

3171 N. REPUBLIC BOULEVARD
TOLEDO, OH 43615
(SYLVANIA TOWNSHIP)

OFFICE BUILDING FOR LEASE
6,875 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$12.00 per square foot gross
Available Space:	1 st fl.– 530 SF, 615 SF, 790 SF (contiguous), 2 nd fl. – 909 SF, garage – 3,224 SF
Building Size:	18,032 square feet *
Number of Stories:	2
Year Constructed:	1973 - garage added 1990
Condition:	Good
Acreage:	0.918
Land Dimensions:	265' x 174.981' irregular
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	Highway General Commercial District
Parking:	49+ spaces
Curb Cuts:	2 on Republic Blvd.
Street:	2 land, 2 way



*per Lucas County AREIS

For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

3171 N. Republic Boulevard, Toledo, OH 43615

Office Building For Lease

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel beam
Roof:	Garage – standing seam metal Office – EPDM rubber fully adhered
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'+ office; 14' warehouse
Basement:	No
Heating:	Gas forced air – shop heated and cooled. A/C – 300,000 BTU for upstairs and 2 – 200,000 BTU for downstairs
Air Conditioning:	Central
Power:	120/208Y, 200 amp, 3 phase and 240V/120Y, 3 phase
Security System:	Office and garage monitored by Habitec
Restrooms:	1 men's and 1 women's per floor
Sprinklers:	No
Signage:	Facia

BUILDING INFORMATION

Current Tenant:	Available areas are unoccupied or occupied by the owner
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No – contact agent for tour

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for in-suite janitorial only. All operating expenses are included in the rent.	

2025 REAL ESTATE TAXES

TD:	78
Parcel:	69181
Assessor Number:	30-180-010
100% Value:	
Land:	\$62,900
Building:	\$861,000
Total:	\$923,900
Total Annual Taxes:	\$30,747.16

Comments:

- Garage is approximately 3,224 square feet (63' x 51') with a floor drain, automated 14' x 8' OH door, epoxy coated floors and a drop ceiling with 10' clear height.

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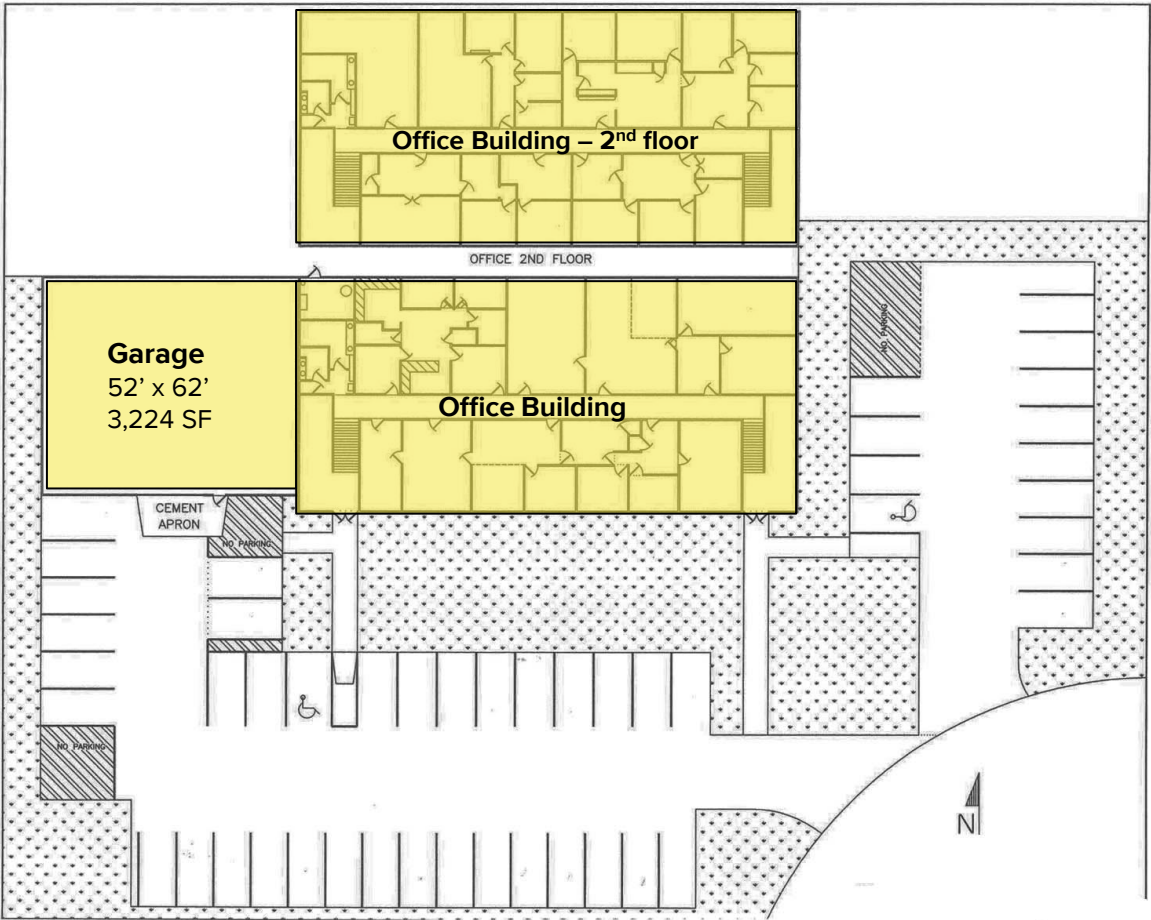


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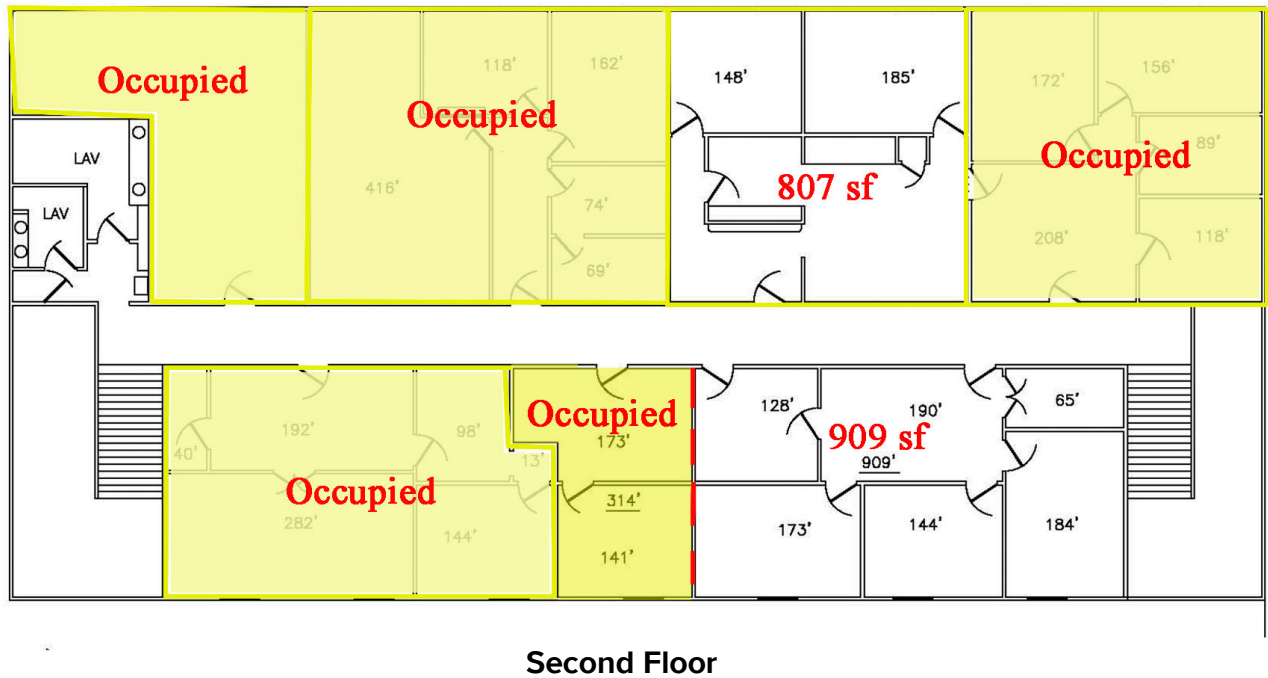
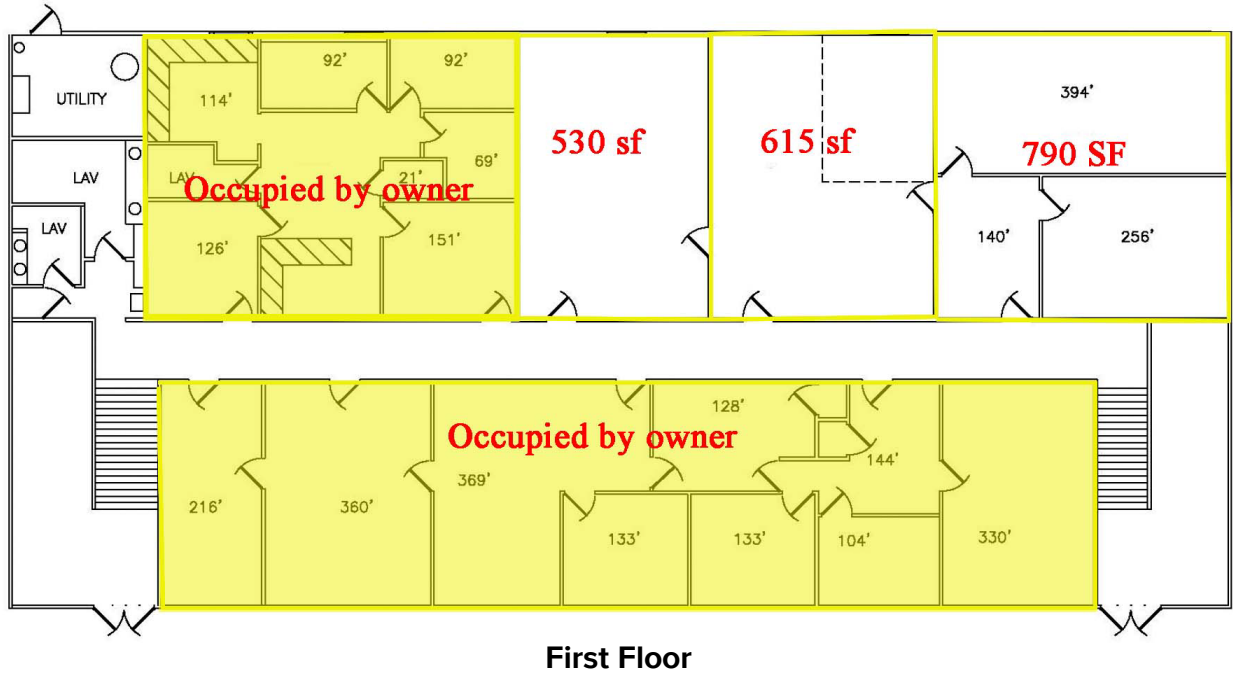
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



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