

For Lease

General Information		Pricing	
Type of Building:	Executive Office	Lease Rate:	\$15.00 per sf
Location:	6450 Monroe Street		Net/net/net
City/State/Zip:	Sylvania, OH 43560	Availability:	Immediate
County:	Lucas	Contact:	George Lathrop
Closest Intersection:	Monroe and Summit Streets		419.893.0334
Interstate Access:	US 23 – I-475		

Building SF:	6,500 sf
Space Available:	6,500 sf
Lot Size:	1.327 acres
Parking:	55
Zoning:	B-2 General Commercial
Building Type:	Office
Previous Use:	Executive offices
Remarks:	
	<ul style="list-style-type: none"> • Class A executive office space • Paneled offices, marble floor in reception and foyer area. • Rear of property heavily wooded with large deck off boardroom overlooking Ten Mile Creek.



Building Details			
Year Built:	1998	Roof:	Asphalt Shingle & Rubber
Type Construction:	Brick	Floor:	Concrete
Heat:	Gas	Public Trans:	TARTA, Bus
Air Conditioning:	Electric	No. of Floors:	Single story
Overhead Door(s):	No	Sprinkler System:	No
		Truck Wells:	No

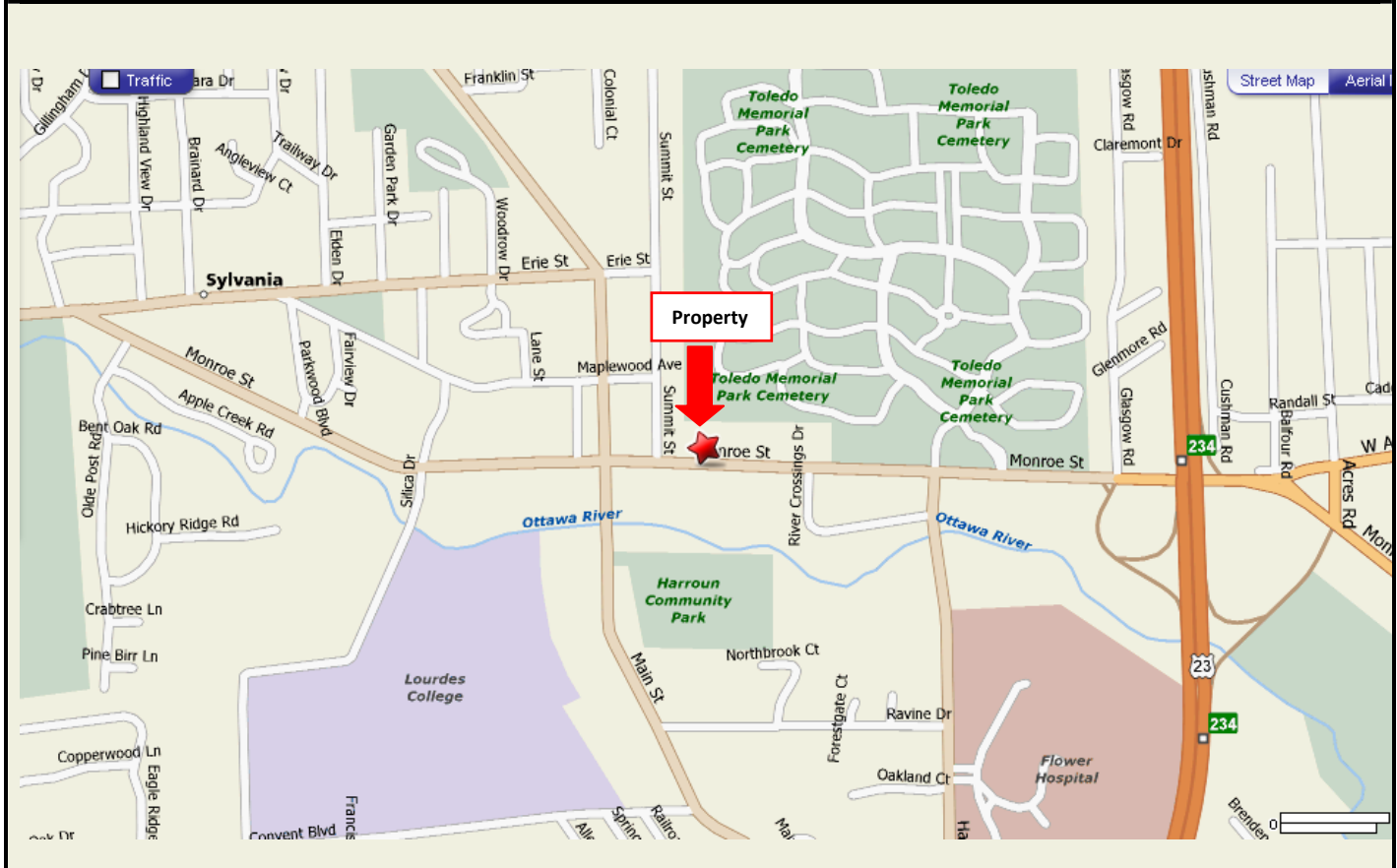
2010 Actual Expenses		Utilities	
RE Tax & Ass't:	\$12,909.10/yr.	Water:	City of Sylvania
Insurance:	\$ 2,452.00/yr.	Sanitary Sewer:	City of Sylvania
CAM:	*41.9%*	Storm Sewer:	City of Sylvania
Total Expenses:	\$15,361.10 (excludes CAM)	Gas:	Columbia Gas
	*6450 Monroe pays 41.9% of driveway maintenance, snow removal, lawn care.	Electric:	Toledo Edison

The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.

Lease Specifications

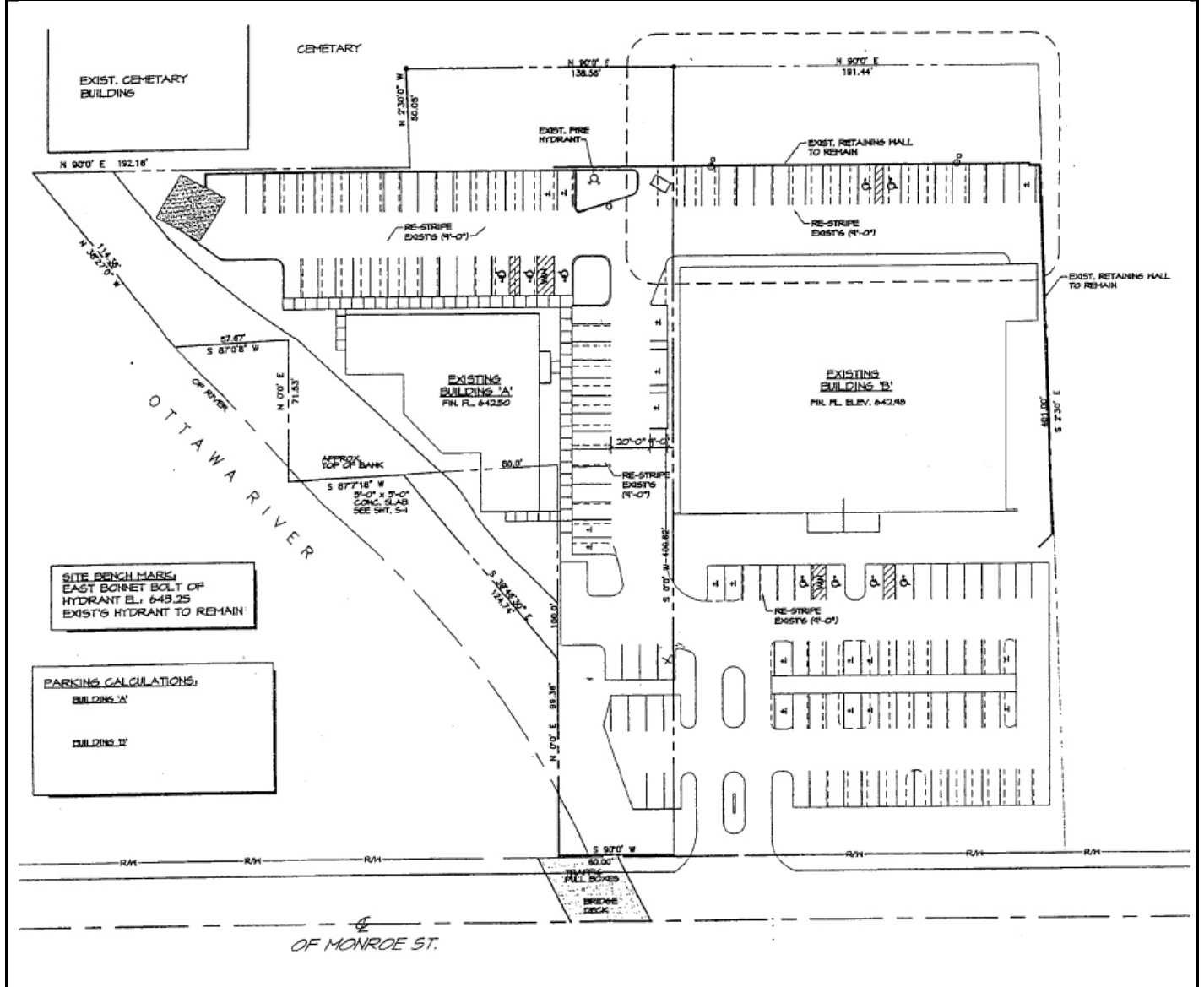
Gas:	By tenant	Insurance:	Content and Liability by tenant
Electricity:	By tenant	Lease Term:	5 year minimum
Water:	By tenant	Improvements:	Negotiable
Real Estate Taxes:	Prorata share by tenant		
Janitorial	By tenant		

Property Location



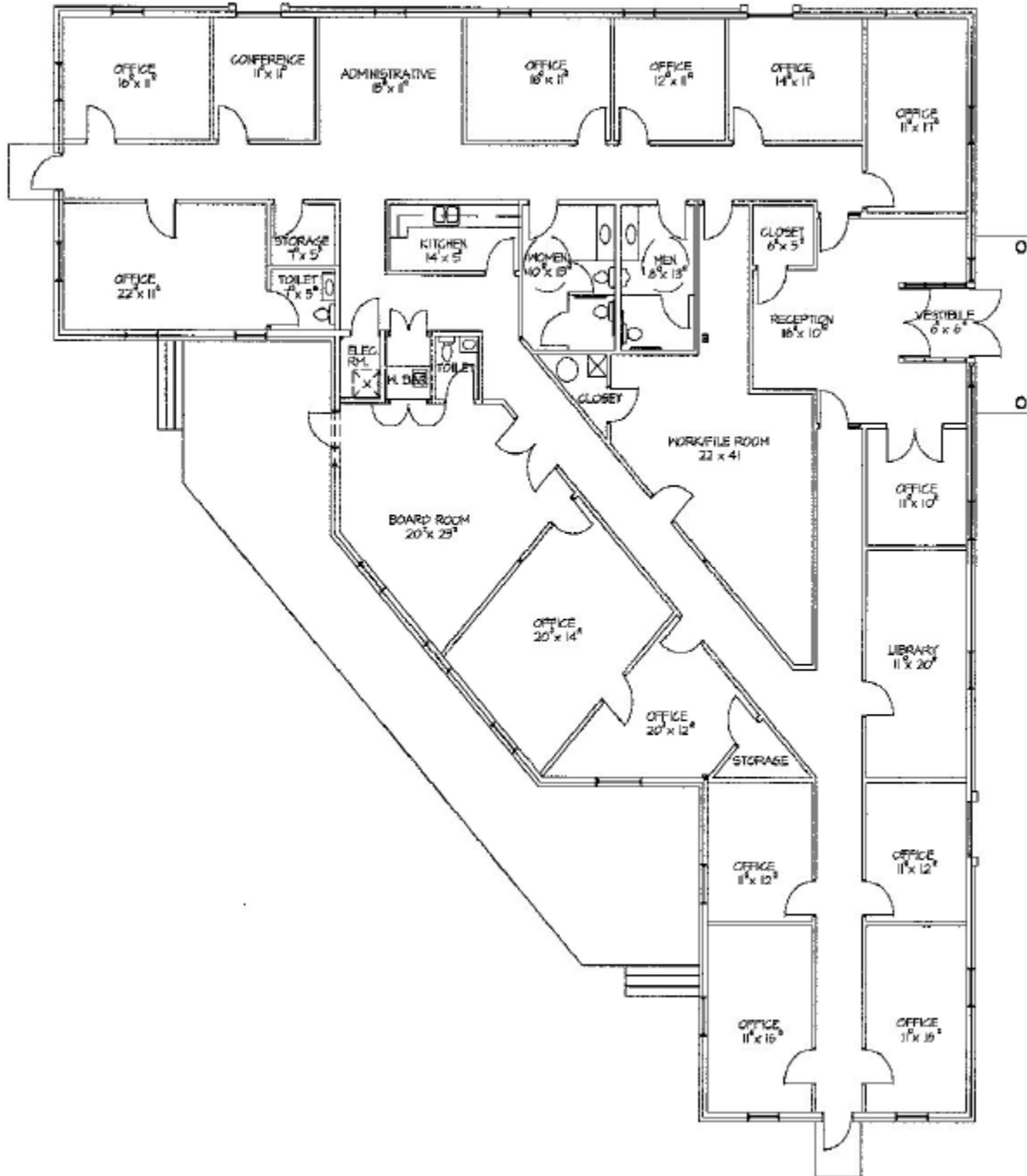
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Property Site Plan



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Property Floor Plan



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