



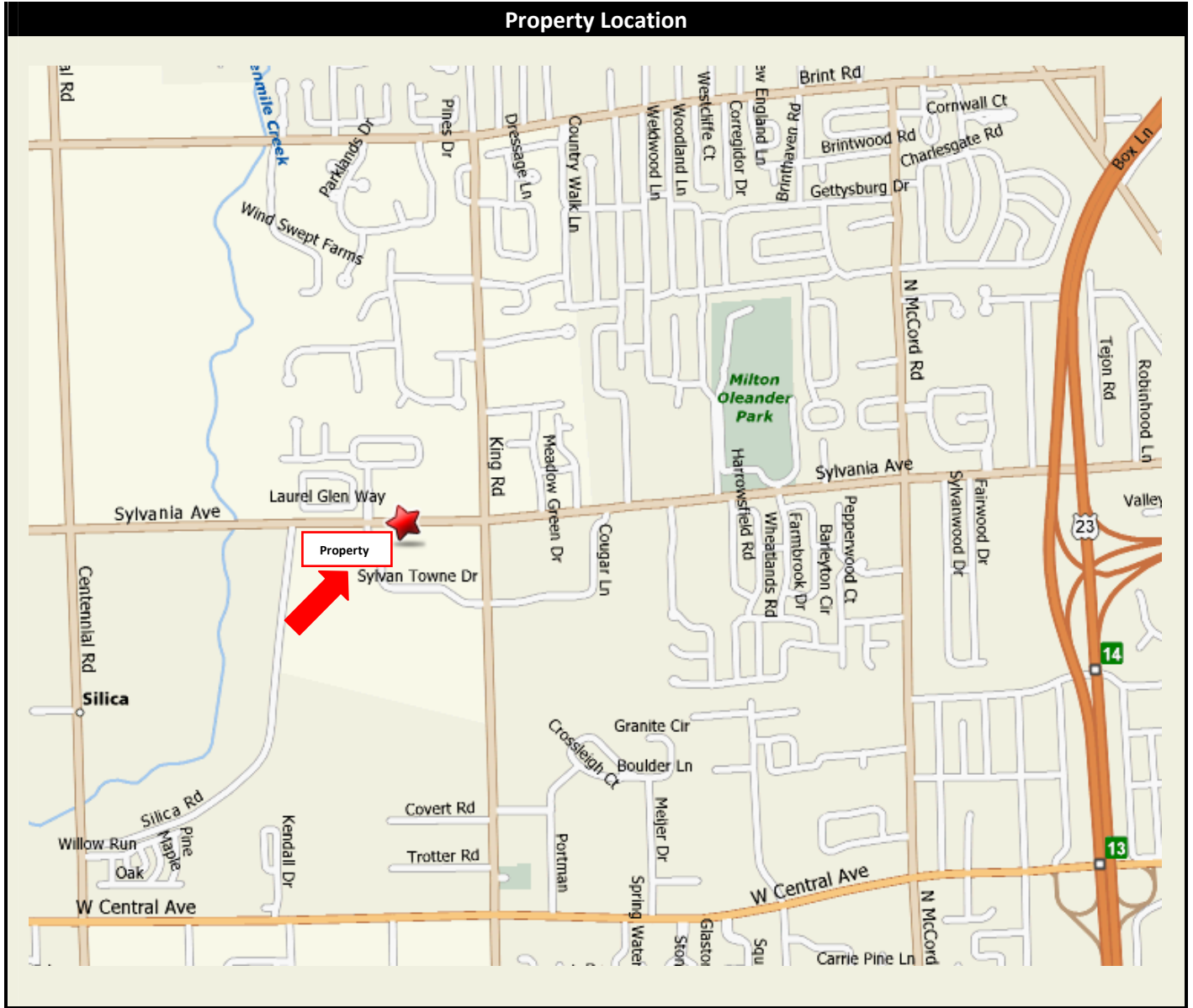
General Information		Pricing	
<b>Building Name:</b>	Harvest Place	<b>Lease Rate:</b>	\$14 per SF
<b>Location:</b>	7602-7638 W. Sylvania Ave.		\$16 per SF (East End: 4,000 SF)
<b>City/State/Zip:</b>	Sylvania, OH 43560		net/net/net
<b>County:</b>	Lucas	<b>Improvements:</b>	By tenant; Vanilla Box by landlord
<b>Closest Intersection:</b>	King and Sylvania	<b>Contact:</b>	George Lathrop
<b>Interstate Access:</b>	US 23 – I 475 – 4 miles		419.893.0334
<b>Lease Term:</b>	Five years		

Building and Site Details			
<b>Building SF:</b>	44,490 sf	<b>Roof:</b>	Single ply TPO roof membrane
<b>Space Available:</b>	2,730 sf (7614 W. Sylvania)	<b>Floor:</b>	Concrete
	1,570 sf (7626 W. Sylvania)		
	1,570 sf (7632 W. Sylvania)		
	1,570 sf (7634 W. Sylvania)		
<b>Lot Size:</b>	3.403 acres	<b>Public Transportation:</b>	TARTA, Sylvania Call-A-Ride
<b>Parking:</b>	223	<b>No. of Floors:</b>	One (1)
<b>Zoning:</b>	B-2 General Business	<b>Sprinkler System:</b>	As required, by tenant
<b>Building Type:</b>	Retail	<b>Heat:</b>	Gas, rooftop
<b>Year Built:</b>	2007	<b>Air Conditioning:</b>	Electric, rooftop
<b>Type Construction:</b>	II-B masonry with steel bar joist roof framing		

2010 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$2.14	<b>Water:</b>	Supplied by City of Toledo
<b>Insurance:</b>	\$0.17	<b>Gas:</b>	Columbia Gas
<b>CAM:</b>	<u>\$1.56</u>	<b>Electric:</b>	Toledo Edison
<b>Total Expenses:</b>	\$3.87	<b>Janitorial:</b>	By tenant
<b>All of above:</b>	Pro rata share by tenant		

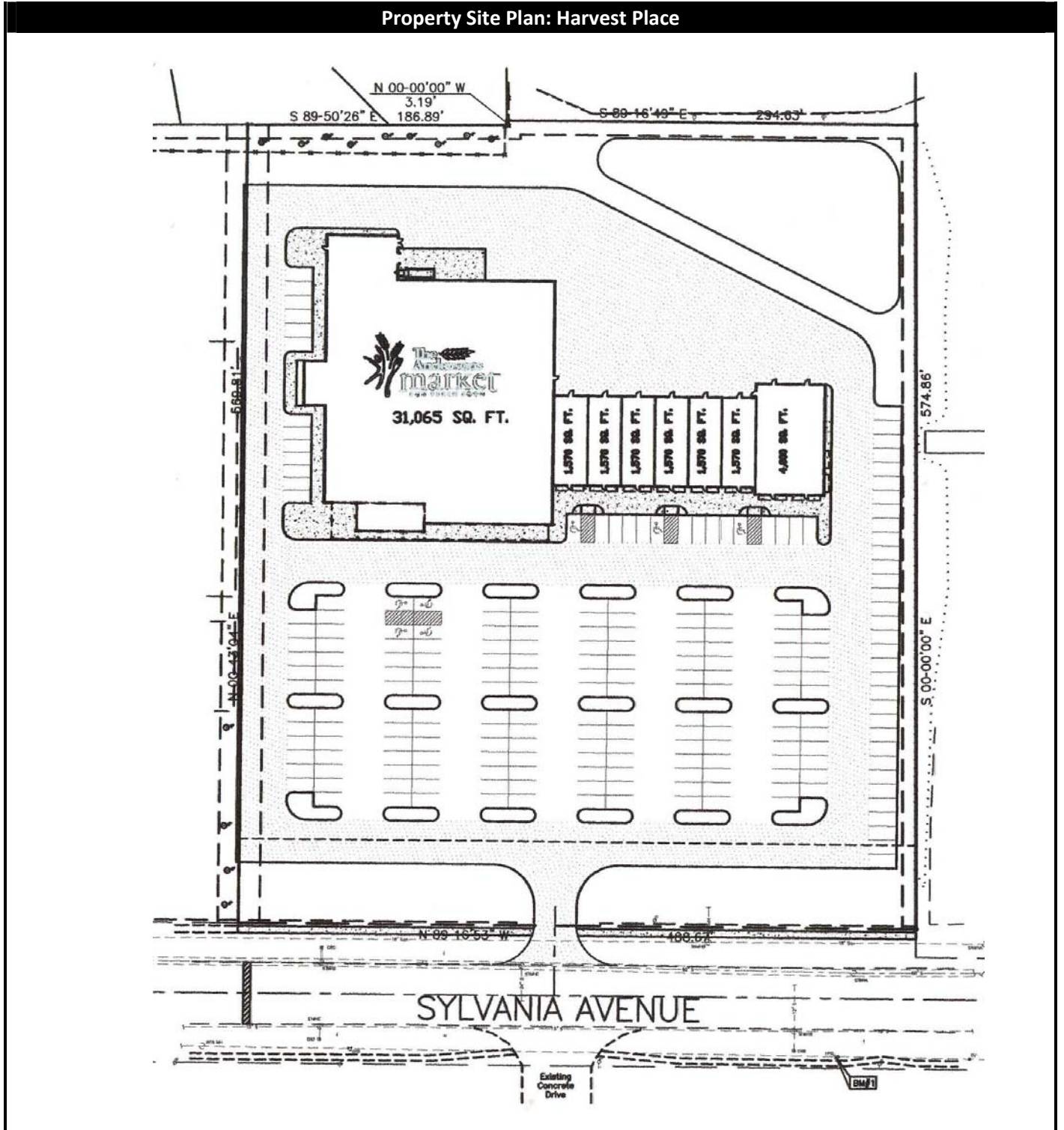
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### Property Location



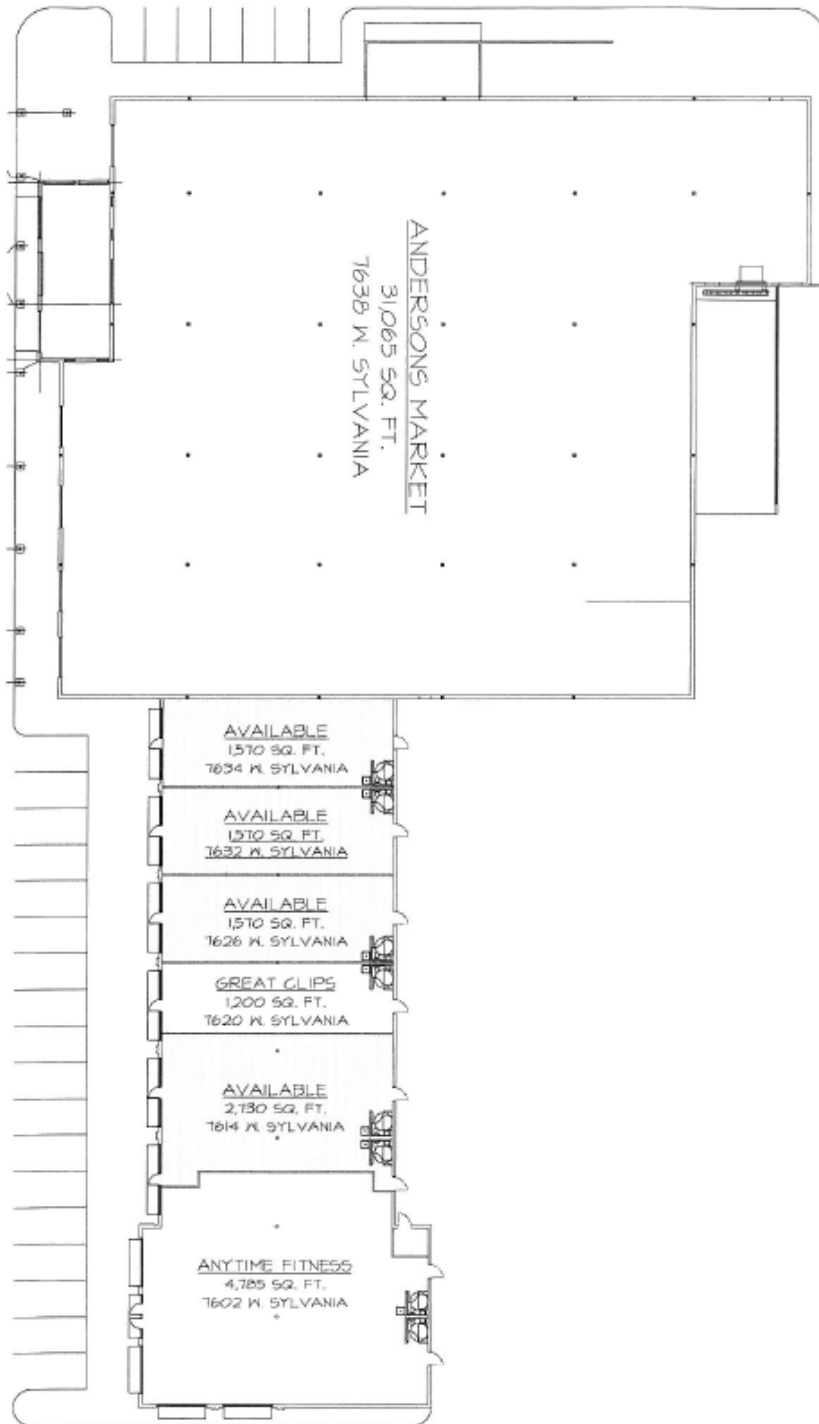
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## Property Site Plan: Harvest Place



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**Property Lease Plan: Harvest Place**



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