

For Sale

| General Information | | Pricing | |
|------------------------------|---------------------------|----------------------|----------------------------|
| Type of Building: | Executive Office | Sale Price: | \$2,234,500 (6444) |
| Location: | 6444 & 6450 Monroe Street | | \$ 812,500 (6450) |
| City/State/Zip: | Sylvania, OH 43560 | Lease Rate: | \$15.50 per sq net/net/net |
| County: | Lucas | Availability: | Immediate |
| Closest Intersection: | Monroe and Summit Streets | Contact: | George Lathrop |
| Interstate Access: | US 23 – I-475 | | 419.893.0334 |

| | |
|-------------------------|---|
| Building SF: | 6,500 sf (6450) 22,345 sf (6444) |
| Space Available: | All |
| 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 |

| 2022 Actual Expenses | | Utilities | |
|---------------------------|---|------------------------|------------------|
| Real Estate Taxes: | Included | Water: | City of Sylvania |
| Insurance: | Included | Sanitary Sewer: | City of Sylvania |
| CAM rates: | \$3.11/sf (6450), \$3.56/sf (6444) | Storm Sewer: | City of Sylvania |
| CAM details: | Includes lawn/snow removal (6450) | Gas: | Columbia Gas |
| | Includes common area maintenance, repairs, supplies, heating, electric, water/sewer, dumpster, common area janitorial, floor mats, lawn/snow removal (6444) | 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

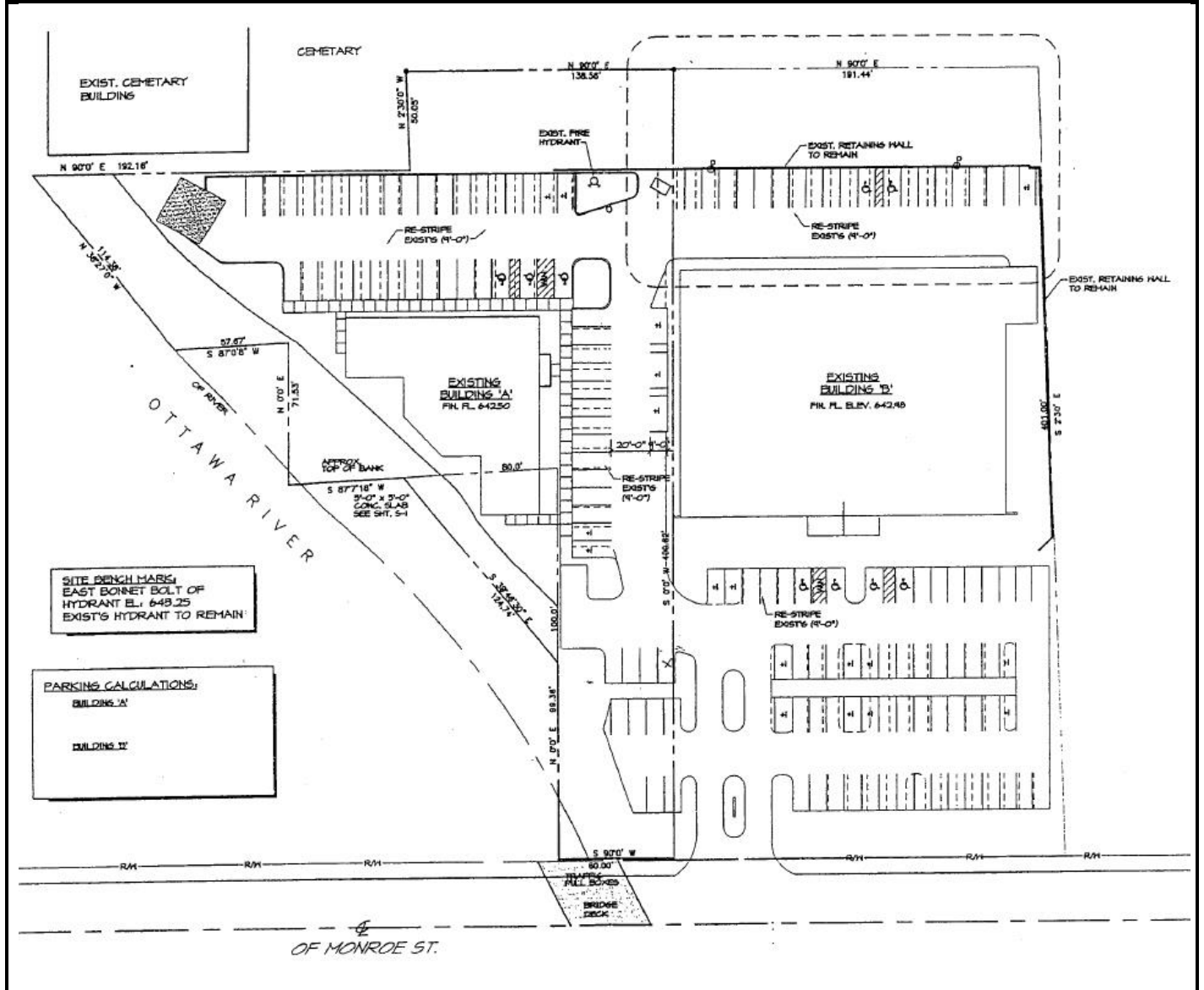
| | | | |
|---------------------------|-------------------------|----------------------|---------------------------------|
| Gas: | By tenant | Insurance: | Content and Liability by tenant |
| Electricity: | By tenant | Lease Term: | 5 year minimum |
| Water: | By tenant | Improvements: | Negotiable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

Property Location



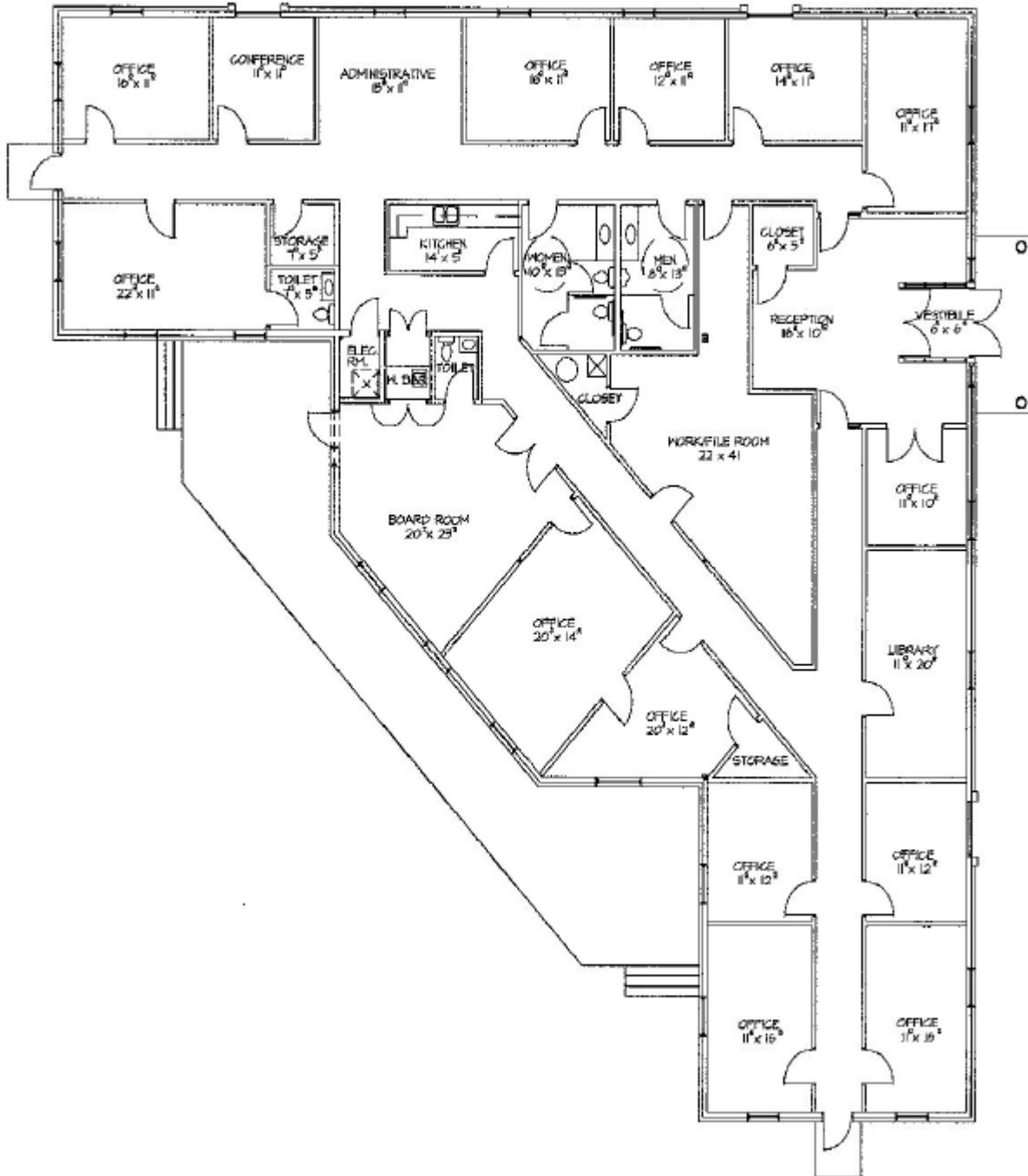
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Property Site Plan



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6450 Floor Plan



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