6912 SPRING VALLEY DRIVE
HOLLAND, OH 43528

OFFICE CONDOMINIUMS FOR SALE & LEASE
990 – 1,980 Square Feet Available

SIGNATURE ASSOCIATES
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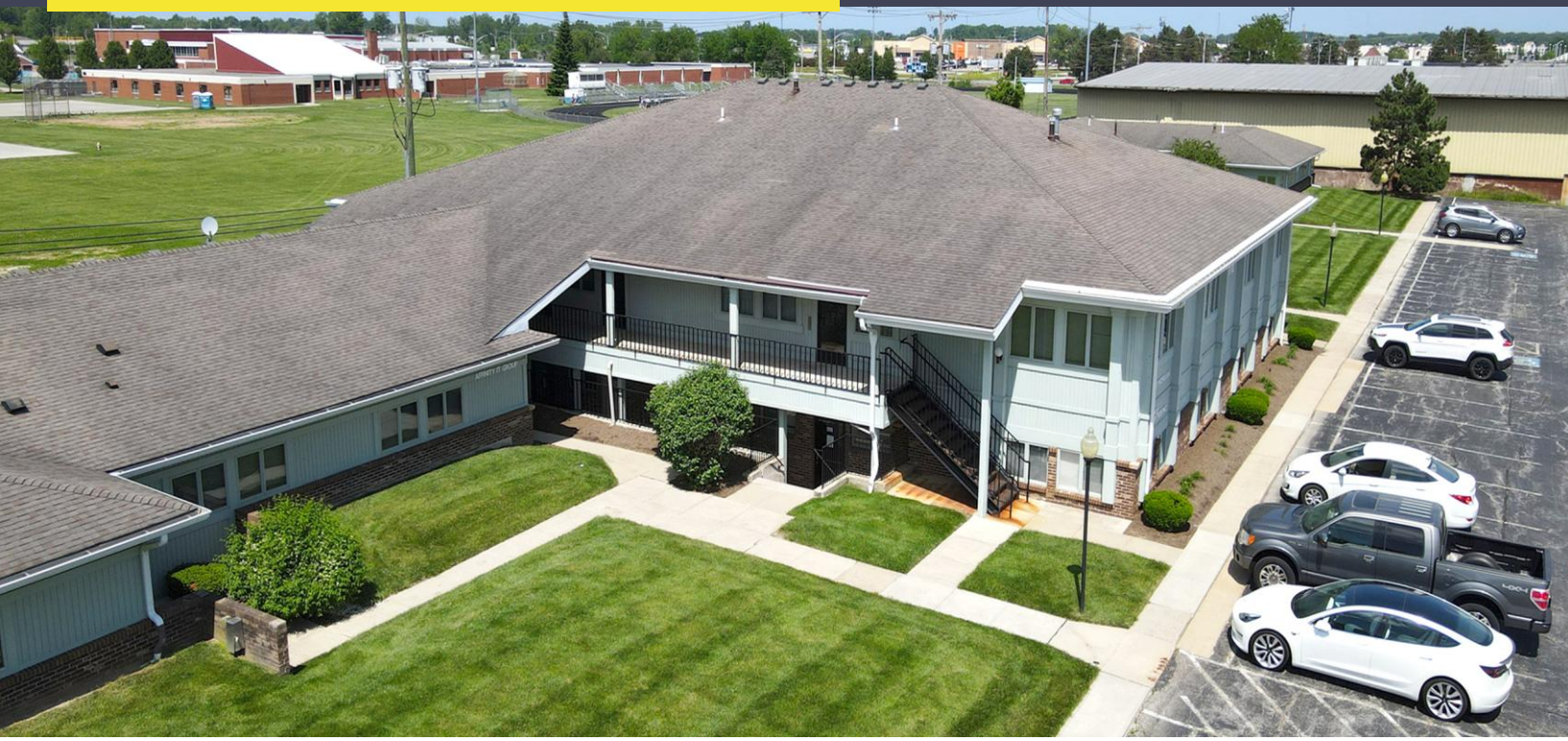
FULL-SERVICE COMMERCIAL REAL ESTATE

SPRING VALLEY COMMONS



GENERAL INFORMATION

AVAILABLE SPACE & PRICING

	SIZE	LEASE RATE
Suite 207	990 SF	$550/mo. + utilities
Suite 209	990 SF	$550/mo. + utilities

Sale Price:	$150,000
Available Space:	1,980 square feet
Building Size:	11,880 square feet
Number of Stories:	Two
Year Constructed:	1981
Condition:	Fair
Lot Dimensions:	288' of frontage
Acreage:	4 acres
Closest Cross Street:	Airport Highway/McCord Road
County:	Lucas
Zoning:	C-2
Parking:	4 spaces per 1,000 SF
Curb Cuts:	Two
Street:	2 lane, 2 way

For more information, please contact:

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

JARED JENSEN
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BUILDING SPECIFICATIONS	
Exterior Walls:	Brick/siding
Structural System:	Pre-engineered
Roof:	Shingle
Floors:	Concrete/wood
Floor Coverings:	Carpet/tile
Ceiling Height:	9’
Heating:	Gas forced air
Air Conditioning:	Central
Power:	Varies per suite
Restrooms:	In common
Security System:	Yes
Sprinklers:	Per code
Signage:	Suite door & façade

BUILDING INFORMATION	
Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Affinity IT Group, Shared Logic Group, Inc., Jump It Consulting, Wurz Financial Services
Sign on Property:	Yes
Key Available:	See agent. Requires 24-hour notice.

LEASE DETAILS	
Term:	3 – 5 years
Security Deposit:	1 month’s rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities

UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2026 REAL ESTATE TAXES	
TD:	65
Parcels:	85315, 85317
Assessor Number:	28005016
Total Annual Taxes:	Varies per suite

Comments:

- Recently updated office suites with fresh paint and flooring.
- Condo association handles management of property.
- Along a prime retail/office corridor.
- ¾ mile to I-475/US-23 Airport Highway interchange.

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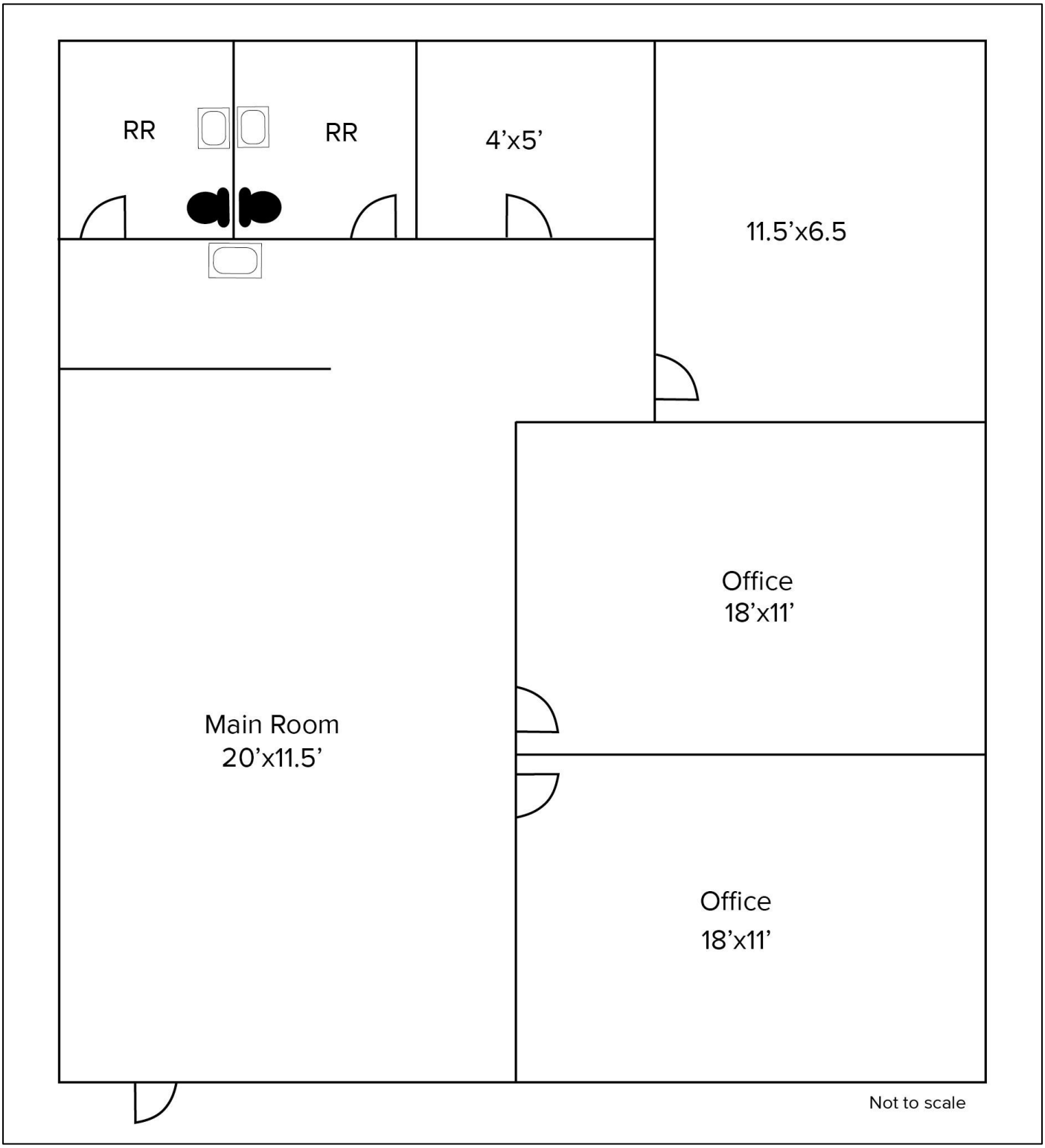
Suite 207



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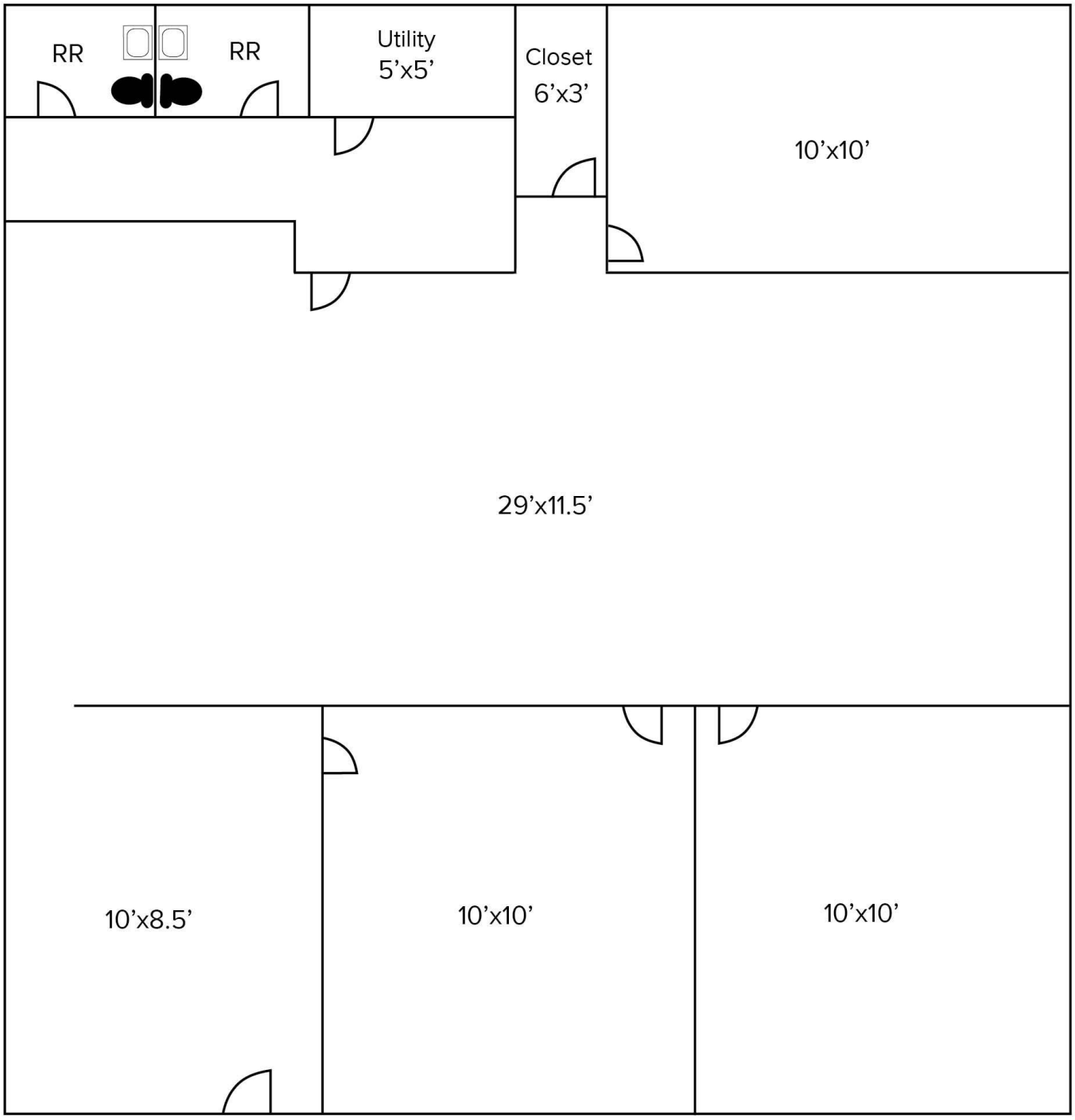

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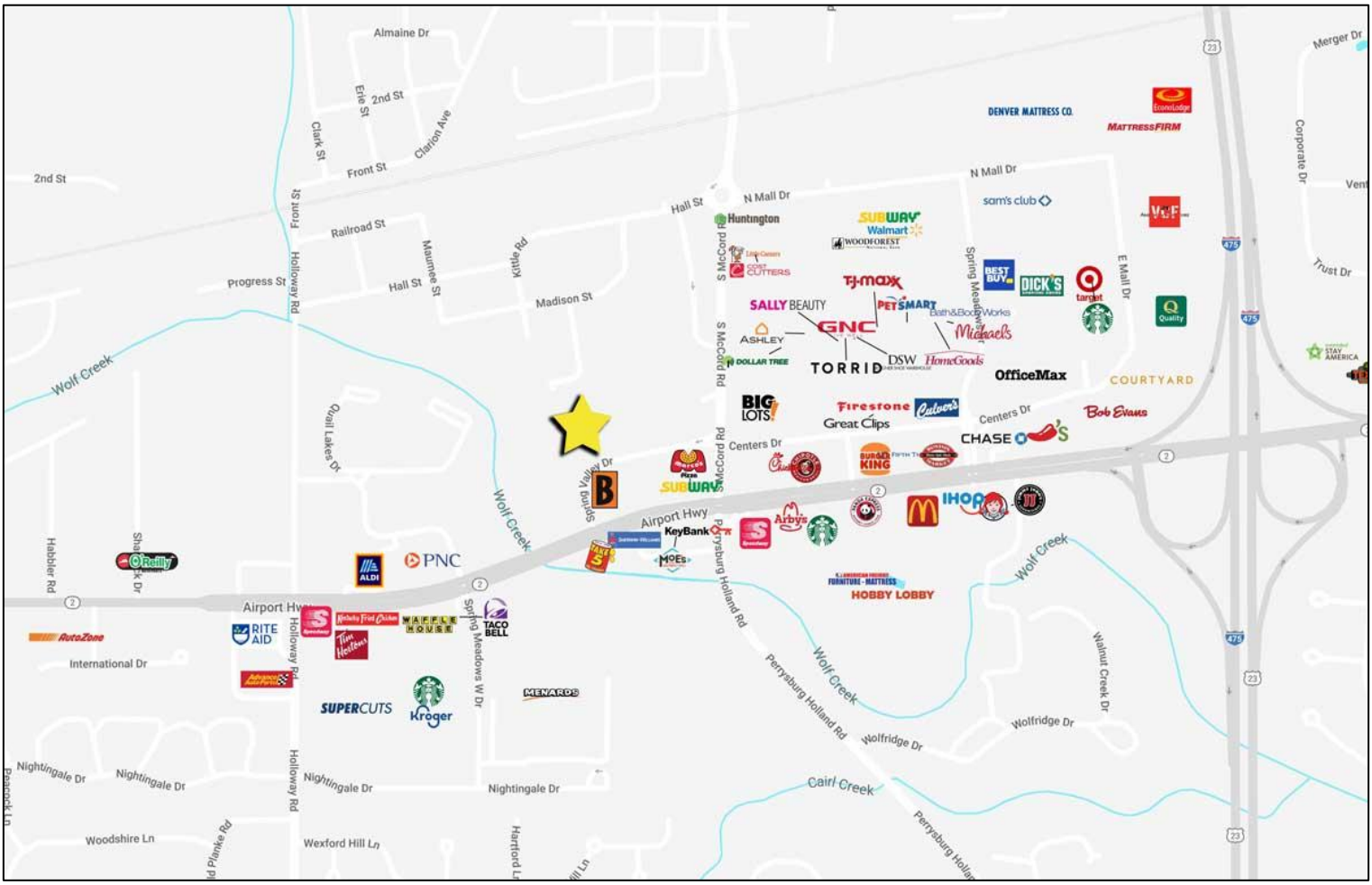

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DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	4,752	$73,387
3 MILE	49,082	$81,186
5 MILE	121,828	$79,406

2025 TRAFFIC COUNTS (TWO-WAY)	
20,293	S. McCord Road
41,054	Airport Highway/SR 2

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