

130 S. MAIN STREET
BOWLING GREEN, OH 43402

OFFICE SPACE FOR LEASE



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Building Size:	30,000 square feet
Number of Stories:	3 + basement
Year Constructed:	1926 and 1973
Condition:	Good
Closest Cross Street:	Wooster Street
County:	Wood
Zoning:	B-3 Central Business District
Parking:	On street & municipal lots + 7 spaces east of the alley
Curb Cuts:	None
Street:	4 lane with center turn lane

AVAILABLE SPACE

Floor	Square Footage	RATE
Main Floor	700-10,000	\$7.00 - \$10.00 SF Gross
2 nd Floor	200-10,000	\$7.00 - \$10.00 SF Gross
3 rd Floor	500-10,000	\$7.00 - \$10.00 SF Gross



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and stone
Structural System:	Steel & wood joist
Roof:	Built up
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	11'
Basement:	Yes
Heating:	Boiler & individual baseboard units
Air Conditioning:	Main floor – central air 2nd floor – window units 3rd floor – central air
Power:	600 amps, 3 phase, 4 wire
Security System:	Card access after hours
Restrooms:	Numerous restrooms on main floor & basement Men's/women's on upper floors
Sprinklers:	No
Signage:	On door and tenant directory
Delivery Area:	In rear

BUILDING INFORMATION

Current Tenant:	See roster
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Open during business hours

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable

Tenant Responsible for:

Tenant responsible for suite electric, suite janitorial, phone and internet service and liability insurance.

Landlord Responsible for :

Real estate taxes, insurance, and CAM

2024 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
B08-510-240415053000	0.2686	\$7,837.12	\$112,300	\$224,700	\$337,000
B08-510-240415054000		\$6.66	\$300	\$0	\$300
B08-510-240415055000	0.1343	\$1,540.40	\$56,200	\$0	\$56,200
B08-510-240415056000	0.1159	\$3,466.06	\$48,500	\$105,600	\$154,100
Totals:		\$12,850.24	\$217,300	\$330,300	\$547,600

3-year average of electric, water and sewer is \$2,116.00 per month according to City of Bowling Green Municipal Utility Department records.

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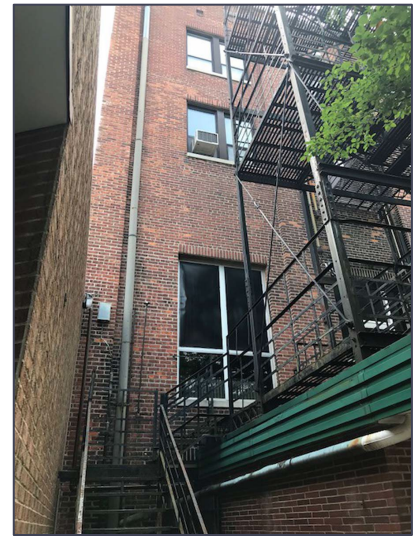
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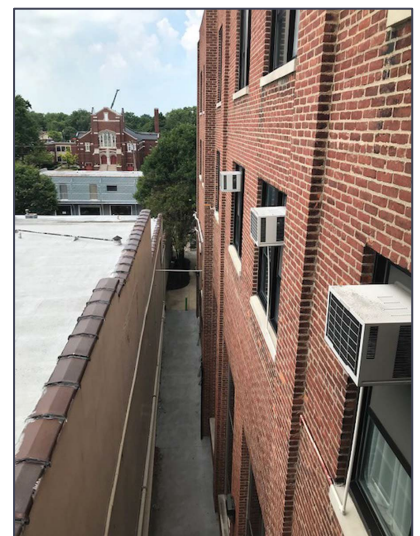
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Comments:

- 10 parking spaces on the west side of the alley are available.
- Numerous municipal and on street parking options available.
- Ideal low-cost location for general office use – accountant, attorney, insurance agent, etc.
- Convenient to BGSU campus and downtown businesses.
- Former main branch for Huntington Bank. The building has the potential for keycard access.
- Surplus space available in the basement.
- Main level and front courtyard space could present an opportunity for restaurant use with outside dining.



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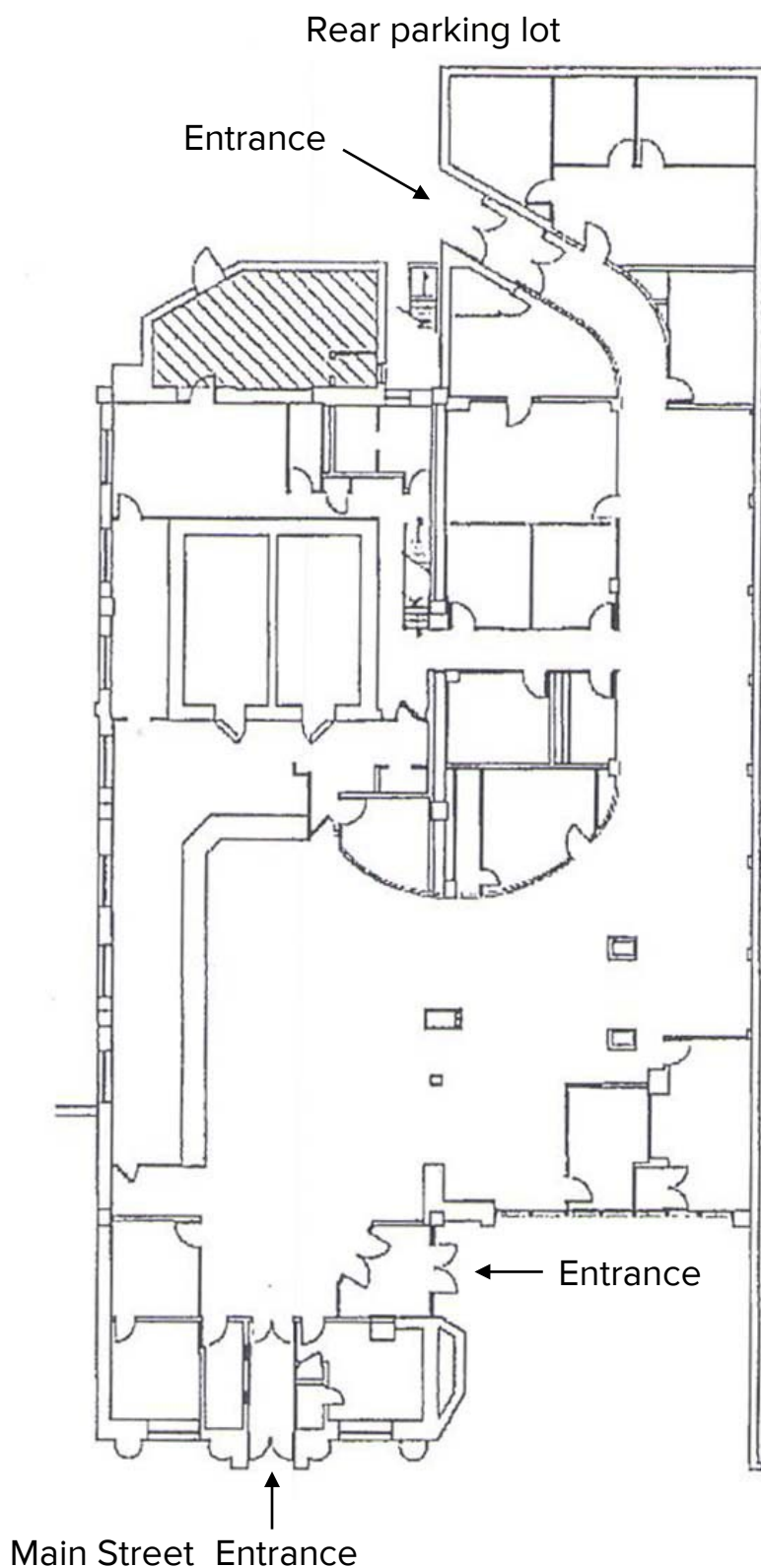
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Main Floor



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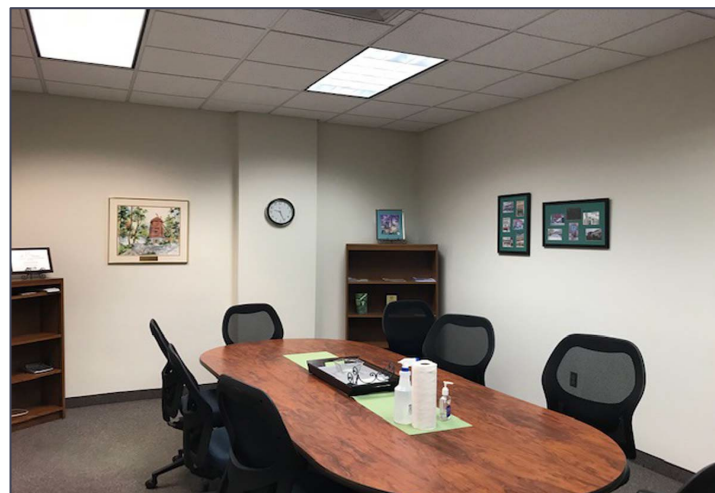
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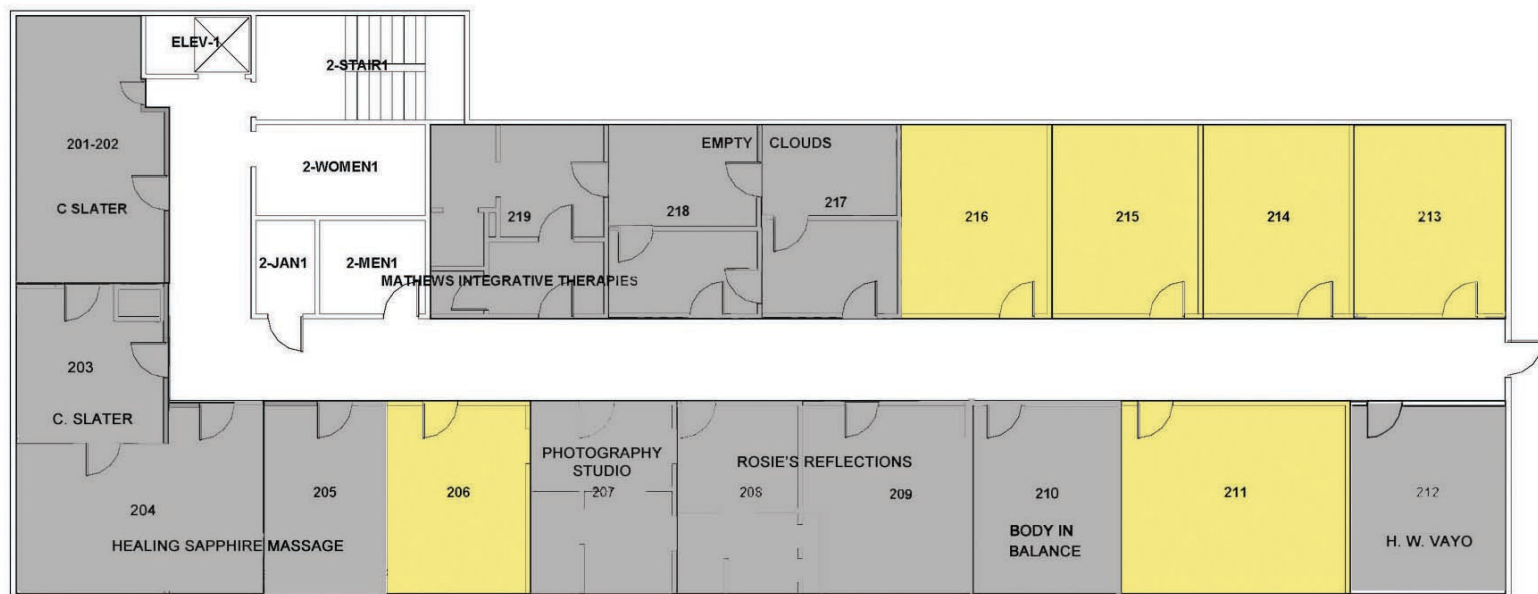
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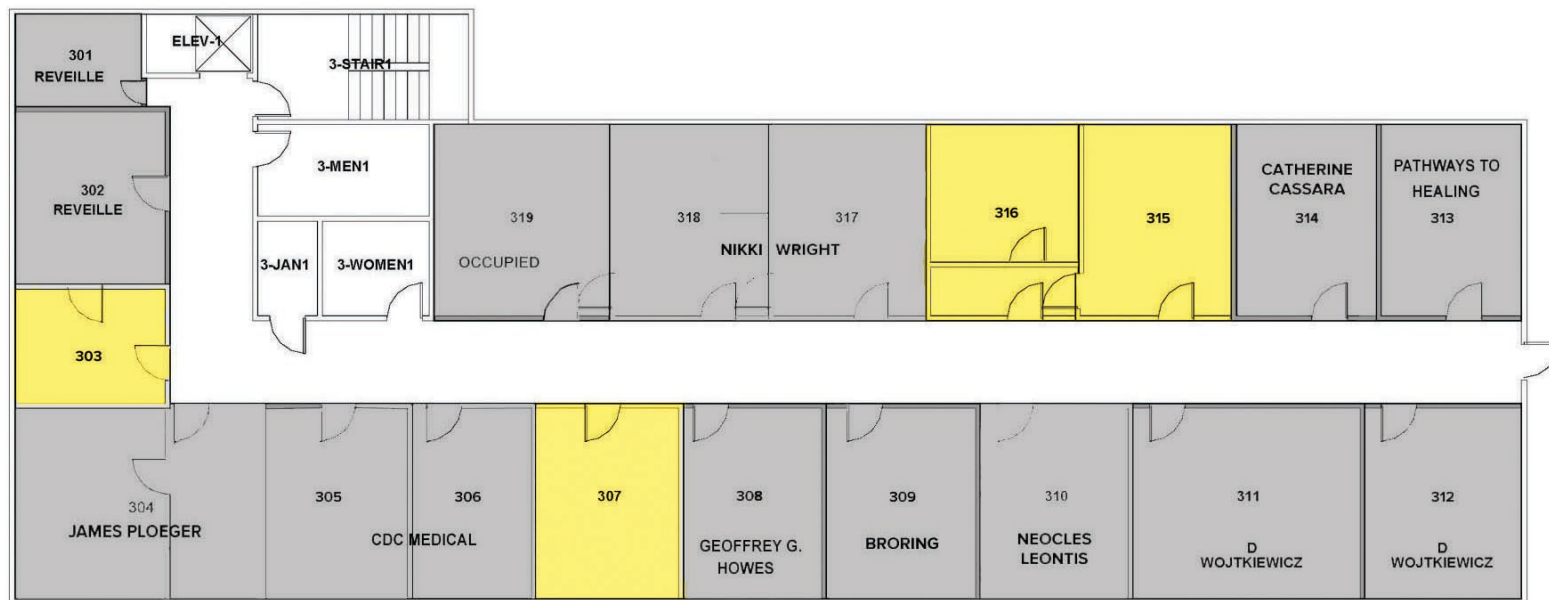
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Second Floor



Third Floor

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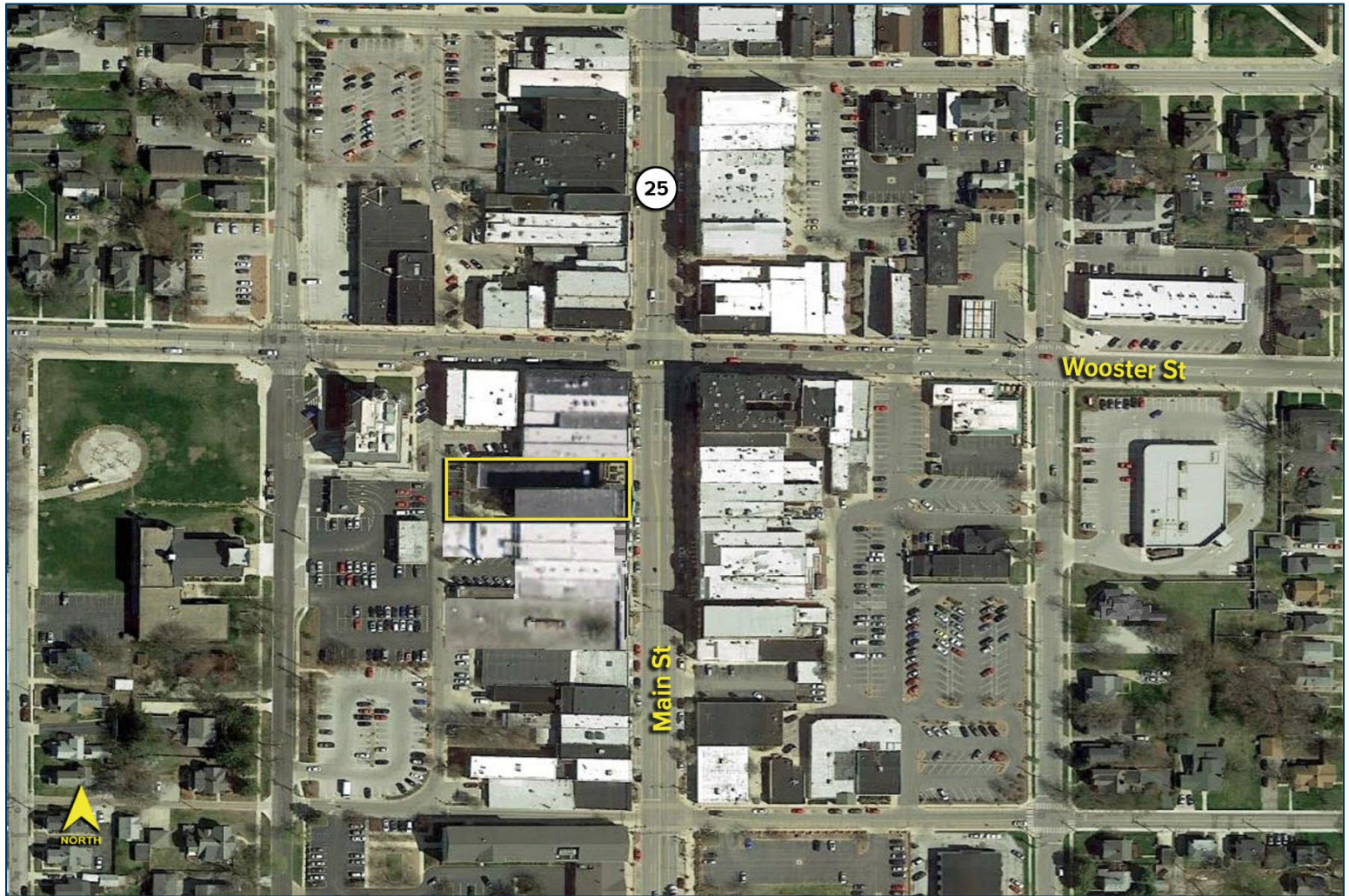
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