

4841 MONROE STREET
TOLEDO, OH 43623

OFFICE SPACE FOR LEASE
1,448 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

HARVEST SQUARE OFFICE BUILDING



GENERAL INFORMATION

Lease Rate:	\$1,500 per month gross
Space Available:	Suite 300 – 1,448 SF
Building Size:	61,023 SF
Number of Stories:	Three
Year Renovated:	1995
Condition:	Good
Closest Cross Street:	Between Harvest Ln. & Talmadge Rd.
County:	Lucas
Zoning:	Mixed Zoned parcel
Parking:	Approximately 300 spaces
Curb Cuts:	2 on Monroe Street (see aerial)
Street:	4 lane with center turn lane



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
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7150 Granite Circle, Suite 200
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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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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick and steel
Roof:	Built-up
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8' to 10'
Basement:	No
Heating:	Boiler – gas hot water
Air Conditioning:	Central
Security System:	Building security
Restrooms:	2 per floor in common
Sprinklers:	No
Signage:	Monument sign at entrance along Monroe Street
Delivery Area:	In front and side of building

BUILDING INFORMATION

Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Arrange with listing agent

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
• Tenant responsible for all pass-thrus in operating expenses over the base year established. • Landlord responsible for all operating expenses including utilities, 5 day in-suite janitorial, common area maintenance, real estate taxes and property insurance.	

Comments:

- Turnkey office space ready for immediate occupancy.
- Convenient access to expressway system.
- In the heart of the Monroe Street retail corridor. Retailers, restaurants and other offices surround this location.

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HARVEST SQUARE			
Psychological Resources, PLL	100	Tice & Associates, CPA's	250
Suzanne Smitley, Ph.D. Robert Muehleisen, Ph.D.	100	David S. Weaver, D.D.S. Orthodontist	255
Eric Nicely, Ph.D. Ellen Greene Bush, Ph.D.	100	Brittney Weaver Potts D.D.S.	255
Jean Roberts, Ph.D. Carolyn Tompsett, Ph.D.	100	Bruce J. Kloster, D.D.S. Dentist	256
Sandy Frank, MSW, LISW	100	Edward F. Poslusny, D.D.S.	260
Toledo Radiological Associates	103	Gorkowski, Decker & Brown	301
Toledo Radiation Oncology, Inc.	103	Toast Net Internet Service	307
Progressive Healthcare Services	200	Koelsch Electric	311
Chung Supply Chain LLC	201	ERIE WEST HOSPICE & PALLIATIVE CARE, LLC	335
Atlas Cleaning Service, LLC	203	Mira & Kolena, LTD.	350
Coverall Cleaning Concepts	205	David W. Kienle	350
Hi Tech Business Forms	206	AmmunoMed	359
Robert Lauer	209		
Nassar Brothen Enterprises	212	For Leasing Information: BARONE PROPERTIES	531-4200



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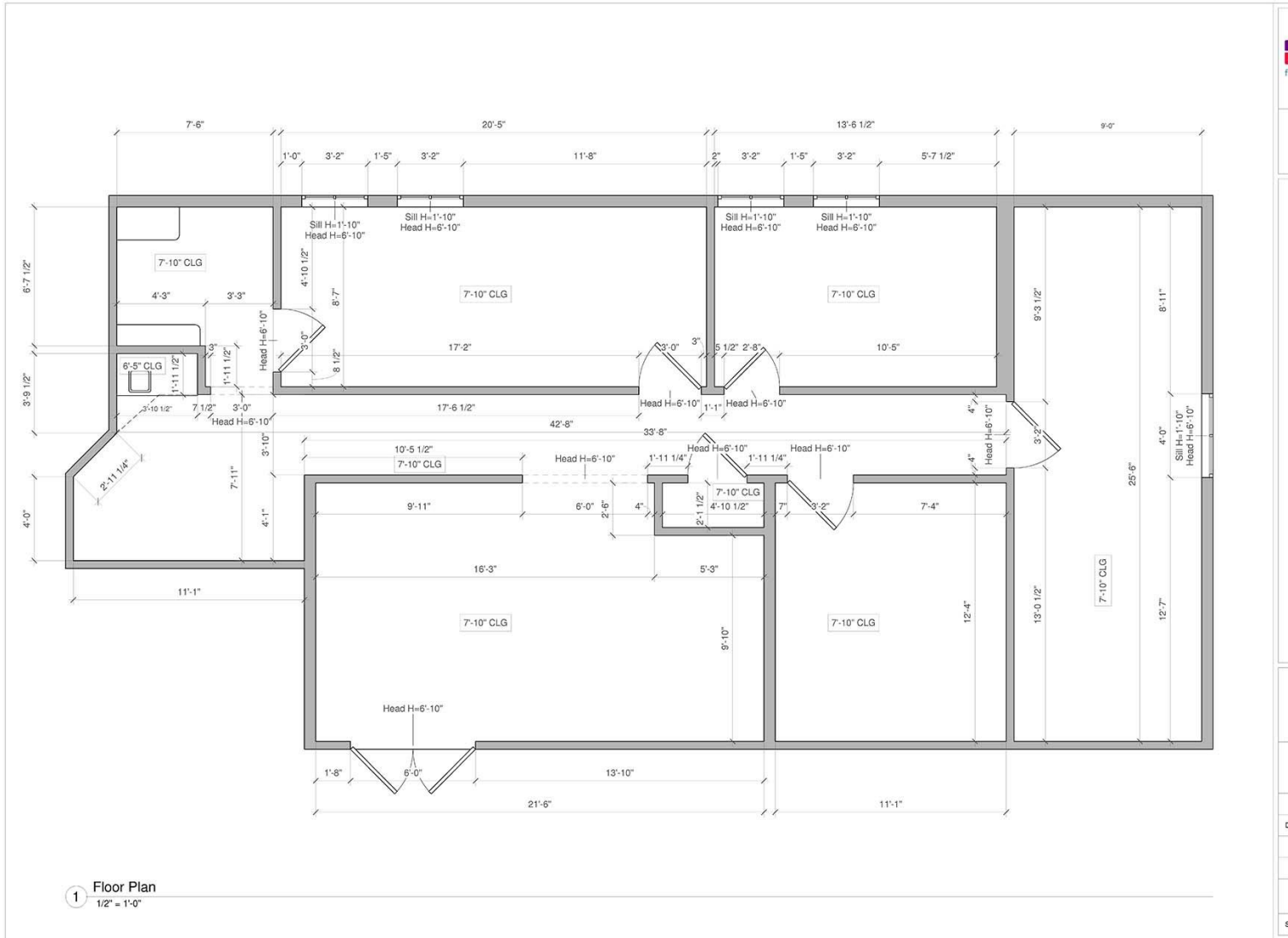
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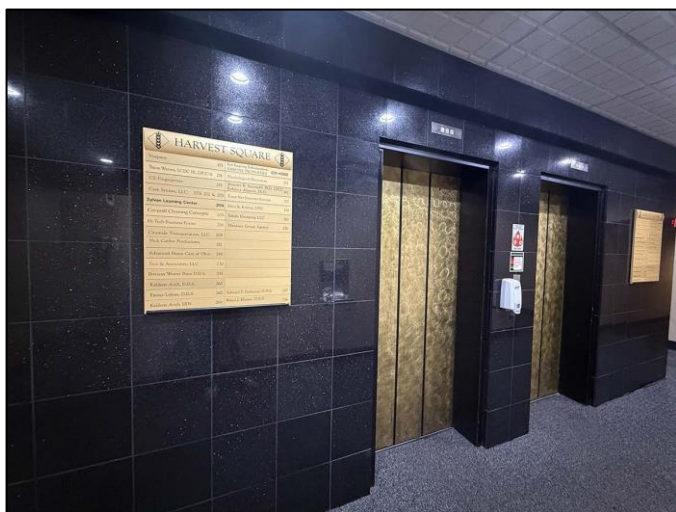
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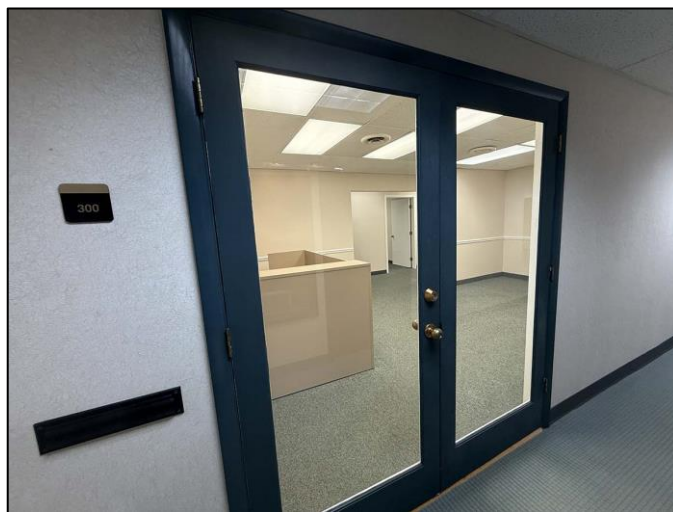
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1st floor elevator



Suite entry



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TRAFFIC COUNTS (TWO-WAY)

Monroe Street – 20,714 vehicles per day

1.2 mile to traffic light at Sylvania Avenue.

Less than 1 mile to I-475

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,690	\$75,504
3 MILE	93,643	\$76,465
5 MILE	217,147	\$72,840

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