



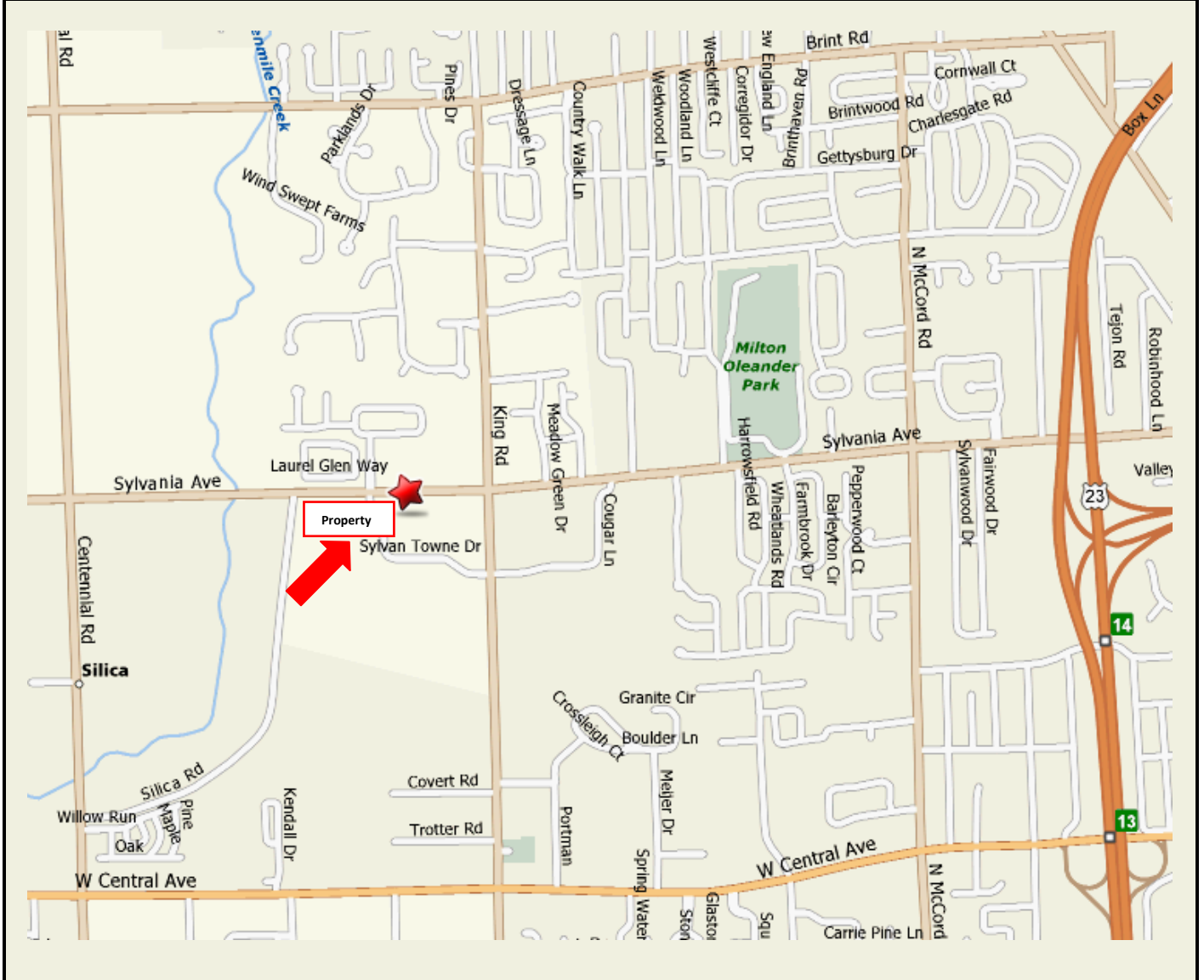
General Information		Pricing	
Building Name:	Harvest Place	Lease Rate:	\$14 per SF
Location:	7638 W. Sylvania Ave.		\$16 per SF (East End: 4,000 SF)
City/State/Zip:	Sylvania, OH 43560		net/net/net
County:	Lucas	Improvements:	By tenant; Vanilla Box by landlord
Closest Intersection:	King and Sylvania	Contact:	Mark Rasmus
Interstate Access:	US 23 – I 475 – 4 miles		419.893.0334 (office)
Lease Term:	Five years		419.450.7676 (cell)

Building and Site Details			
Building SF:	44,490 sf	Roof:	Single ply TPO roof membrane
Space Available:	5,870 sf	Floor:	Concrete
Lot Size:	3.403 acres	Public Transportation:	TARTA, Sylvania Call-A-Ride
Parking:	223	No. of Floors:	One (1)
Zoning:	B-2 General Business	Sprinkler System:	As required, by tenant
Building Type:	Retail	Heat:	Gas, rooftop
Year Built:	2007	Air Conditioning:	Electric, rooftop
Type Construction:	II-B masonry with steel bar joist roof framing		

2008 Estimated Expenses		Utilities	
RE Tax & Ass't:	\$1.62	Water:	Supplied by City of Toledo
Insurance:	\$0.19	Gas:	Columbia Gas
CAM:	<u>\$1.41</u>	Electric:	Toledo Edison
Total Expenses:	\$3.22	Janitorial:	By tenant
All of above:	Pro rata share by tenant		

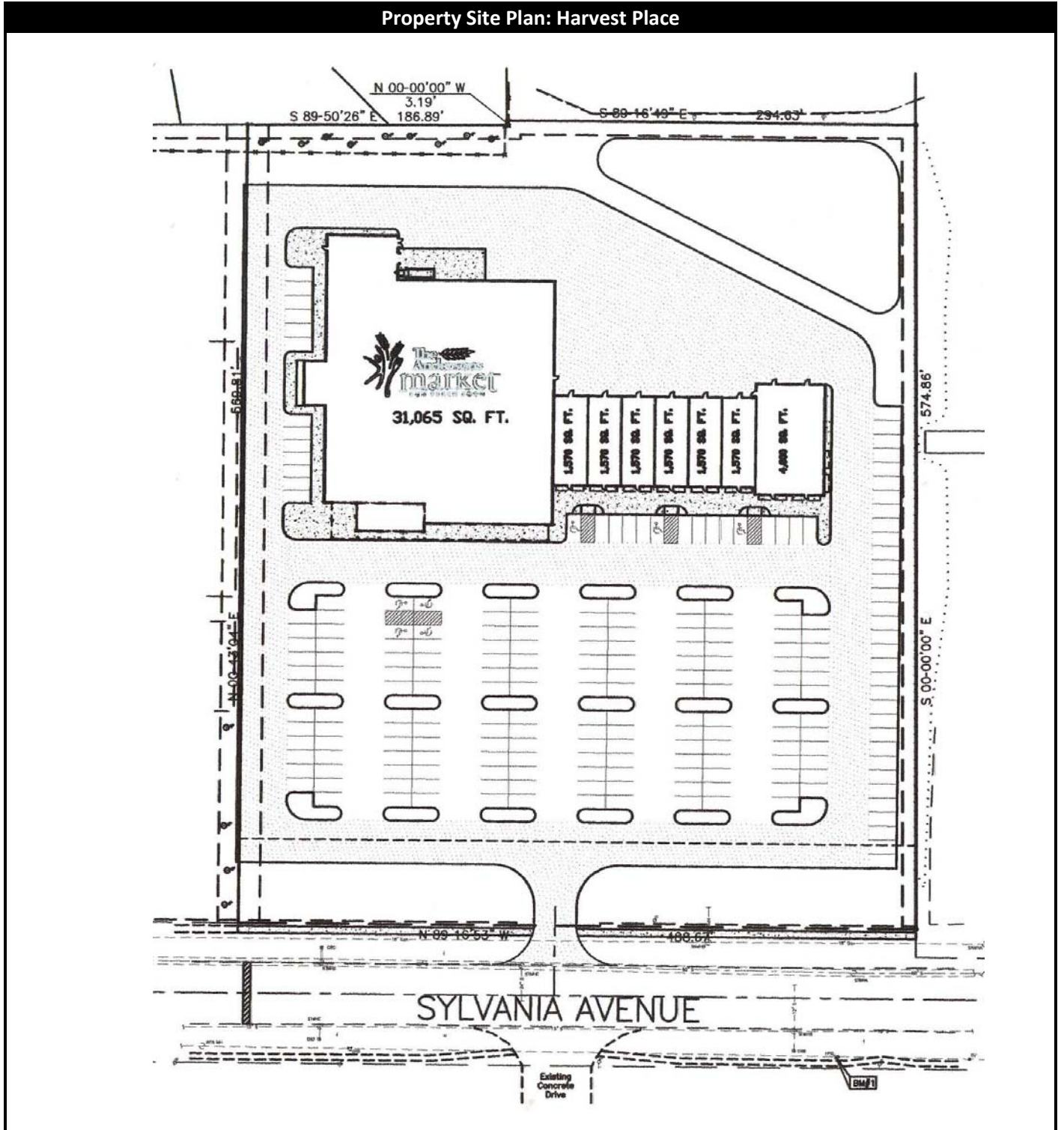
The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.

Property Location



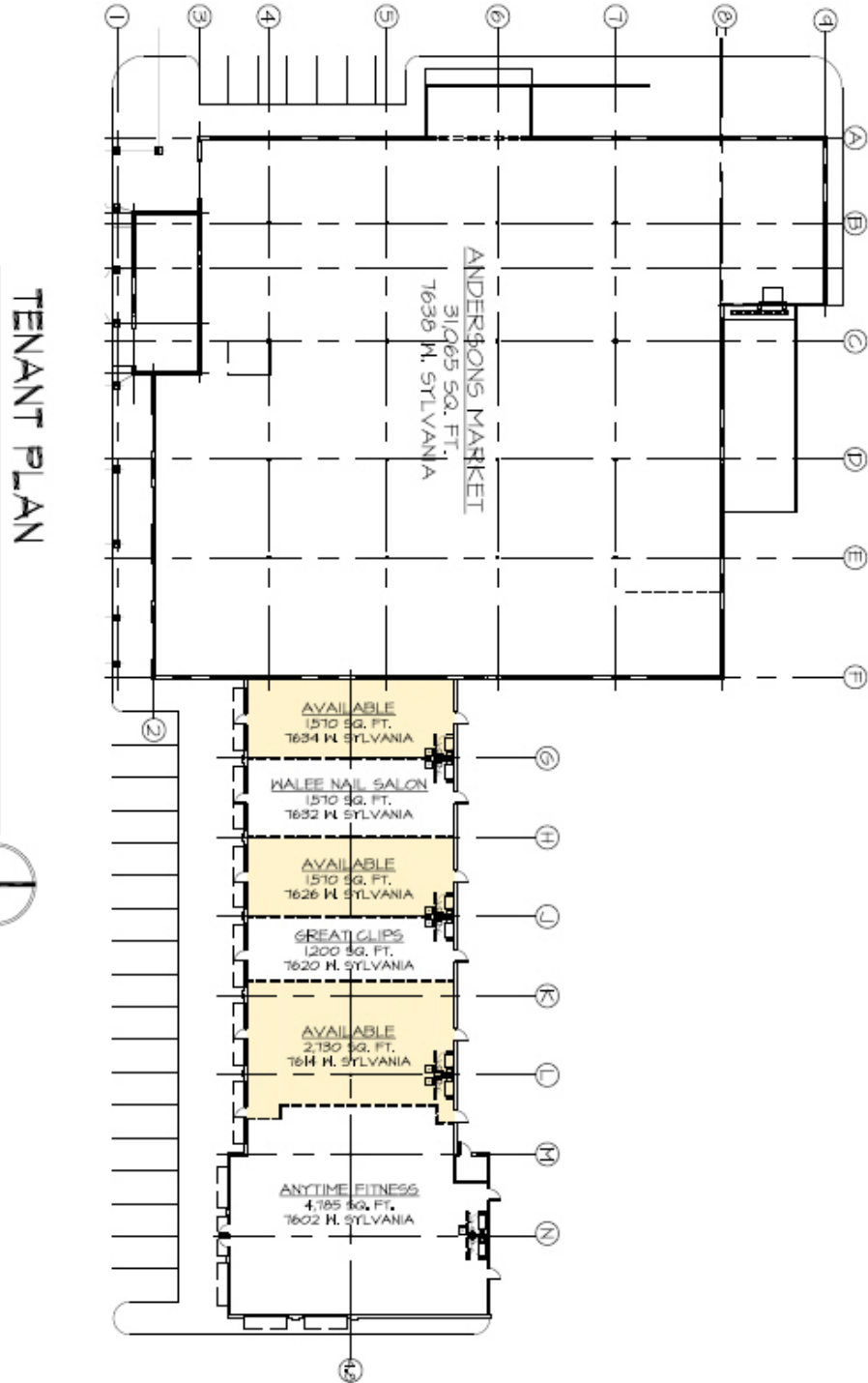
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Property Site Plan: Harvest Place



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Property Lease Plan: Harvest Place



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