

# For Lease

General Information		Pricing	
<b>Type of Building:</b>	Executive Office	<b>Lease Rate:</b>	\$15.50 per sf
<b>Location:</b>	6444 & 6450 Monroe Street		Net/net/net
<b>City/State/Zip:</b>	Sylvania, OH 43560	<b>Availability:</b>	Immediate
<b>County:</b>	Lucas	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	Monroe and Summit Streets		419.893.0334
<b>Interstate Access:</b>	US 23 – I-475		

<b>Building SF:</b>	6,500 sf (6450) 21,852 sf (6444)
<b>Space Available:</b>	All
<b>Lot Size:</b>	1.327 acres
<b>Parking:</b>	55
<b>Zoning:</b>	B-2 General Commercial
<b>Building Type:</b>	Office
<b>Previous Use:</b>	Executive offices
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Class A executive office space</li> <li>• Paneled offices, marble floor in reception and foyer area.</li> <li>• Rear of property heavily wooded with large deck off boardroom overlooking Ten Mile Creek.</li> </ul>



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

2020 Actual Expenses		Utilities	
<b>Real Estate Taxes:</b>	Included	<b>Water:</b>	City of Sylvania
<b>Insurance:</b>	Included	<b>Sanitary Sewer:</b>	City of Sylvania
<b>CAM rates:</b>	\$2.99/sf (6450), \$4.50/sf (6444)	<b>Storm Sewer:</b>	City of Sylvania
<b>CAM details:</b>	Includes lawn/snow removal (6450)	<b>Gas:</b>	Columbia Gas
	Includes common area maintenance, repairs, supplies, heating, electric, water/sewer, dumpster, common area janitorial, floor mats, lawn/snow removal (6444)	<b>Electric:</b>	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.*



www.tomahawkco.com

# 6444 & 6450 Monroe Street

## Lease Specifications

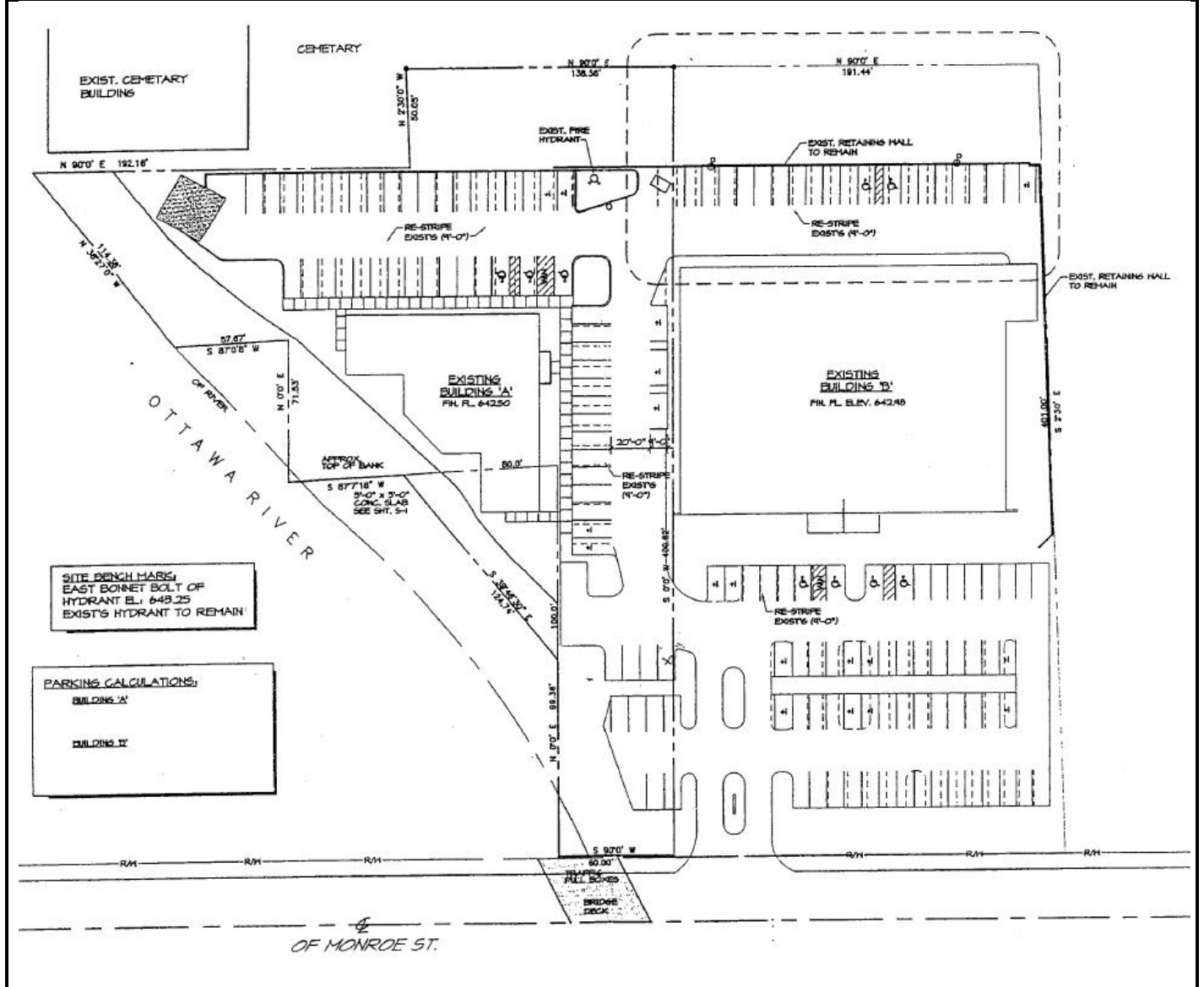
<b>Gas:</b>	By tenant	<b>Insurance:</b>	Content and Liability by tenant
<b>Electricity:</b>	By tenant	<b>Lease Term:</b>	5 year minimum
<b>Water:</b>	By tenant	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	Prorata share by tenant		
<b>Janitorial</b>	By tenant		

## Property Location



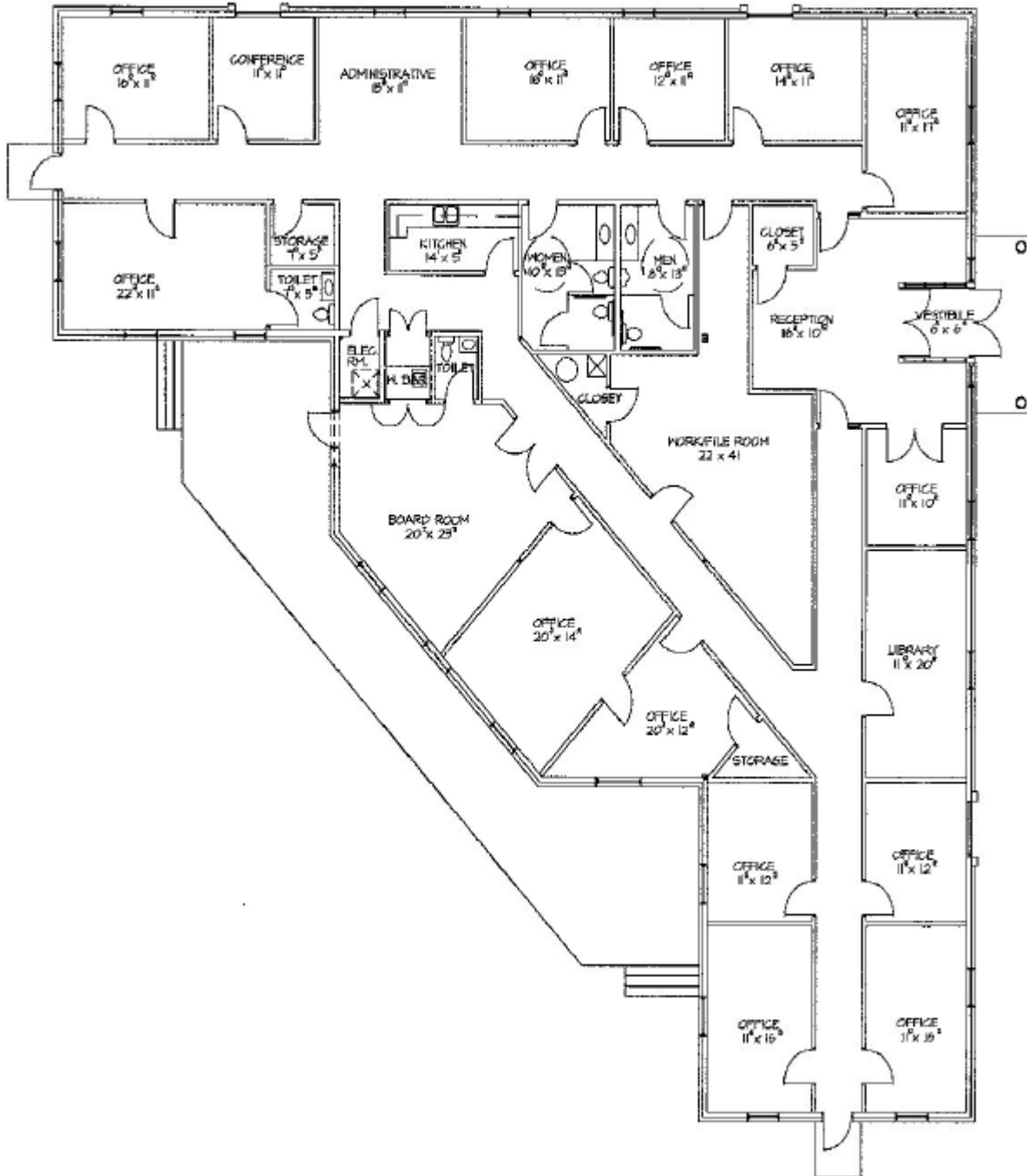
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## Property Site Plan



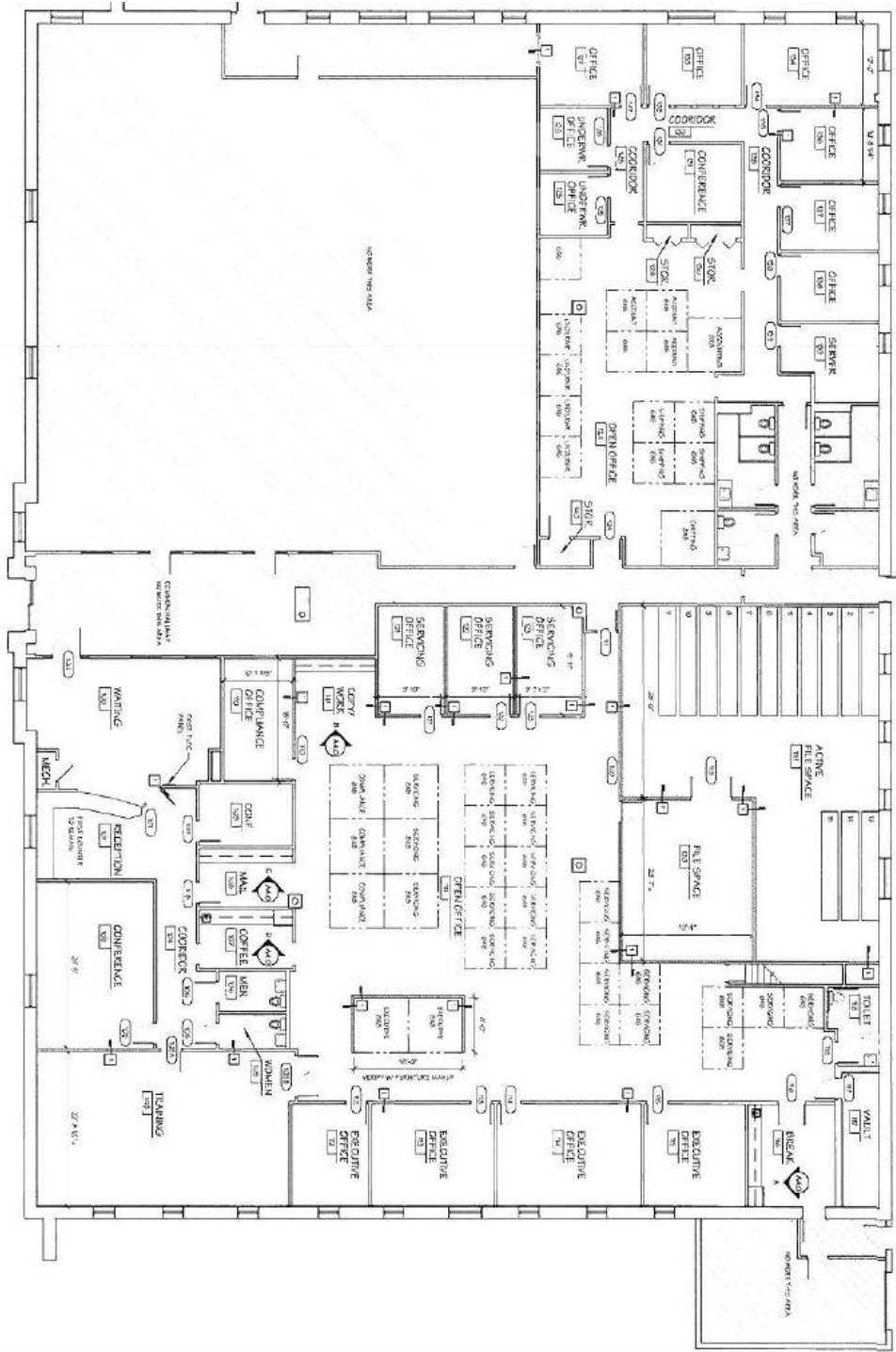
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6450 Floor Plan



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## 6444 Floor Plan



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