

4149, 4159 & 4169 HOLLAND SYLVANIA RD.
SYLVANIA TOWNSHIP, OH 43623

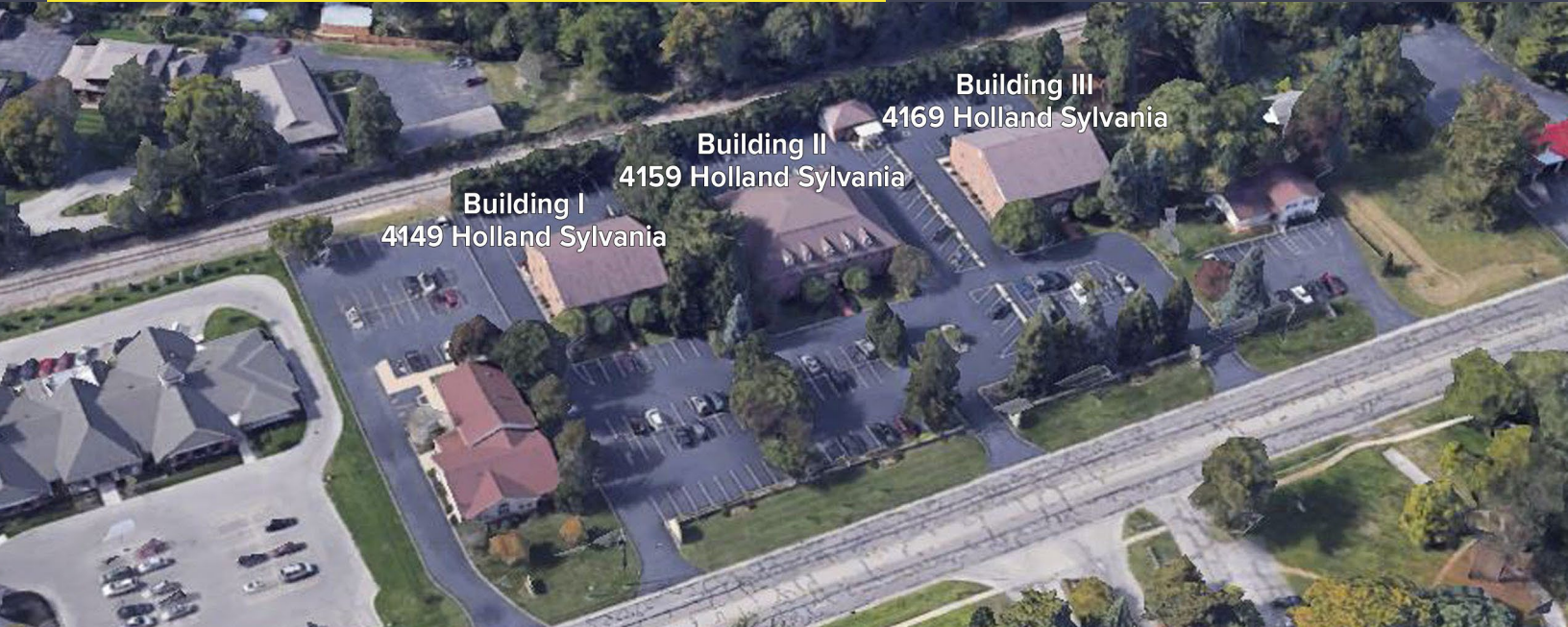
OFFICE BUILDINGS FOR LEASE
831 – 1,050 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LIBERTY SQUARE BUILDINGS I, II, & III



GENERAL INFORMATION

AVAILABLE SPACE & LEASE RATES

	<i>Floor</i>	<i>SF</i>	<i>Lease Rate</i>
BUILDING I			
<i>Suite 3</i>	<i>1st</i>	832	LEASED
<i>Suite 5</i>	<i>2nd</i>	831	\$1,325.00
<i>Suite 7</i>	<i>2nd</i>	1,050	\$1,200.00
<i>Suite 8B – Exec. Office Suite</i>	<i>2nd</i>	390	\$625.00
BUILDING III			
<i>Suite 202</i>	<i>2nd</i>	1,020	\$1,625.00
<i>Suite B-2</i>	<i>Bsmt</i>	932	\$1,350.00

	<i>Building I</i>	<i>Building II</i>	<i>Building III</i>
Building Size:	11,160 SF	19,890 SF	13,872 SF
Number of Stories:	2 + BSMT	2 + BSMT	2 + BSMT
Year Constructed:	1989	1994	1995
Condition:	Well maintained	Well maintained	Well maintained
Lot Dimensions:	99' x 303'	169' x 294'	109' x 293'
Acreage:	0.69	1.14	0.73 = 2.56 AC
Closest Cross Street:	North of W. Sylvania Avenue		
County:	Lucas		
Zoning:	C4 – Professional Business Office		
Parking:	Approximately 146 spaces		
Curb Cuts:	3		
Street:	2 lane, 2 way with center turn lane		

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Office Buildings For Lease

831 – 1,050
Square Feet
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Frame & masonry
Roof:	Asphalt shingle
Floors:	Wood sub
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	With walkout access & common restroom and shower
Heating:	Individual suite temp. control
Air Conditioning:	Central air Individual suite temp. control
Power:	200 amp
Restrooms:	4 in common & per suite* (*see floorplans)
Security System:	Yes – System & cameras
Signage:	Monument & interior bldg. directory

BUILDING INFORMATION

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

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For: All operating expenses are included in the rent, except in-suite janitorial and in suite security. Operating expenses are reconciled at year's end and increases are passed through if applicable.	

2025 REAL ESTATE TAXES

TD:	78
Parcels:	21304, 21311, 54851
Assessor Numbers:	30012126, 30012073, 30012130
Total Annual Taxes:	\$82,271.73

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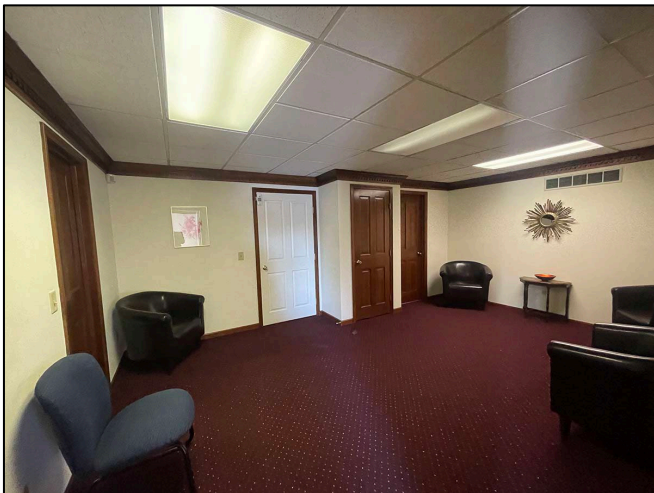
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Building I



Features:

- Free conference room in building II - available Monday-Friday (8 am to 5 pm).
- Smoke free buildings.
- Buckeye Cablevision & Buckeye Express Internet
- Landlord responsible for providing signage (subject to terms offered/negotiated)
- Professionally managed.
- Shared outdoor patio.
- Operable windows.
- Sylvania Township – no income tax currently levied.



Suite 8



Suite 8

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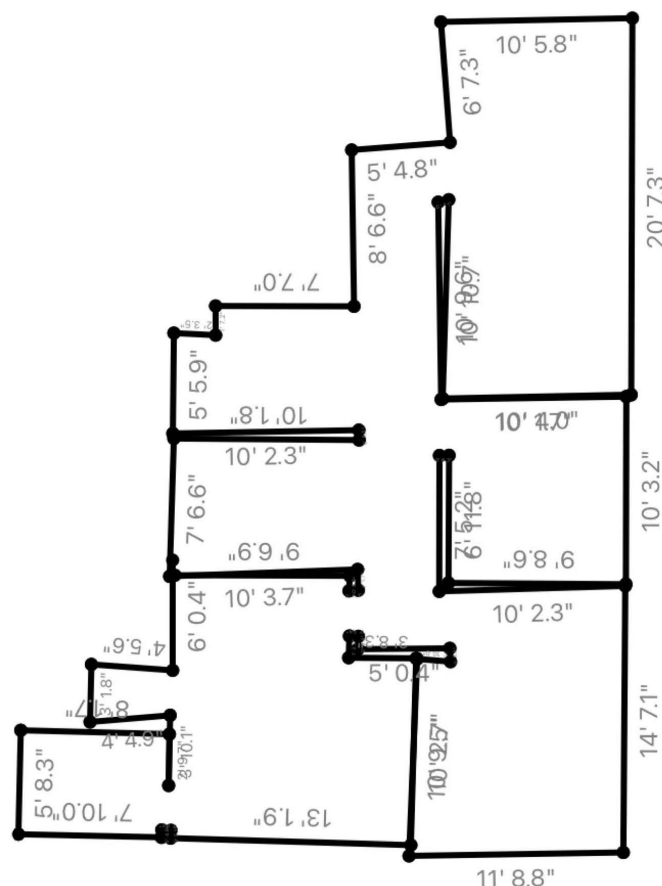
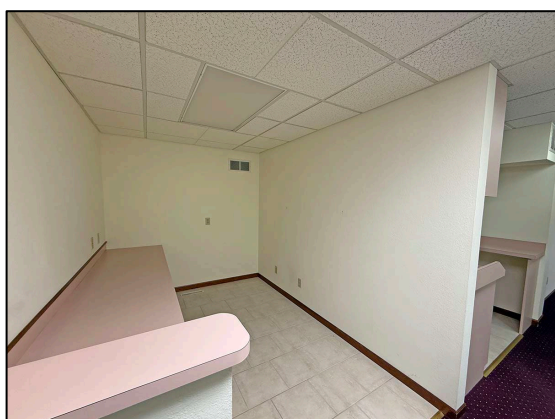
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A photograph of a room with wood-paneled walls and ceiling. The room features a red carpet with a white dot pattern. On the right side, there is a long built-in wooden cabinet with multiple shelves and drawers. A window with a white frame and a small decorative valance is located on the back wall. The ceiling is made of white acoustic tiles, and a rectangular light fixture is visible. The walls are covered in light-colored wood paneling with a decorative crown molding at the top.



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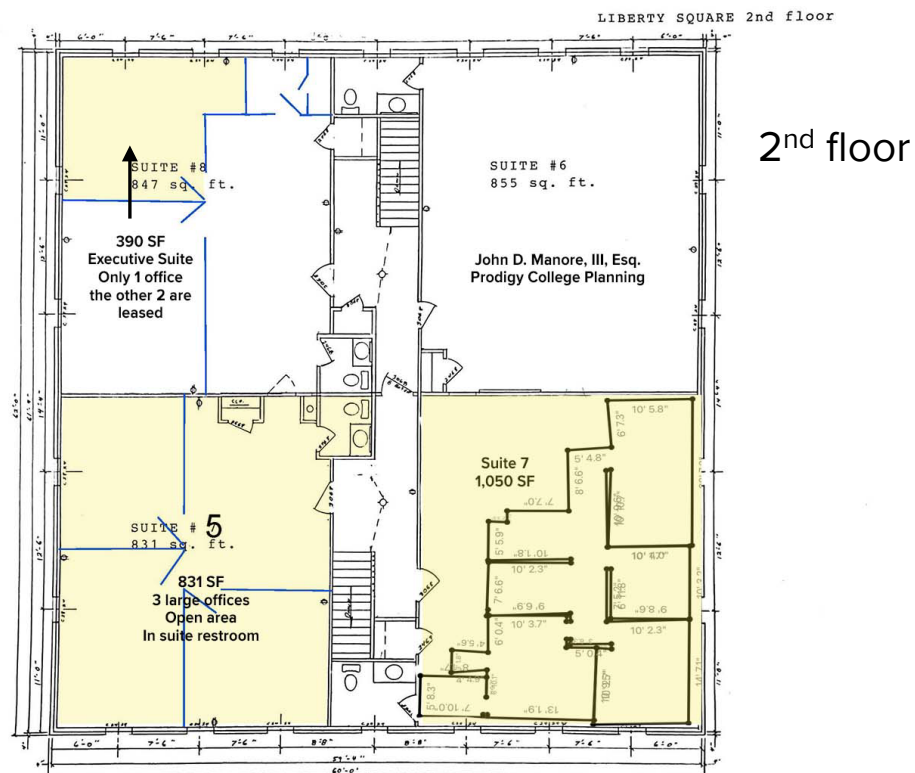
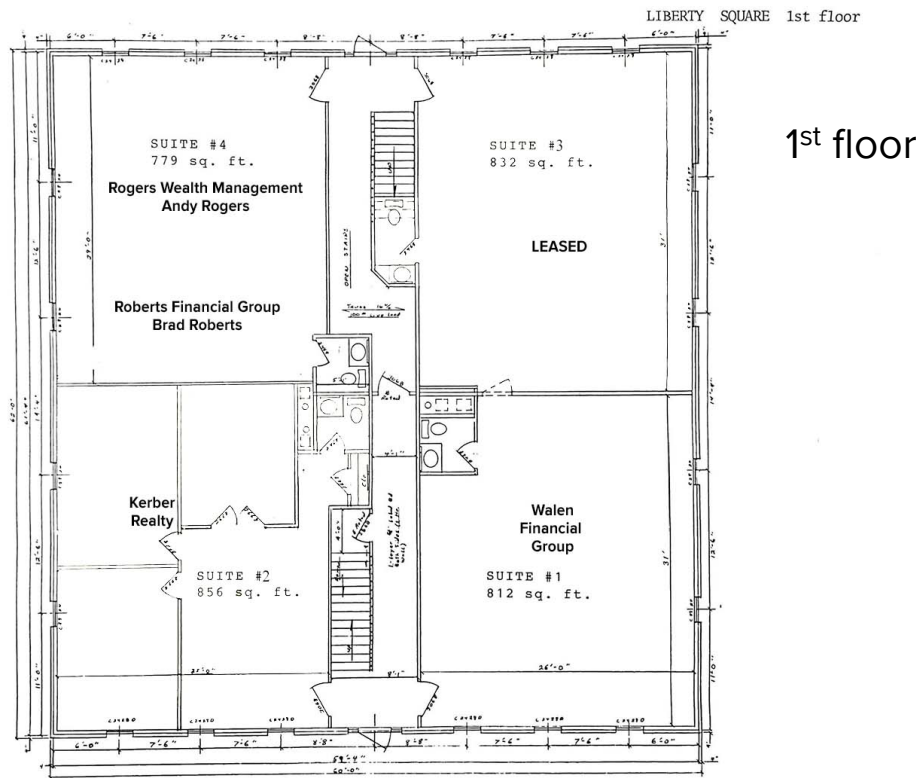
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Building I



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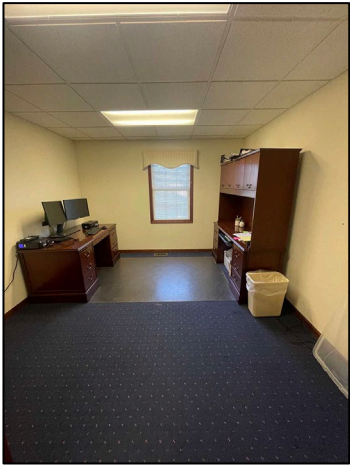
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Building III



Suite B-2



Suite 202



Suite 202



Suite B-2



Suite 202



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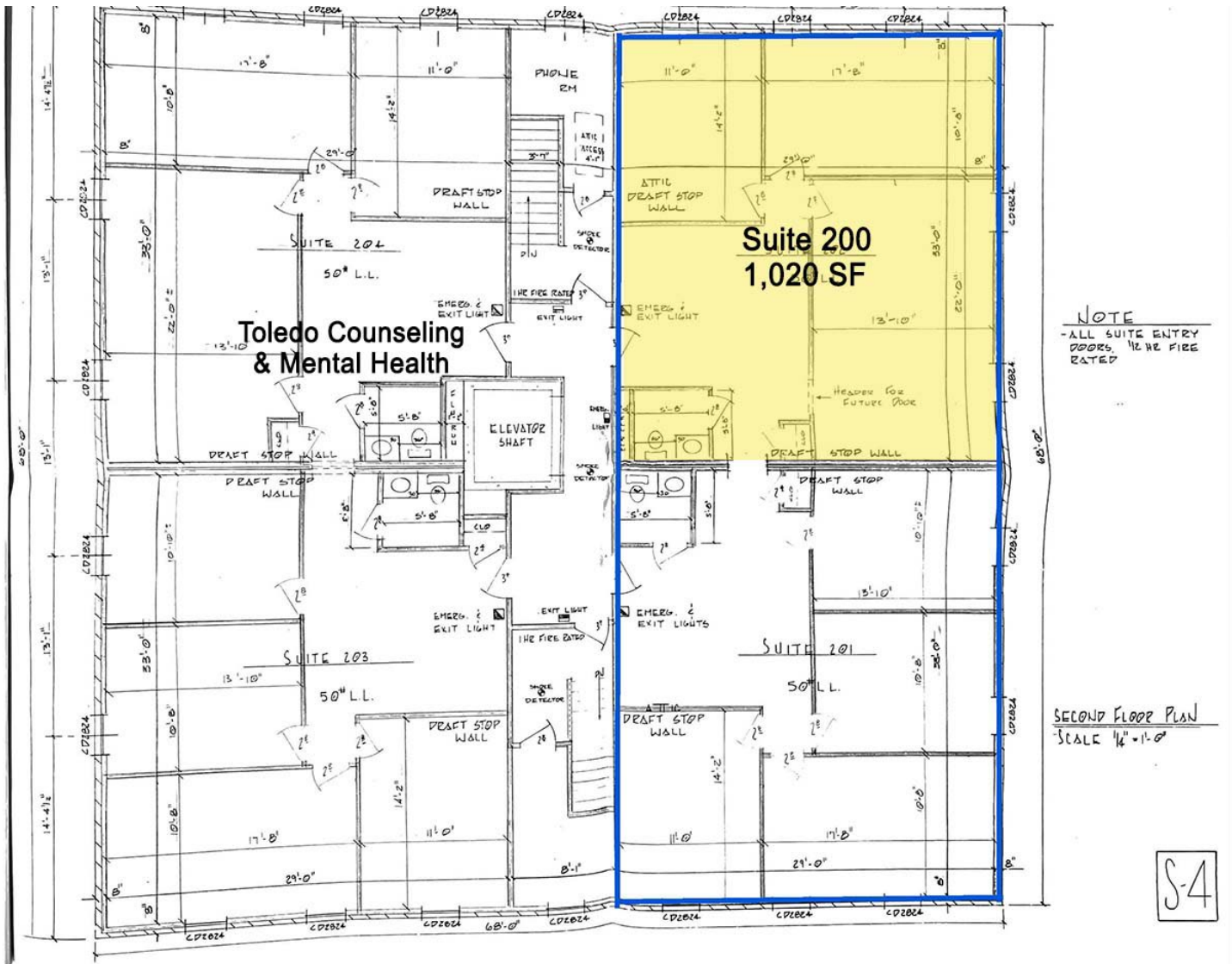
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Basement B2

Open space

2 offices

Restroom in basement level

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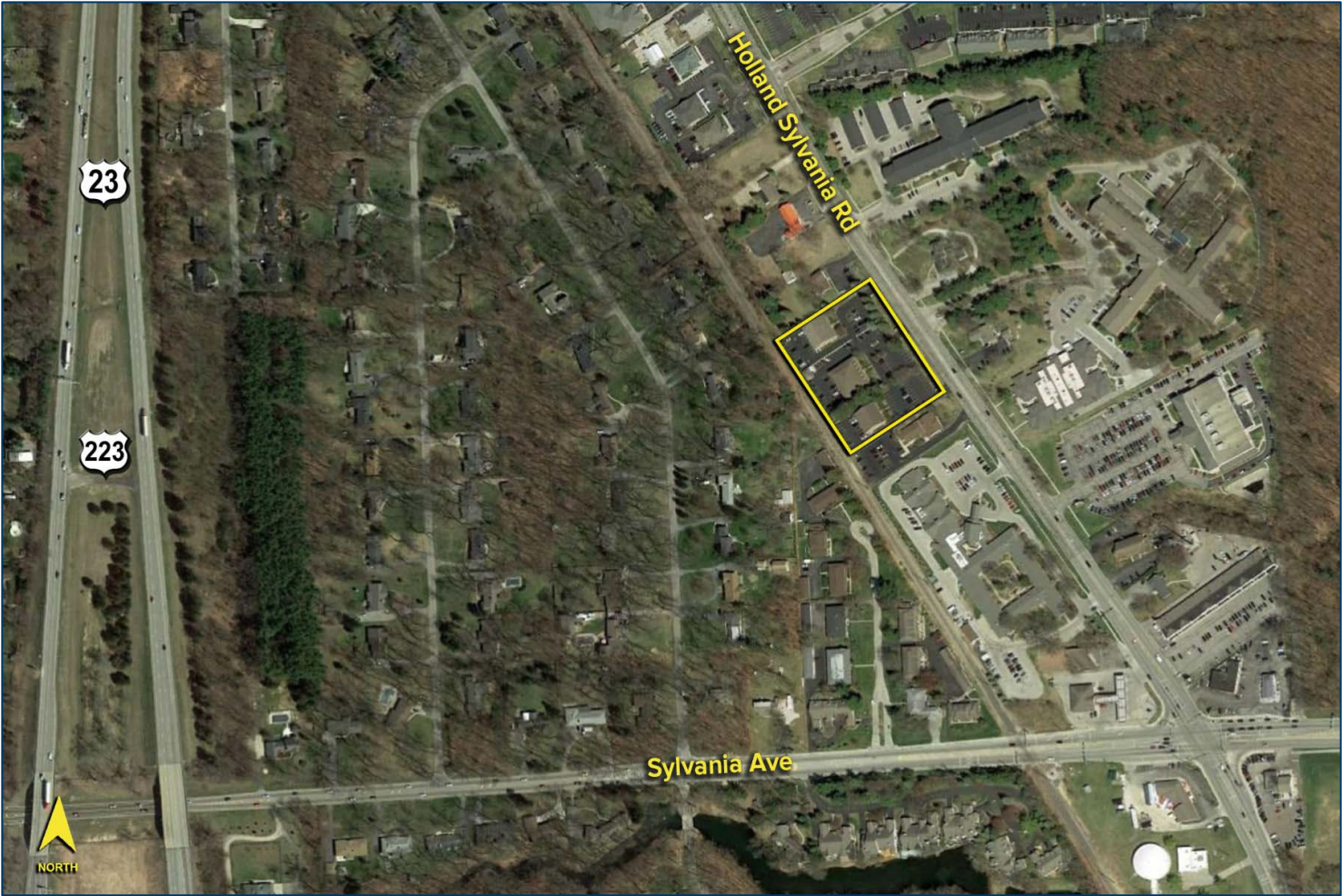
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,916	\$76,219
1.5 MILE	14,233	\$76,902
2 MILE	27,782	\$76,039



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