

3355 GLENDALE AVENUE  
TOLEDO, OH 43614

OFFICE SPACE FOR LEASE  
29,754 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$12.50 per square foot gross
Building Size:	29,754 sf + 9,918 sf finished basement Suites can be subdivided to 1,500 sf 10,000± sf per floor
Number of Stories:	Three + finished basement
Year Constructed:	1985
Condition:	Good
Lot Dimensions:	261' x 432'
Acreage:	2.59 acres
Closest Cross Street:	Byrne Road
County:	Lucas
Zoning:	Office Commercial
Parking:	Approx. 150± spaces
Curb Cuts:	One - shared with signal & ingress/egress easements with adjacent property
Street:	4 lane with center turn



For more information, please contact:

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**BUILDING SPECIFICATIONS**

Exterior Walls:	Dryvit over frame
Structural System:	Steel frame
Roof:	Pitched rubber over insulated decking with interior drains
Floors:	Poured concrete
Floor Coverings:	Vinyl tile, ceramic tile, carpet
Ceiling Height:	8' – 10'
Basement:	Yes – wholly finished and is subdivided into 4 tenant suites
Heating:	Radiant - transformer on site on west elevation
Air Conditioning:	Central – transformer on site on west elevation
Power:	Several 100a/208/120v/3-phase panels
Restrooms:	Per floor plan
Security System:	Yes
Overhead Doors:	No
Sprinklers:	Yes – wet system 1 <sup>st</sup> floor - common area only 2 <sup>nd</sup> /3 <sup>rd</sup> floor – yes Basement - yes
Signage:	Façade Monument directory
Elevator:	Schindler Houghton 2000lb capacity unit with 4 stops

**BUILDING INFORMATION**

Current Occupant:	Vacant.
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

**2025 REAL ESTATE TAXES**

TD:	05
Parcels:	60708
Assessor Number:	06176067
Total Taxes:	\$16,698.25
Land Value:	\$121,100
Improvement Value:	\$2,719,100
Total Value:	\$2,840,200

**Comments:**

- This property was formerly owned by the University of Toledo and certain uses that would be deemed competitive to higher education as well as the medical services they provide through the University of Toledo Medical Center are not permitted in the building.
- There is a courtyard between the subject building and the building to the west.
- Backup generator.
- Basement is fully finished and subdivided into 4 Tenant suites.
- 1<sup>st</sup> floor is subdivided into 4 Tenant suites.
- 2<sup>nd</sup> floor is designed for single occupancy.
- 3<sup>rd</sup> floor is designed for single occupancy.
- Cubicles and office furniture available.

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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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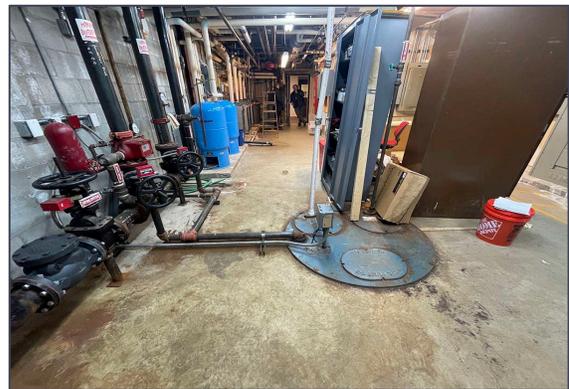
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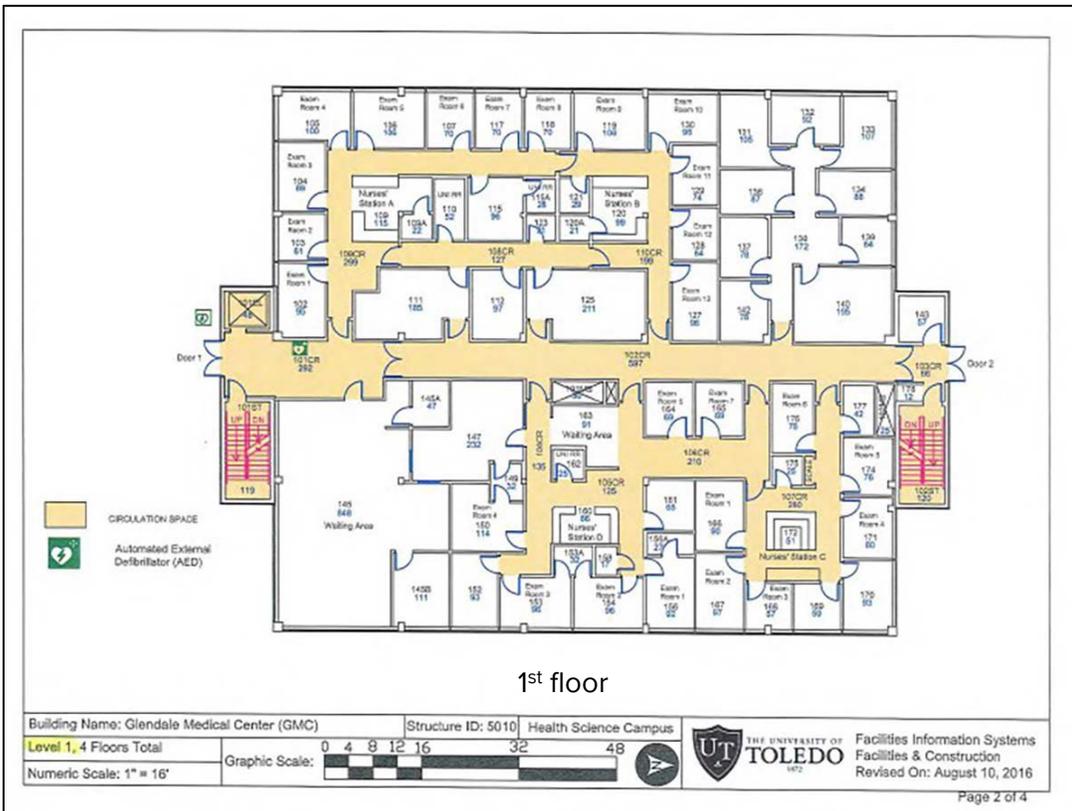
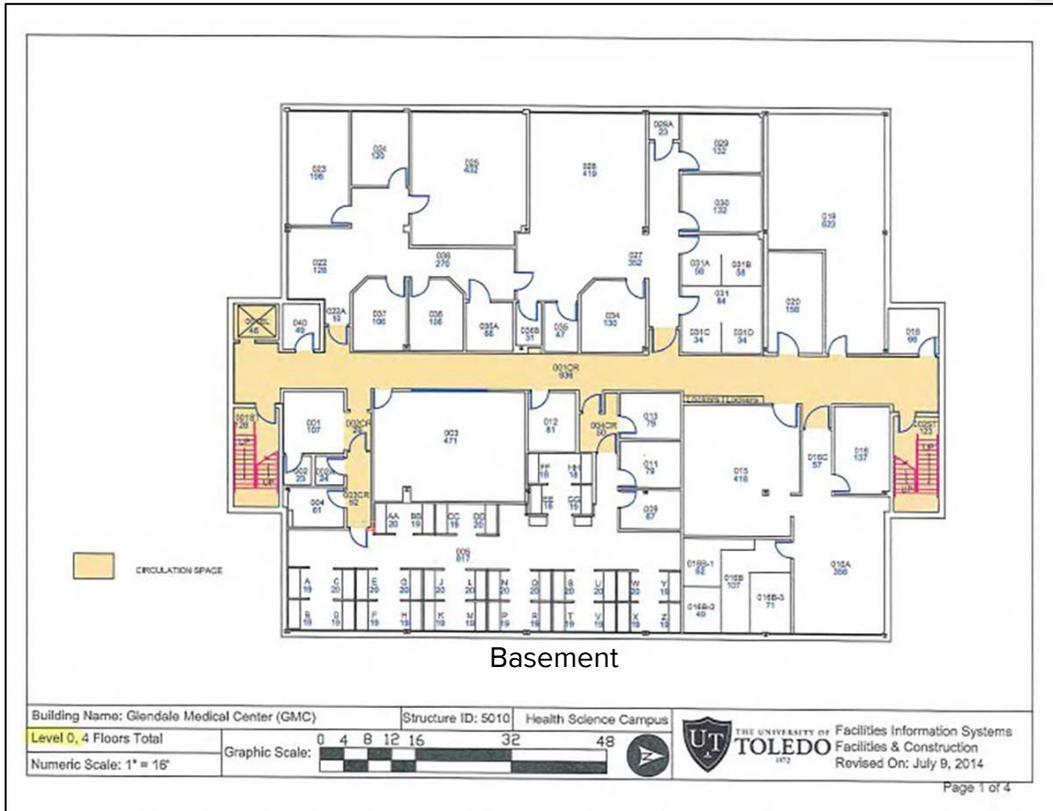


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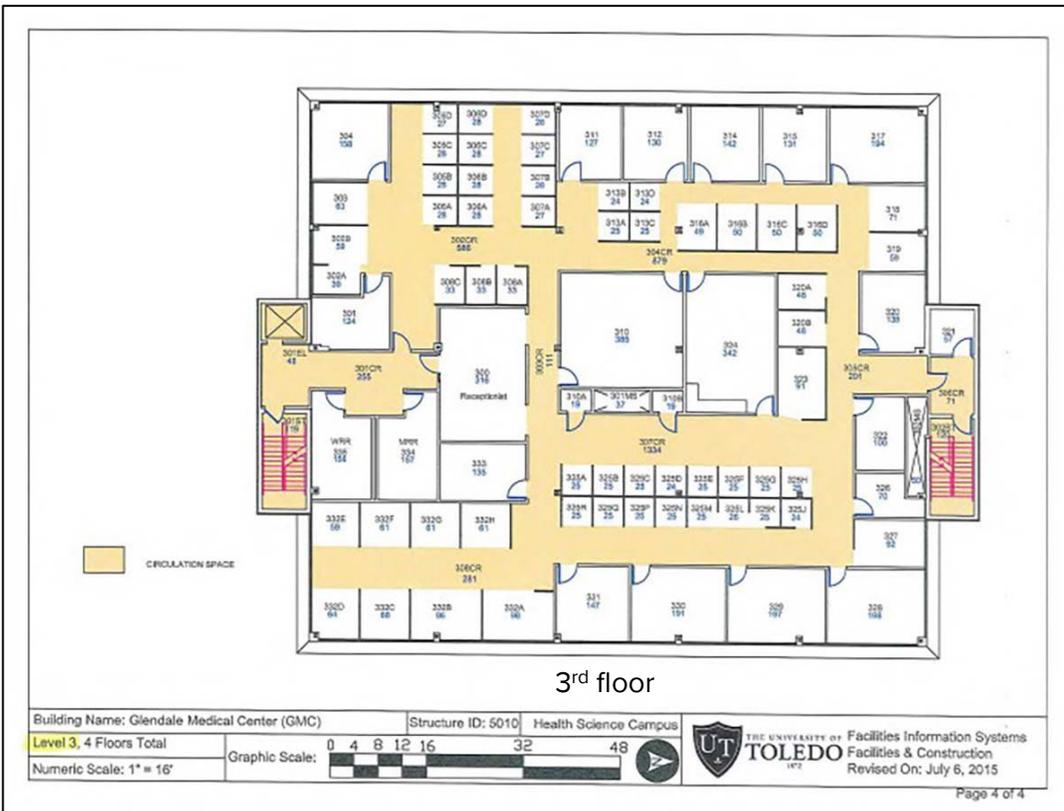
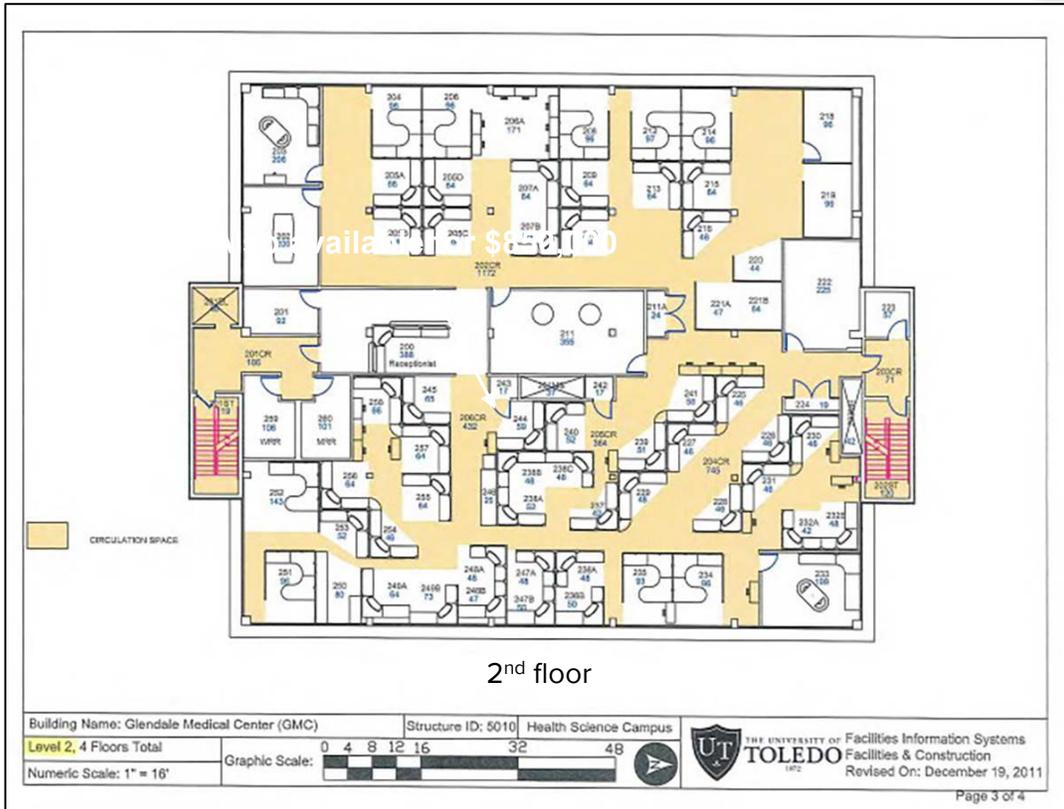
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