

130 S. MAIN STREET  
BOWLING GREEN, OH 43402

COMMERCIAL/OFFICE SPACE FOR LEASE



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FULL-SERVICE COMMERCIAL REAL ESTATE

DOWNTOWN BOWLING GREEN COMMERCIAL/OFFICE



## 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	5,000 – 10,000	\$12.00 SF NNN
Basement	Available	Price negotiable



For more information, please contact:

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

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## Commercial/Office Space For Lease

5,000 – 10,000  
Square Feet  
AVAILABLE

### 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. Current NNN charges = \$2.75/SF.

#### Landlord Responsible for :

Real estate taxes, insurance, and CAM

### 2026 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
B08-510-240415053000	0.2686	\$7,868.52	\$112,300	\$224,700	\$337,000
B08-510-240415054000		\$6.68	\$300	\$0	\$300
B08-510-240415055000	0.1343	\$1,545.62	\$56,200	\$0	\$56,200
B08-510-240415056000	0.1159	\$3,480.42	\$48,500	\$105,600	\$154,100
<b>Totals:</b>		\$12,911.86	\$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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### 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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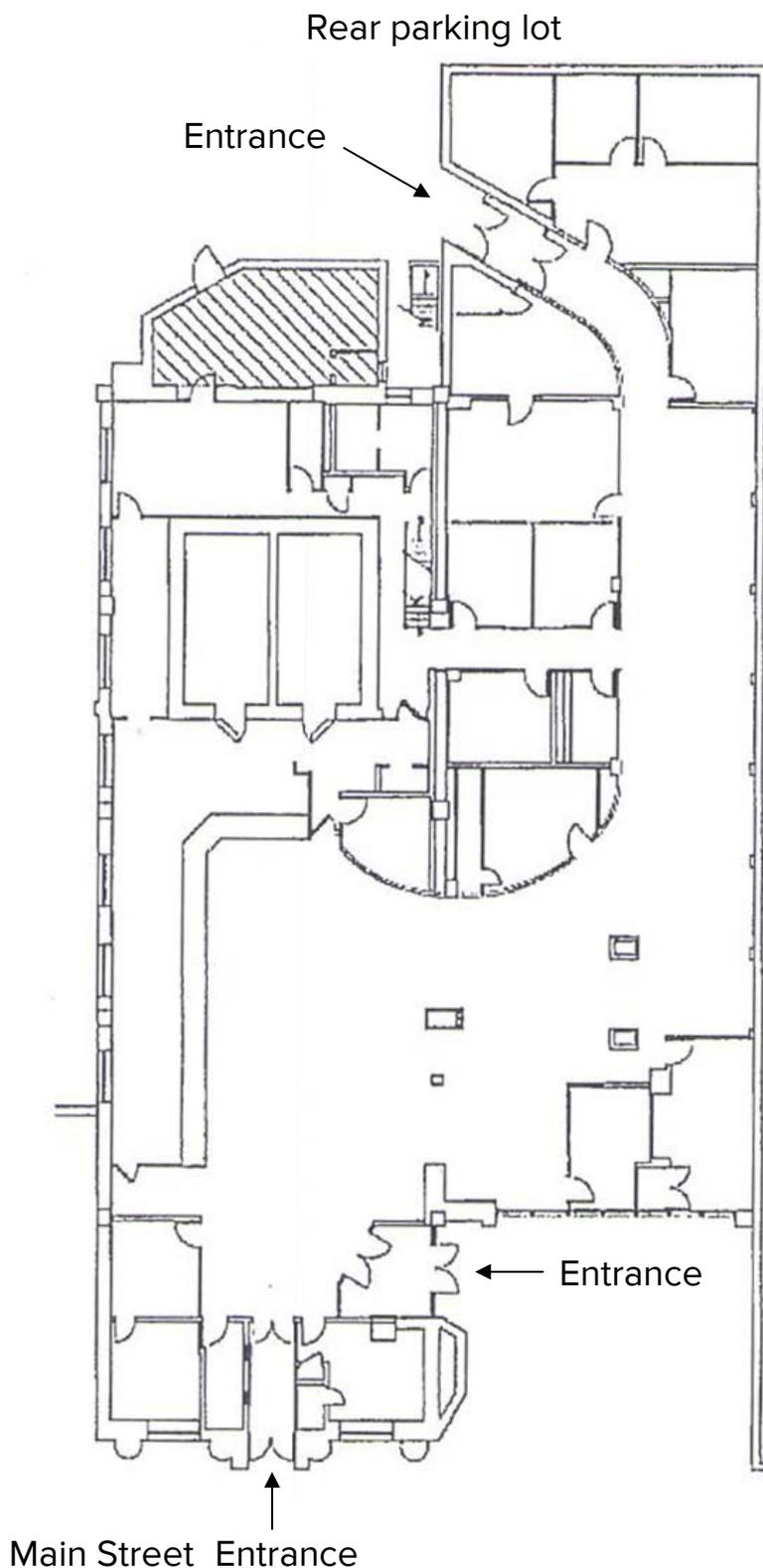
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**Main Floor**



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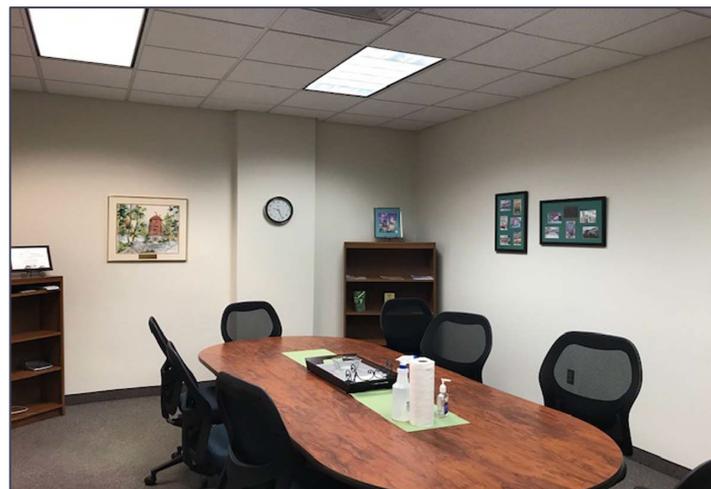
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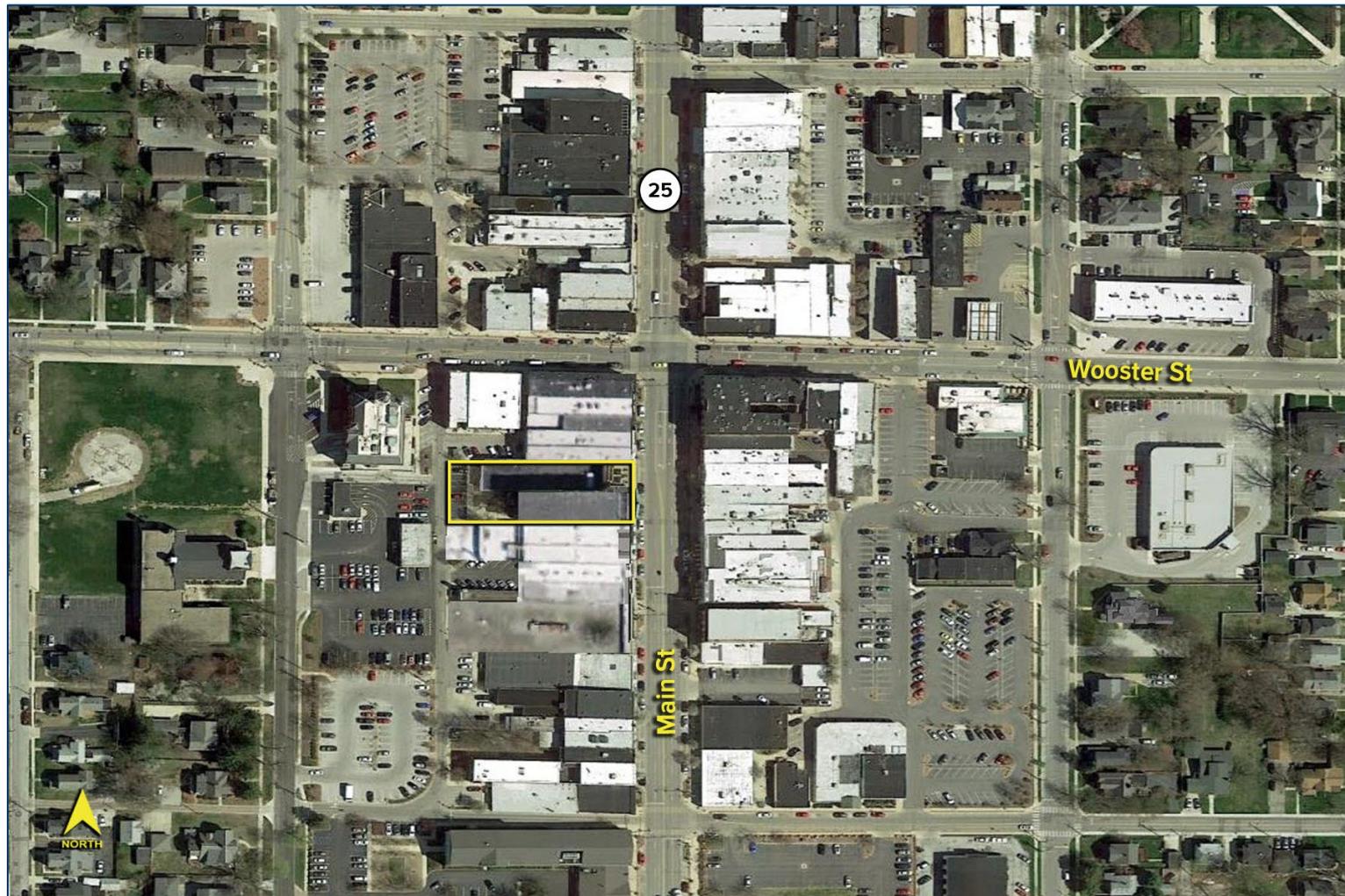
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