

6839 & 6855 SPRING VALLEY DRIVE
HOLLAND, OH 43528

OFFICE BUILDING FOR LEASE
2,450 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$20.00 PSF Gross + 3% annual increases
Space Available:	2,450 SF – Suite 120 (can be split – 1,300 sf and 1,150 sf)
Building Size:	28,896 SF
Number of Stories:	1
Year Constructed:	1989
Condition:	Very good - remodeled
Lot Dimensions:	200' x 270'
Acreage:	1.39 AC
Closest Cross Street:	Between McCord & Holloway
County:	Lucas
Zoning:	General Commercial District
Parking:	Approximately 175 spaces
Curb Cuts:	2 on Spring Valley Drive
Street:	Spring Valley Dr. – 2 lane, 2 way Airport Hwy. (SR-2) – 8 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528

Office Building For Lease

2,450
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick veneer & frame over concrete block
Structural System:	Concrete block
Roof:	Hip style asphalt shingle with access from each side through mechanical closet
Floors:	Concrete slab; stone in one unfinished unit
Floor Coverings:	Varies
Ceiling Height:	15' + in common area hallways; 8' to 10' in individual suites. Ceilings extend up to the underside of the deck to a height of at least 16'.
Basement:	No
Heating:	Flexible tube boiler (1988) - 900 MBH
Air Conditioning:	Central - HVAC is roof mounted
Power:	Electric switch gears state 1200 amps, 277/480, 3 phase, 4 wire in front of building
Restrooms:	In common and some in suite
Security System:	Yes
Sprinklers:	Mechanical room only
Signage:	Facia and monument, plus Tenant directories in multiple areas

Suite Information:

Suite 120

- Working area.
- Check in/out.
- Administration area.
- 5 exam rooms/ 2 offices.
- Lab.
- 3 restrooms.
- Subject to terms and conditions, Landlord will consider the following tenant improvements:
 - Update cabinetry.
 - Update countertops.
 - Paint throughout.

BUILDING INFORMATION

Current Occupants:	Ste 100 – Mercy Heath
	Ste 110 – Work It Health
	Ste 120 – AVAILABLE
	Ste 130 – Body Wise Massage
	Ste 150 – Moosa (owner)
	Ste 155 – ProMedica Total Rehab
	Ste 160 – Toledo Clinic
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	No – Arrange through listing agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	In suite janitorial and content liability insurance.

2025 REAL ESTATE TAXES

TD:	65
Parcels:	80677 & 80681
Assessor Number:	28-005-009 & 010
Total Annual Taxes:	\$55,959.56

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

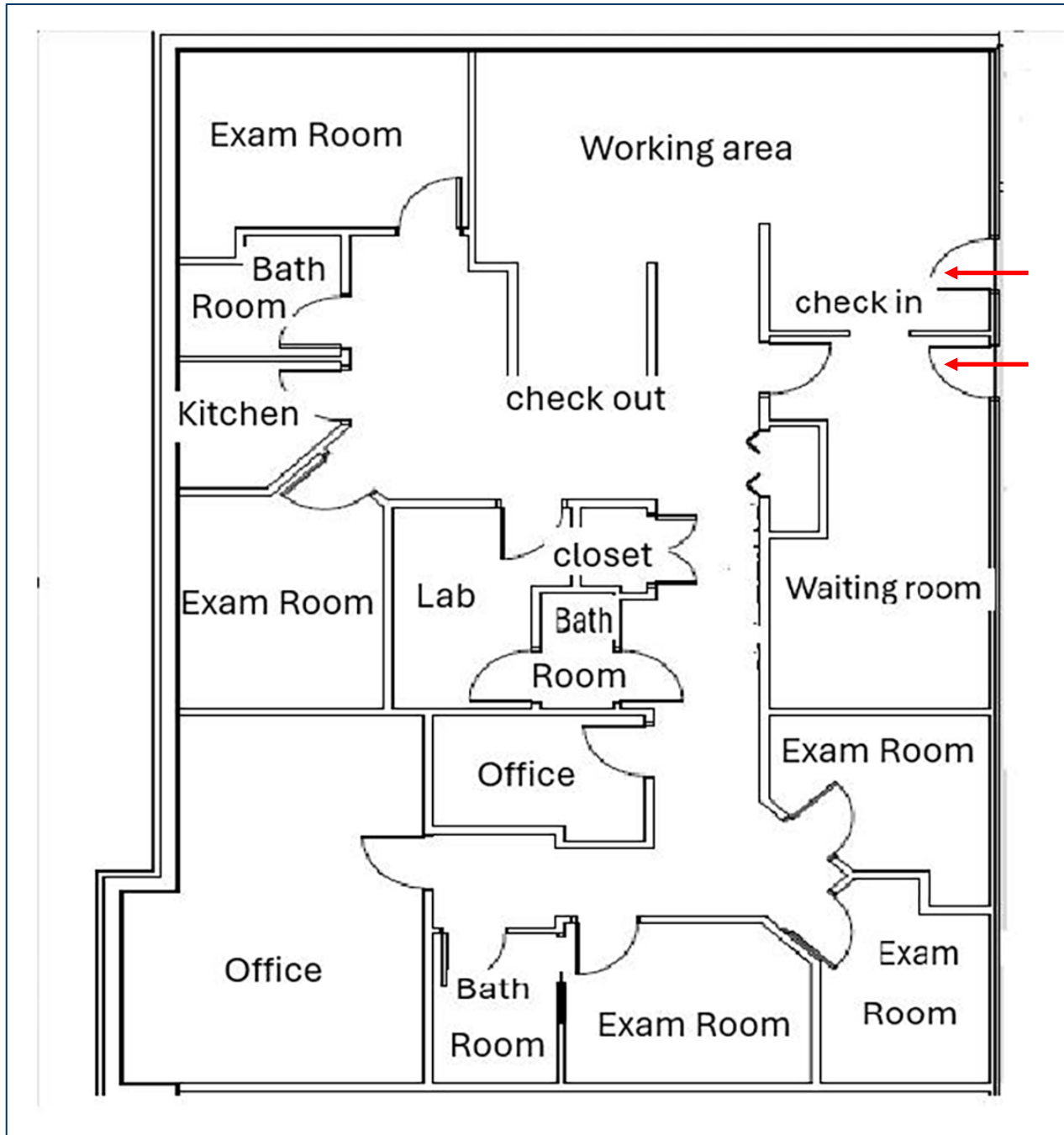
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528
Office Building For Lease

2,450
Square Feet
AVAILABLE

2,450 SF



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

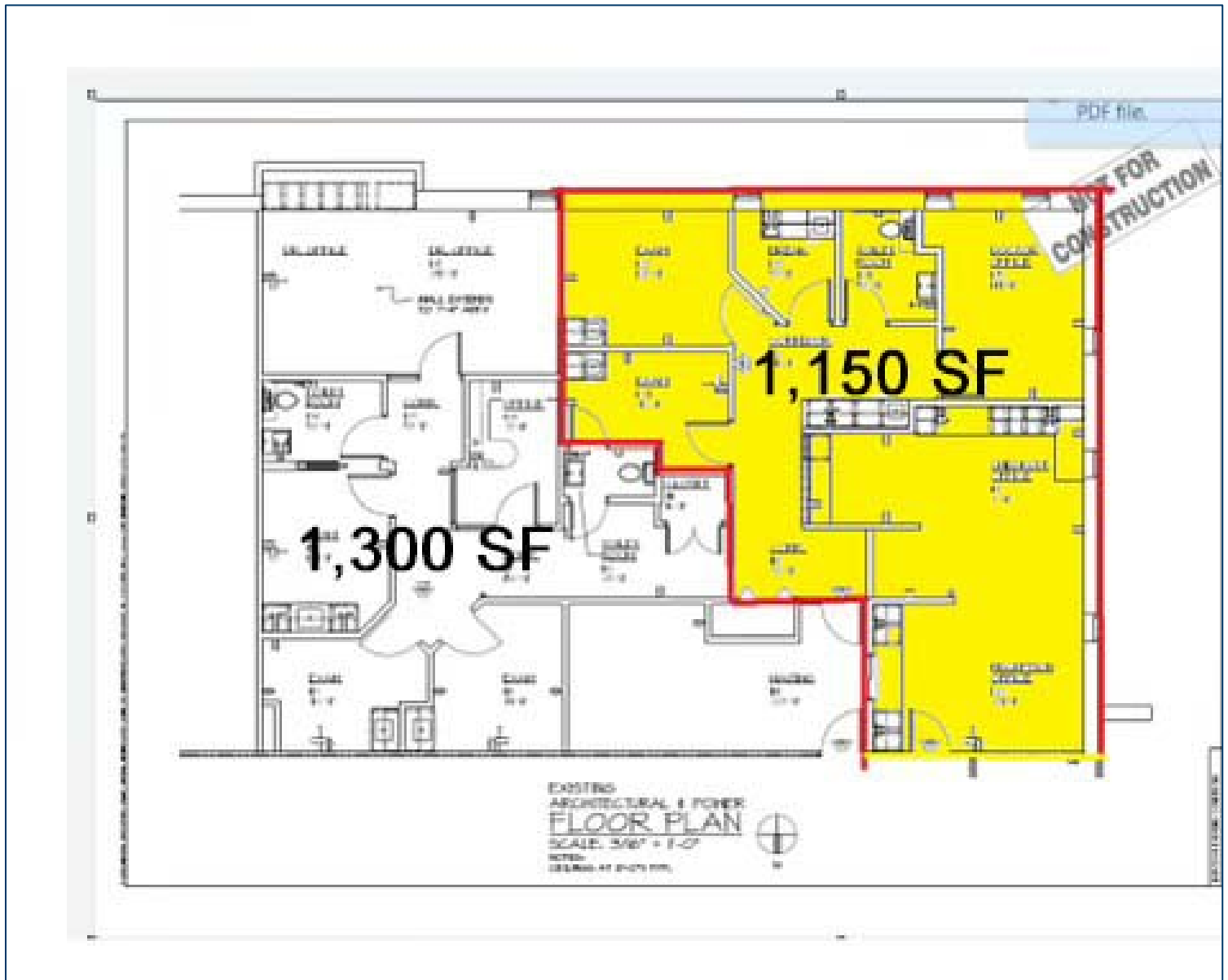
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528
Office Building For Lease

2,450
Square Feet
AVAILABLE



Subject space can be split.

For more information, please contact:

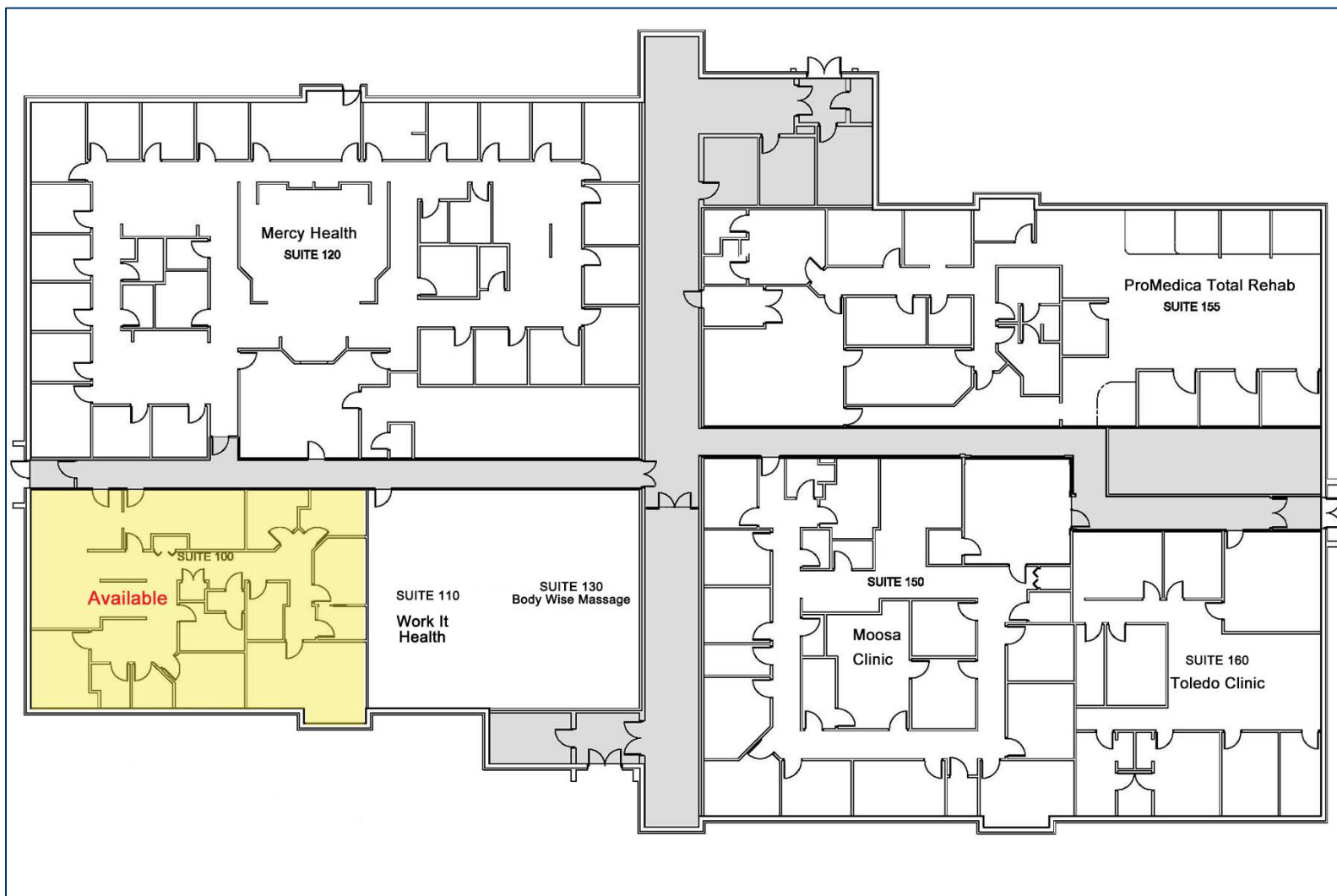
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528
Office Building For Lease

2,450
Square Feet
AVAILABLE



Comments:

- Impressive and inviting remodeled common areas.
- Exterior updated and meticulously maintained.
- Onsite owner.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528
Office Building For Lease

2,450
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

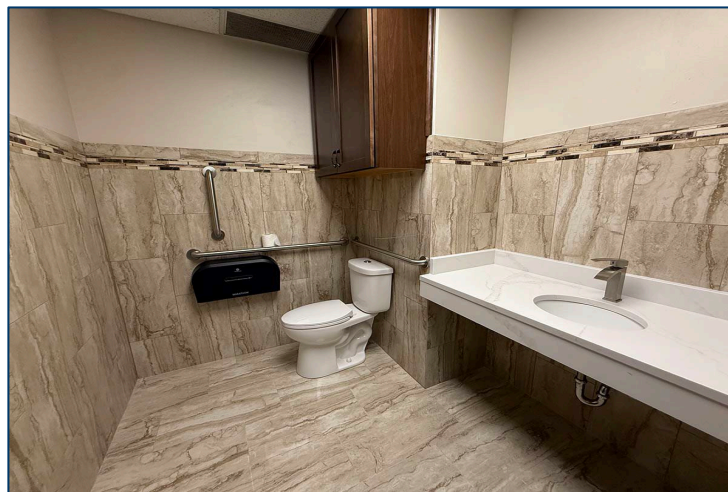
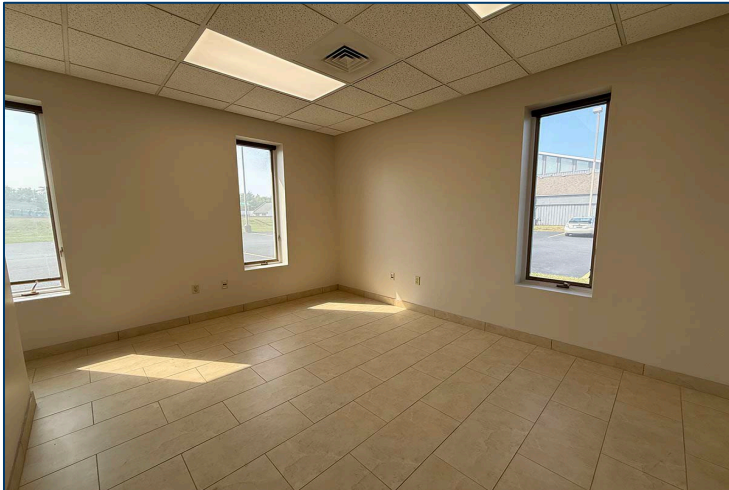
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528

Office Building For Lease

2,450
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

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

6839 & 6855 Spring Valley Drive, Holland, OH 43528

Office Building For Lease

2,450
Square Feet
AVAILABLE



2023 TRAFFIC COUNTS (TWO-WAY)

33,531	Airport Highway
22,917	McCord Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,401	\$72,608
3 MILE	50,106	\$80,083
5 MILE	122,812	\$79,743

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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