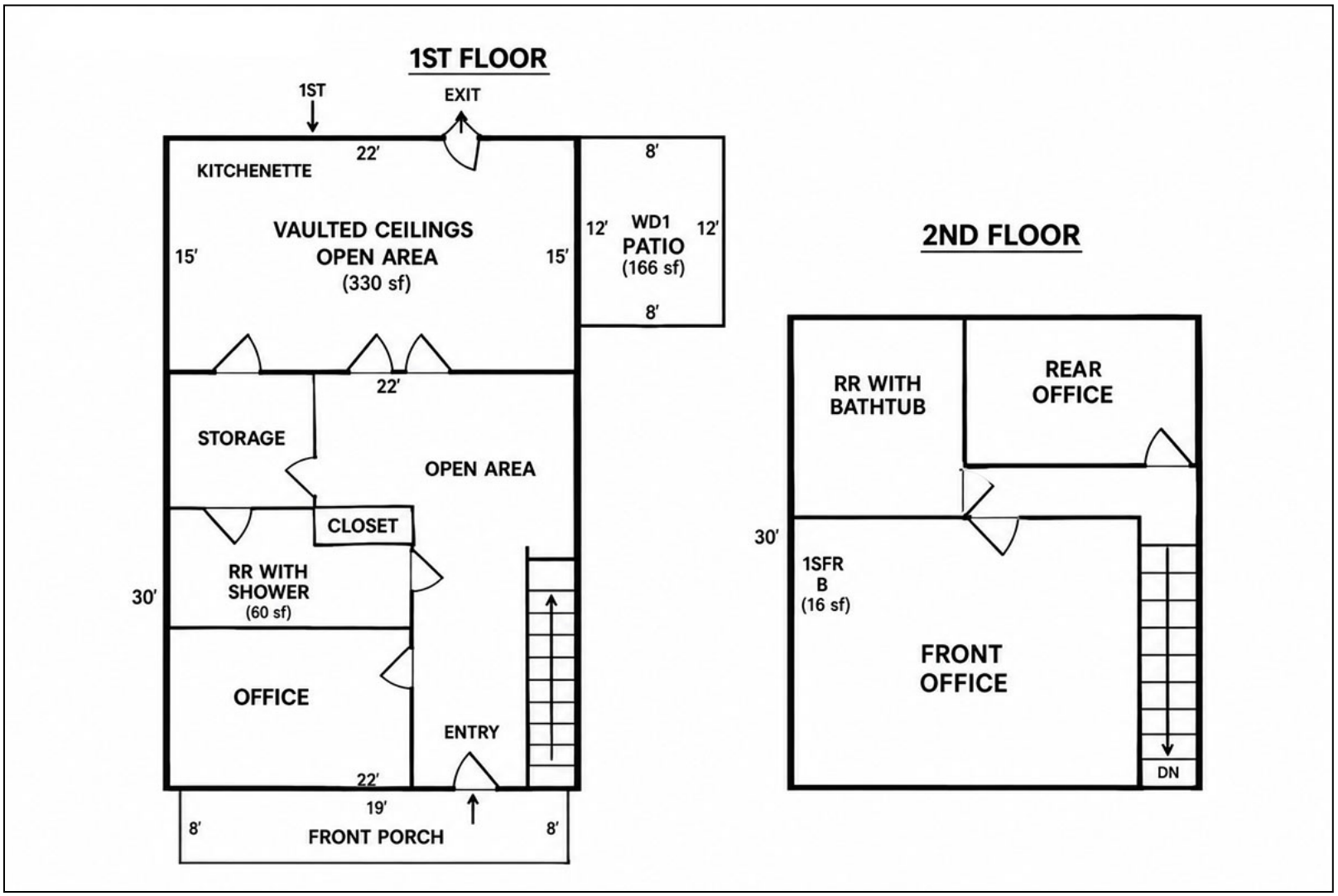
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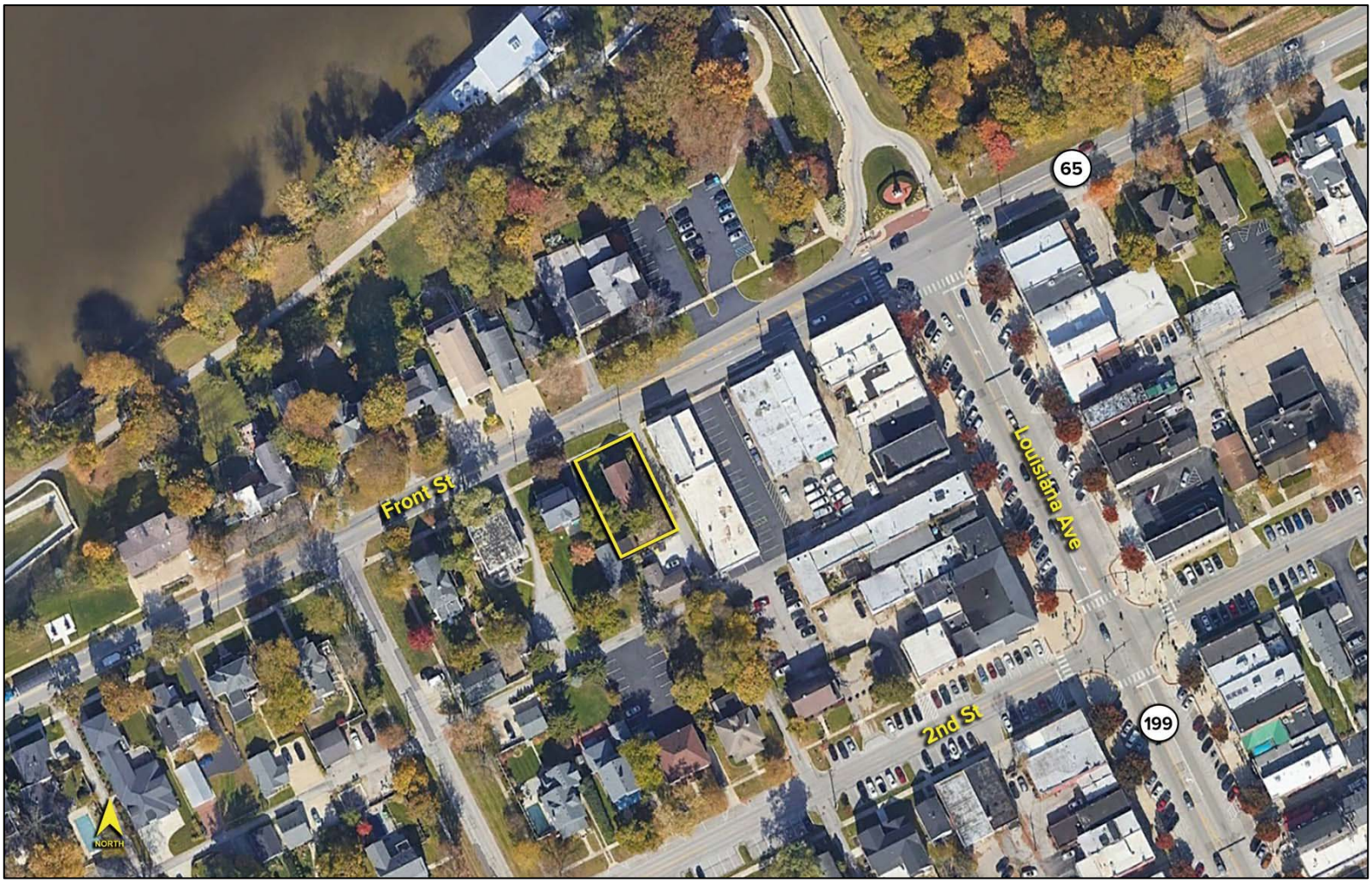
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