

7131 SPRING MEADOWS WEST DRIVE  
HOLLAND, OH 43528

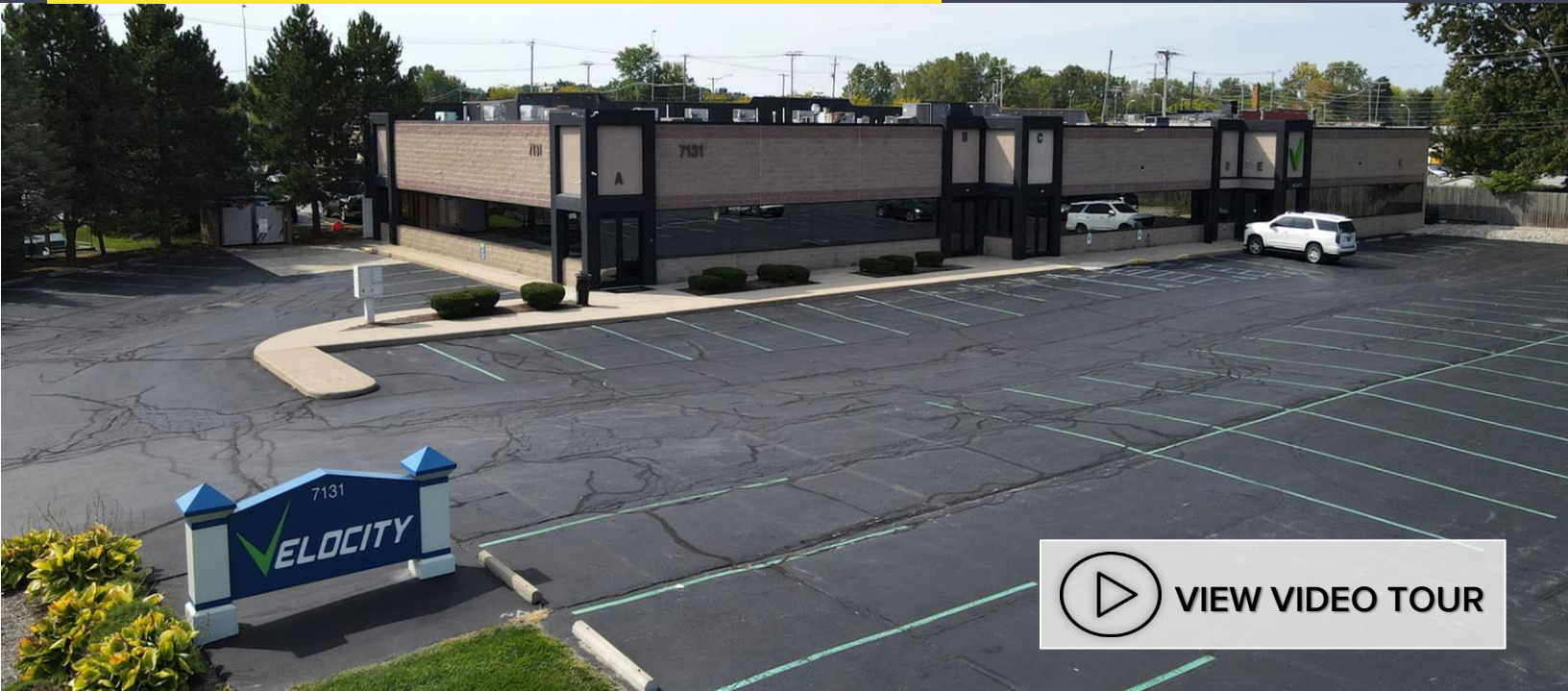
OFFICE BUILDING FOR SALE/LEASE  
15,173 Square Feet Available



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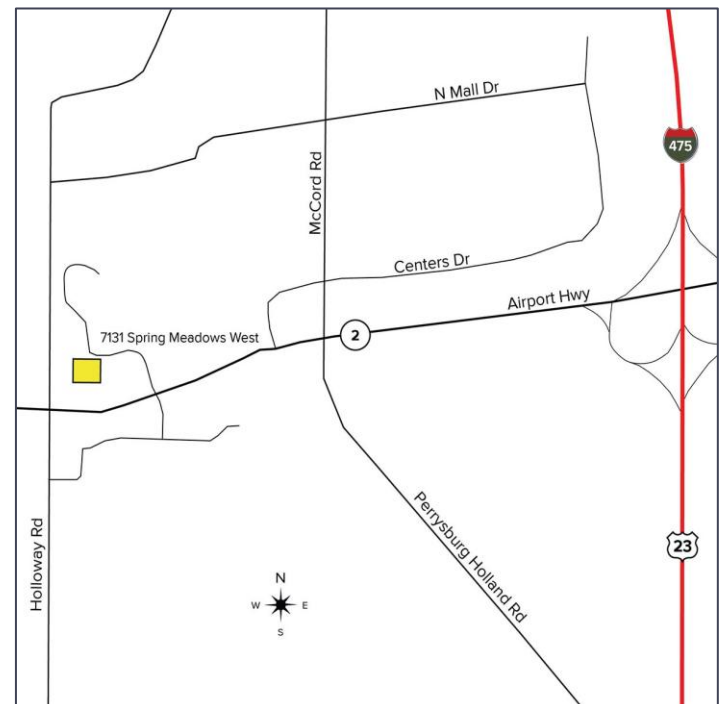
OFFICE CONDOMINIUM COMPLEX



**VIEW VIDEO TOUR**

## GENERAL INFORMATION

Sale Price:	\$1,395,000
Lease Rate:	\$12.50 PSF NNN
Building Size:	15,173 sf * per AREIS
Number of Condo Units:	3
Year Constructed:	1999/2020
Condition:	Great
Acreage:	1.17
Closest Cross Street:	Airport Hwy./ Holloway Rd.
County:	Lucas
Zoning:	C-2
Parking:	100+ spaces
Curb Cuts:	1 (2 <sup>nd</sup> with easement)
Street:	2 lanes



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel
Roof:	Flat rubber membrane
Floors:	Concrete slab
Floor Coverings:	Varies by suite (mostly carpet)
Ceiling Height:	14'
Basement:	No
Heating:	GFA
Air Conditioning:	Central air
Power:	108/240V
Restrooms:	Multiple per suite
Security System:	Yes
Sprinklers:	No
Signage:	Monument & facade

### BUILDING INFORMATION

Current Occupant:	Velocity
Occupancy Date:	Upon closing
Sign on Property:	Yes
Showing Instructions:	24 hr. notice

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM, NNN, Utilities

### 2023 REAL ESTATE TAXES

TD:	65
Parcels:	88306, 88308, 88309
Assessor Number:	28261001
Total Annual Taxes:	\$38,126.01

### Comments:

- Single-story building that is comprised of 3 condo units that is divided into 10 individualized suites.
- The 3 condominium units are being sold as a package.
- Each individualized suite has different finishes.
- Located in JEDZ (1.5% payroll tax)

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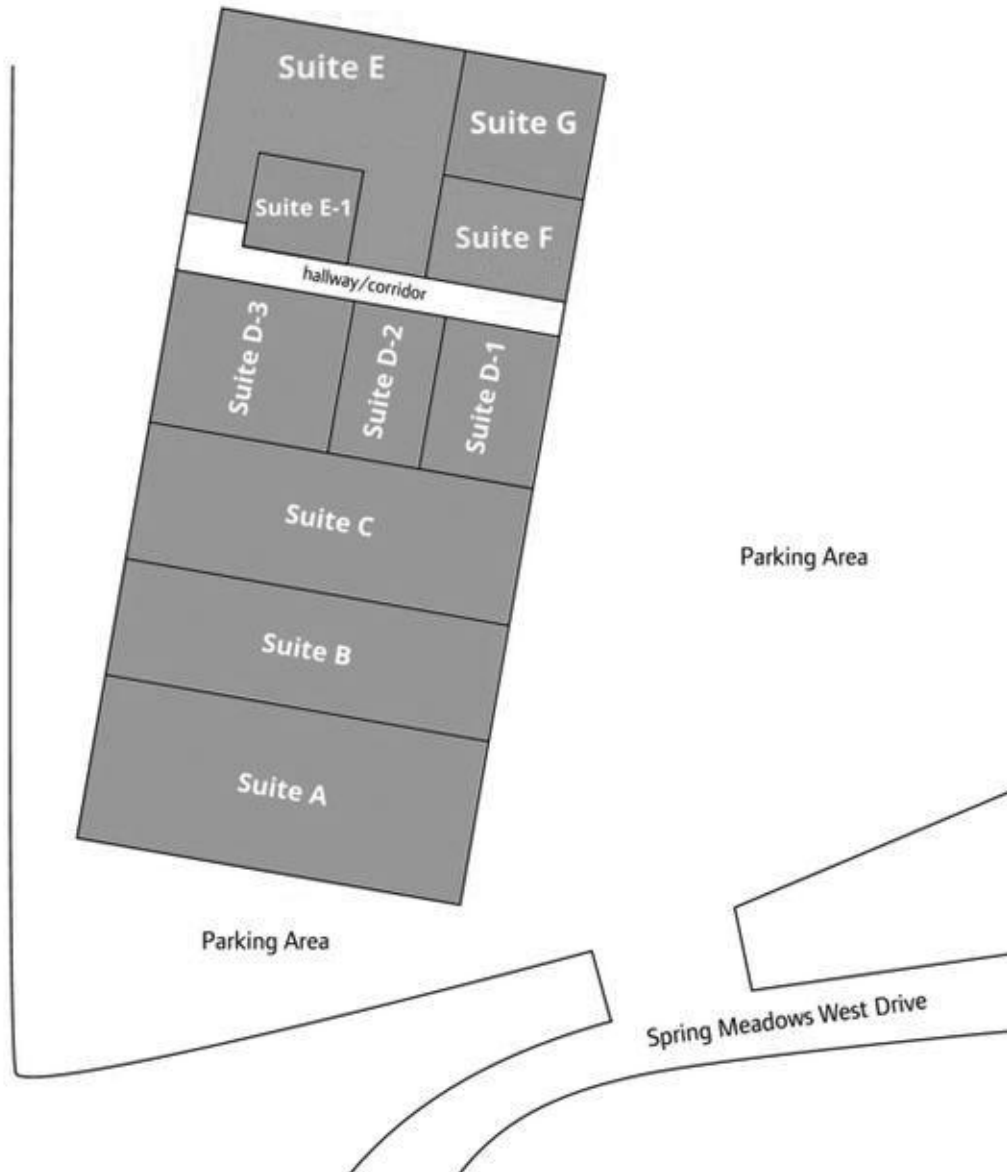
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### Floorplan



\* Not to scale

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Kitchenette



Private Office



Conference Room



Conference Room

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### TRAFFIC COUNTS (TWO-WAY)

32,618 Airport Highway (St. Rt.2)

5,750 Holloway Road

1 mile to I-475/US 23

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,653	\$75,434
3 MILE	45,877	\$77,357
5 MILE	117,529	\$73,632



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