



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants

Four SeaGate
Suite 608
Toledo, Ohio 43604

OFFICE SPACE FOR LEASE

**4330 NAVARRE AVENUE
OREGON, OH 43616**



LEASE RATE: \$12.00 per square foot NNN

General Information:

Space Available: 2,020 square feet

Building Size: 8,078 square feet

Number of Stories: 1

Year Constructed: 1999

Condition: Excellent

Closest Cross Street: Lallendorf

County: Lucas

Zoning: C-2

Parking: 41 spaces in common

Curb Cuts: 2

Street: 4 lane with center turn lane

www.signatureassociates.com

For more information contact 419-249-7070

Ken Marciniak, SIOR 419-249-6302

kmarciniak@signatureassociates.com

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Building Specifications:

Exterior Walls: Brick and wood

Structural System: Wood

Roof: Asphalt shingle

Floors: Concrete

Floor Coverings: Carpet

Ceiling Height: 8'

Heating: Gas forced air

Air Conditioning: Central

Power: 200 amps

Security System: No

Restrooms: 2 ADA compliant

Sprinklers: No

Signage: Freestanding

Delivery Area: No

Lease Details:

Term: 3 years

Security Deposit: 1 month's rent

Options: Available

Improvement Allowance: Negotiable

Tenant responsible for its prorata share of taxes, insurance and common area maintenance.

Building Information:

Tenant: Maumee Bay Family Practice and
Citizen's Tax Service

Occupancy Date: Upon lease execution

Sign on Property: Yes

Key Available: Yes

Remarks:

- Located across from Pearson Park.
- Triple net charges for 2012 were \$3.10 per square foot.
- Available space consists of 4 private offices, large general office area, kitchenette with sink and dishwasher, 2 ADA compliant restrooms, and storage closets.

Real Estate Taxes as of 2013:

TD: 44

Parcel: 28229

Assessor Number: 24-020-120

Total Annual Taxes: \$12,397.78



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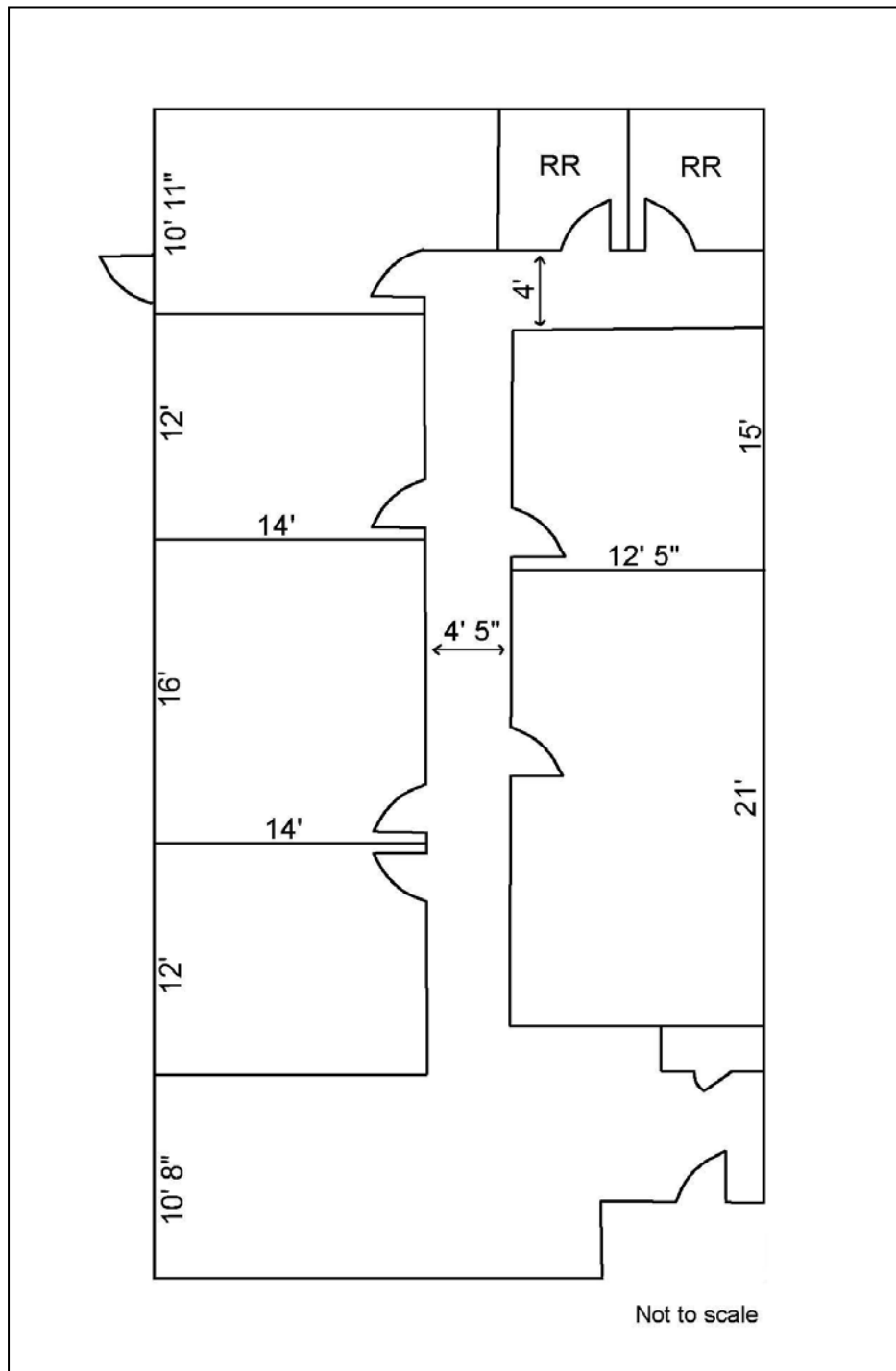


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