



OFFICE SPACE FOR LEASE

5800 MONROE ST., BUILDING C, SYLVANIA, OH 43560

"Innovative Solutions at Work"



OFFERING SUMMARY

Suite 101:	1,993 SF Available \$12.25/SF + Utilities
Suite 202:	1,024 SF Available \$11.00/SF + Utilities
Building Size:	7,136 SF
Parking:	In common within the office complex
Year Built:	1981
Zoning:	B-4 City of Sylvania
County:	Lucas

PROPERTY HIGHLIGHTS

- Attractive two story building, located in the Country Square Office Park
- Convenient access at traffic light at Monroe St. and Corey Rd.
- Adjacent to the new Promedica Health and Wellness Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,085	21,047	59,015
Total Population	8,155	51,598	142,828
Average HH Income	\$86,486	\$87,336	\$75,091

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

BRIAN DOWNEY

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BUILDING SPECIFICATIONS

Building Size	7,136 SF
Parcel #	82-14070
Year Built	1981
Exterior	Brick & Frame
Number Of Floors	2
HVAC	Central Air
Restrooms	In common, 2 on each floor
Condition	Good
Roof	Shingle
Ceiling Height	8 ft
Floor Coverings	Tile, Wood, Carpet
Real Estate Taxes	\$10,962.00/year



LEASE DETAILS

Lease Term	Minimum 2 years
Deposit	One months rent
Improvement Allowance	Negotiable
Tenant Responsibilities	Base rent, suite janitorial, content & liability insurance, and utilities

TENANT INFORMATION

Vacant	Suite 101
Attorney's Hertzler & Conklin	Suite 102
TS Home Care	Suite 201
Vacant	Suite 202
DW Properties	Suite 203



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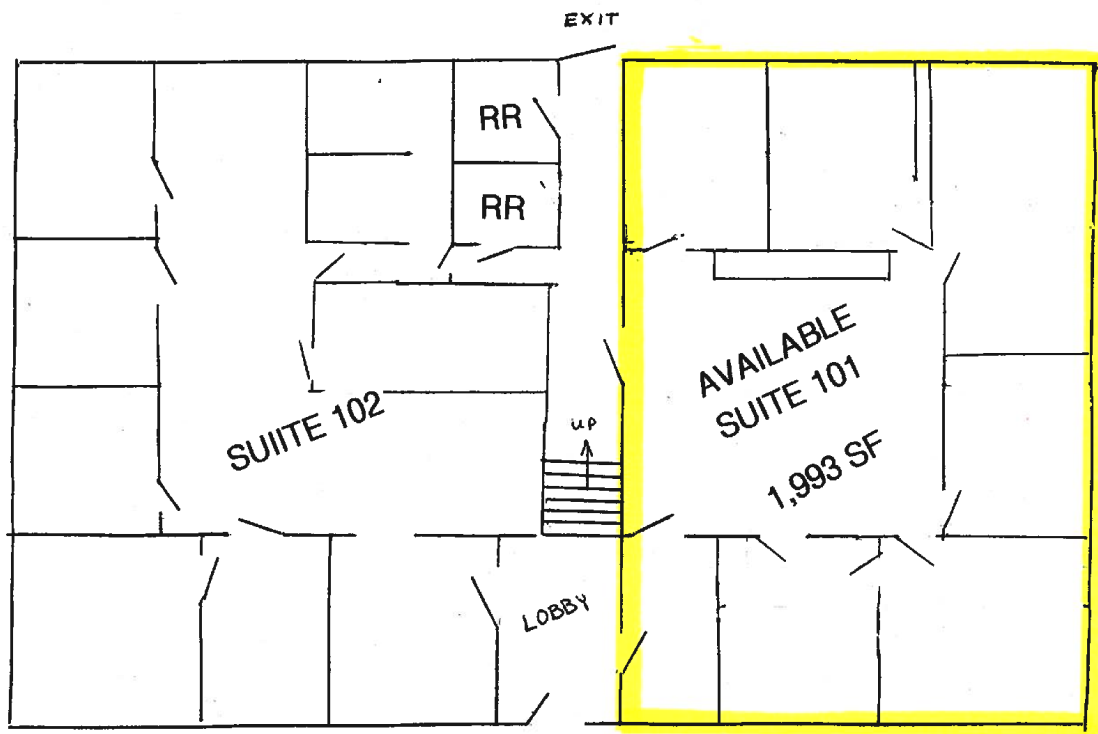
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1ST FLOOR

NOT TO SCALE

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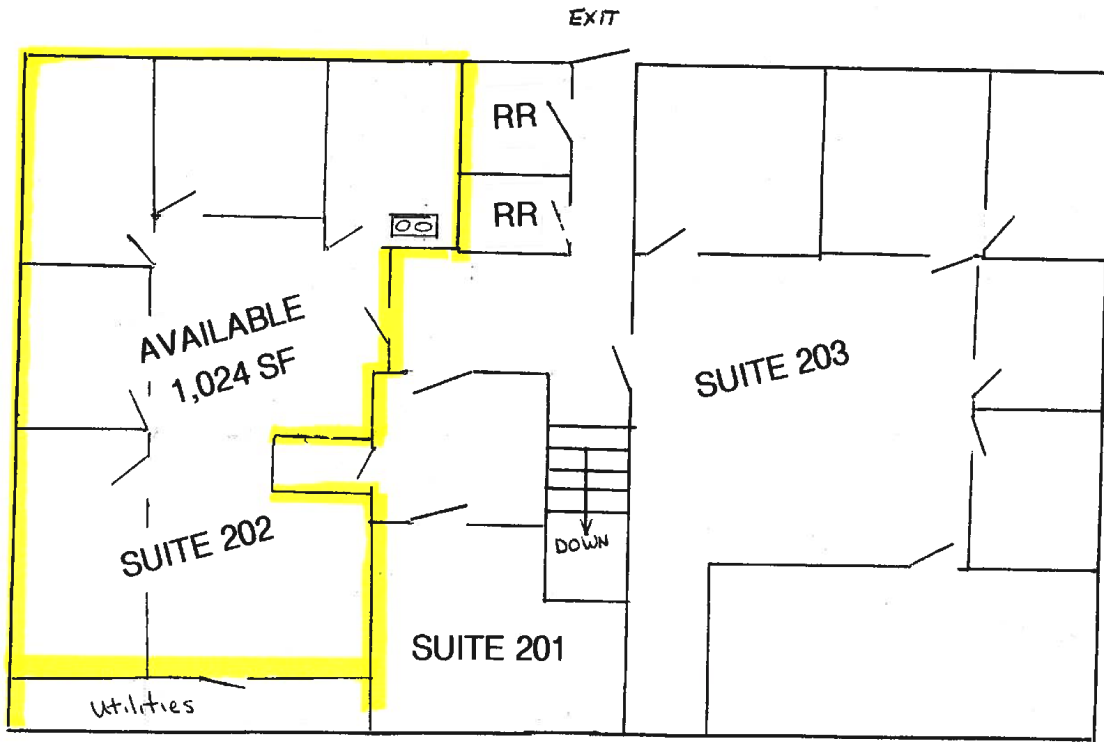
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2ND FLOOR

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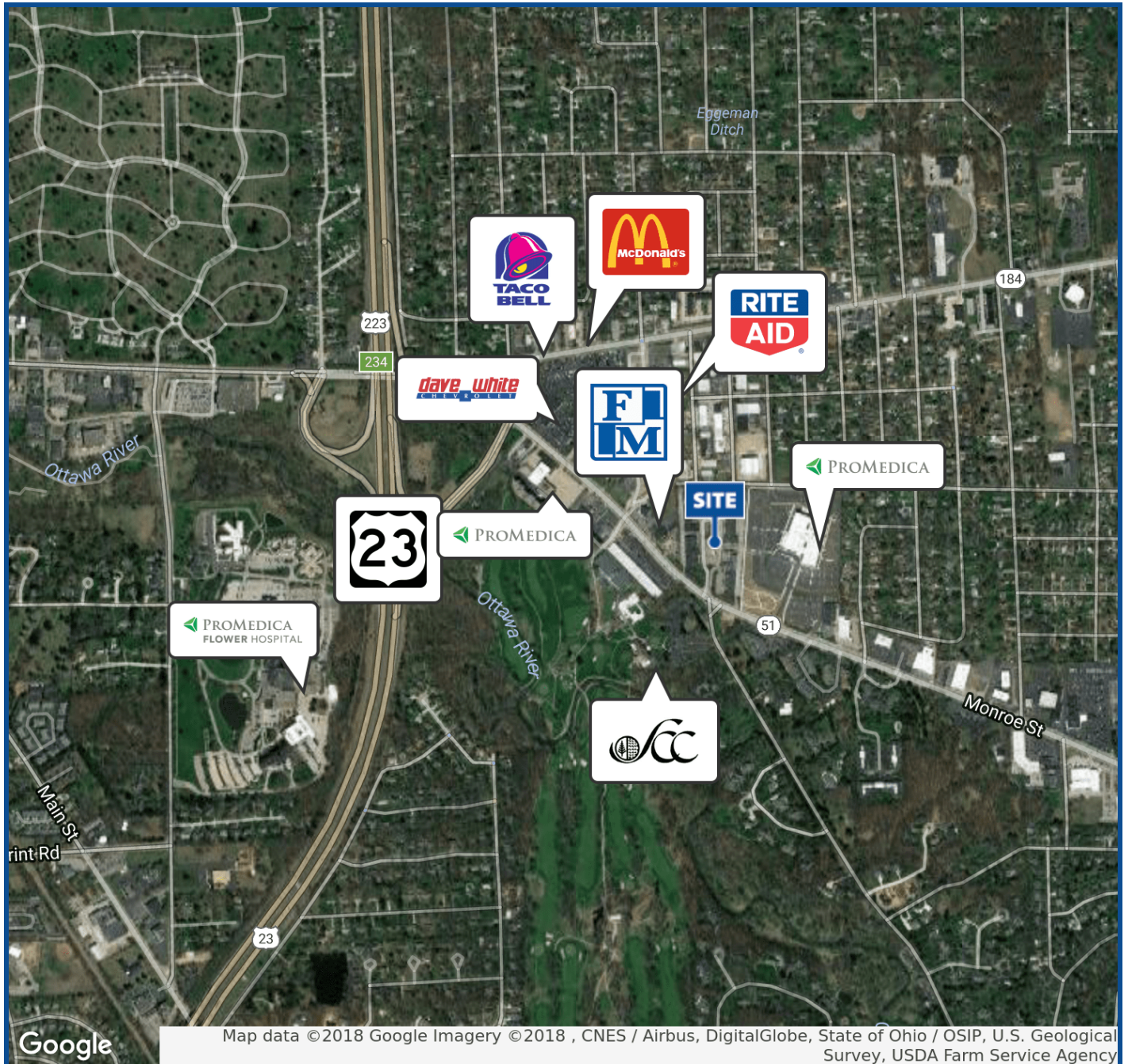
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