

# For Lease

General Information		Pricing	
<b>Building Name:</b>	Progressive Wellness Center	<b>Lease Rate:</b>	\$23.25 per sf with an expense stop
<b>Location:</b>	7640 W. Sylvania Ave, Suites G and I		at \$8.25 per sf
<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>	Sylvania Avenue/King Road		419.893.0334
<b>Interstate Access:</b>	US 23 – I-475		

<b>Building SF:</b>	69,971
<b>Space Available:</b>	4,041 (Suite A) 1,684 sf (Suite L) 1,250 sf (Suite N)
<b>Lot Size:</b>	8.508 acres
<b>Parking:</b>	365
<b>Zoning:</b>	C-4 Professional/Business office
<b>Building Type:</b>	Medical Office
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>Build Out Allowance provided.</li> <li>Proximity to Hospitals: Flower – 3.7 miles; St. Luke’s – 12.3 miles; St. Anne’s – 5.3 miles, St. Vincent’s – 11 miles; Toledo – 7.7 miles</li> <li>This building dedicated to medical office use and related activities.</li> </ul>



Building Details			
<b>Year Built:</b>	2004	<b>Roof</b>	Membrane roof
<b>Type Construction:</b>	Pre-engineered steel frames, with steel stud exterior walls	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas, rooftop	<b>Public Trans:</b>	TARTA, Bus
<b>Air Conditioning:</b>	Electric, rooftop	<b>No. of Floors:</b>	Single story
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b>	Yes
		<b>Truck Wells:</b>	No

2020 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$3.92	<b>Water:</b>	City of Toledo
<b>Insurance:</b>	\$0.18	<b>Sanitary Sewer:</b>	City of Toledo
<b>CAM:</b>	<u>\$3.64</u>	<b>Storm Sewer:</b>	City of Toledo
<b>Total Expenses:</b>	\$7.74	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	Toledo Edison

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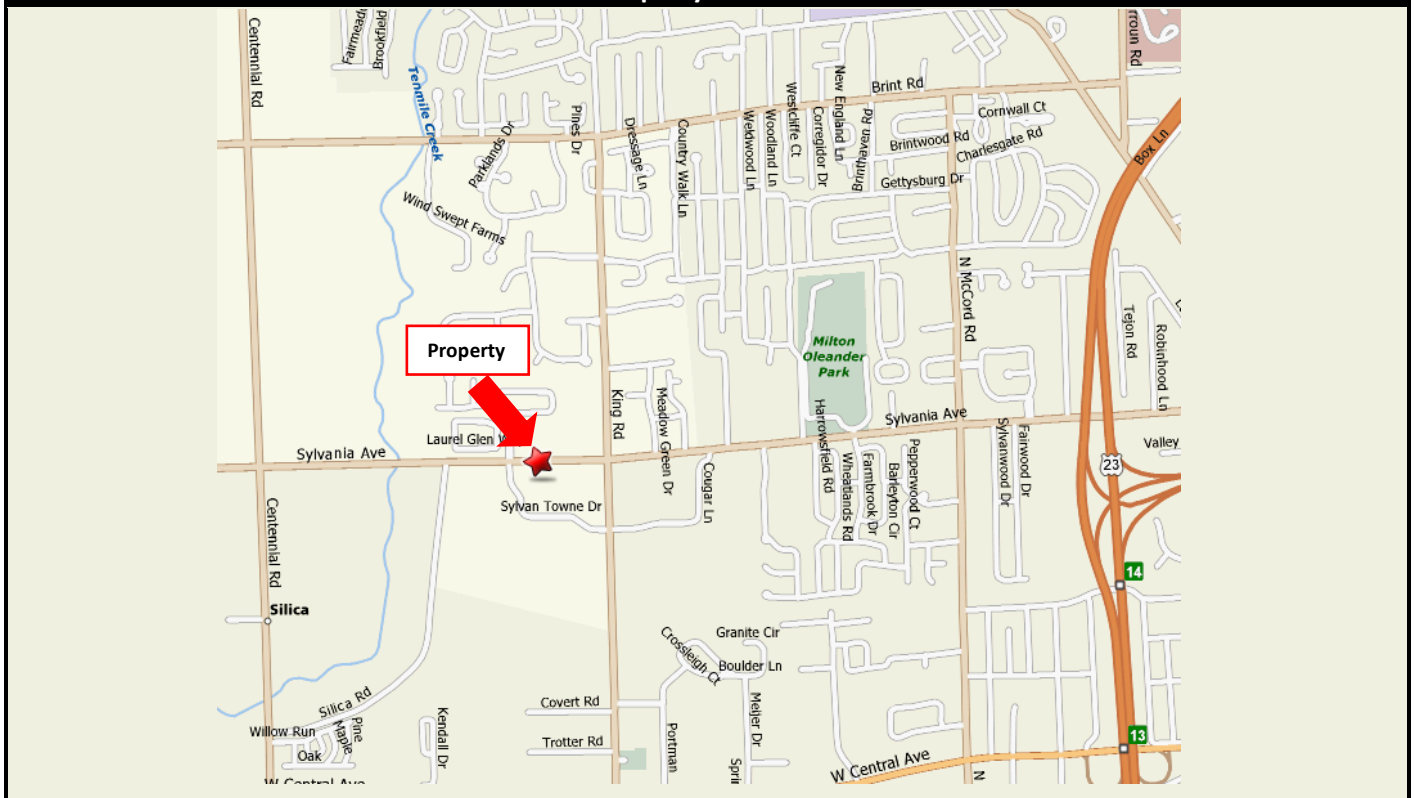
www.tomahawkco.com

# Progressive Wellness Center 7640 W. Sylvania, Ave. (Suites A, L and N)

## Lease Specifications

<b>Gas:</b>	In expense stop	<b>Insurance:</b>	Content and Liability by tenant
<b>Electricity:</b>	In expense stop	<b>Lease Term:</b>	10 years
<b>Water:</b>	In expense stop	<b>Improvements:</b>	Build out allowance provided.
<b>Real Estate Taxes:</b>	In expense stop	<b>In-Suite Janitorial:</b>	By tenant
<b>Common Area Janitorial:</b>	In expense stop		

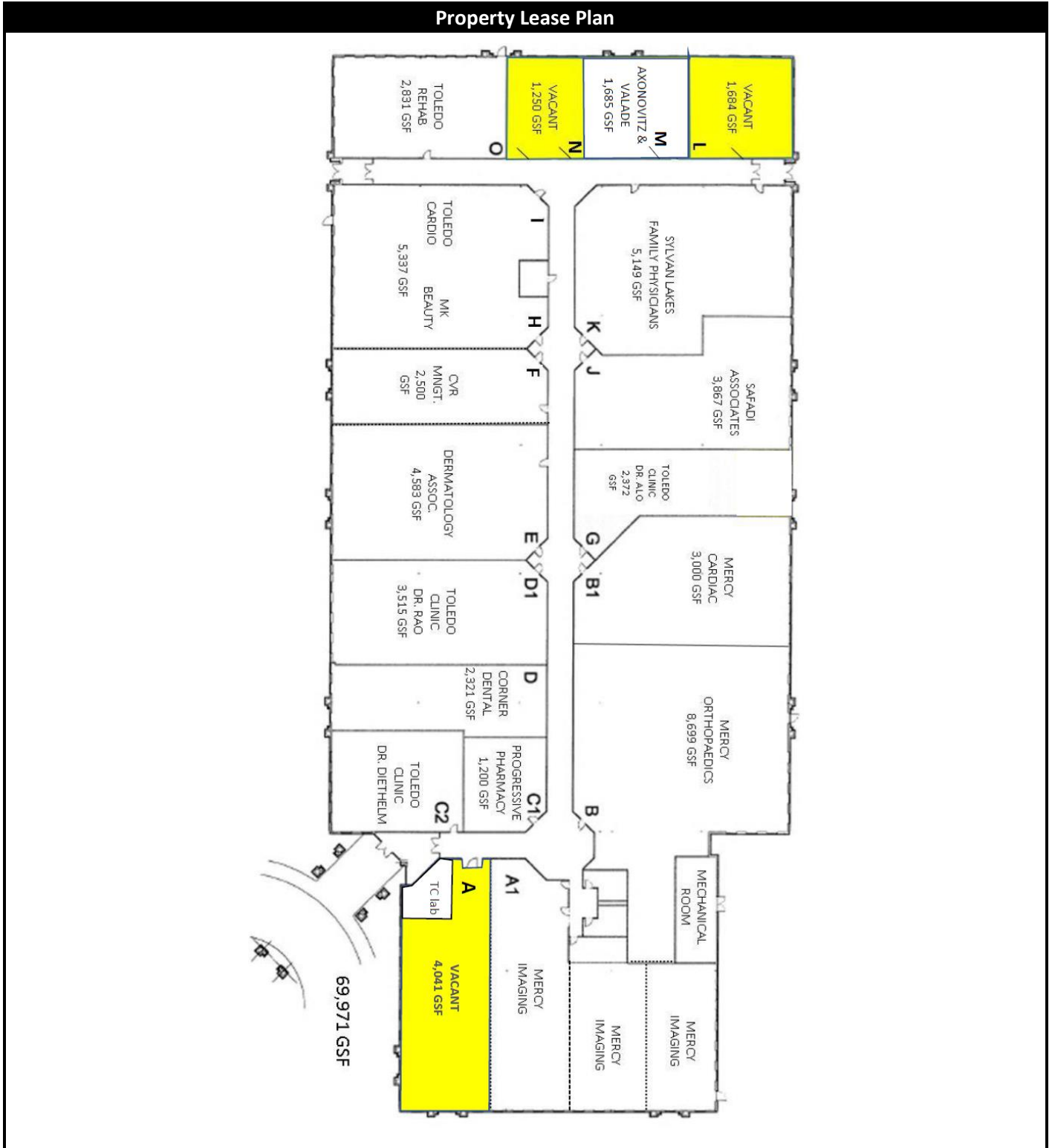
## Property Location



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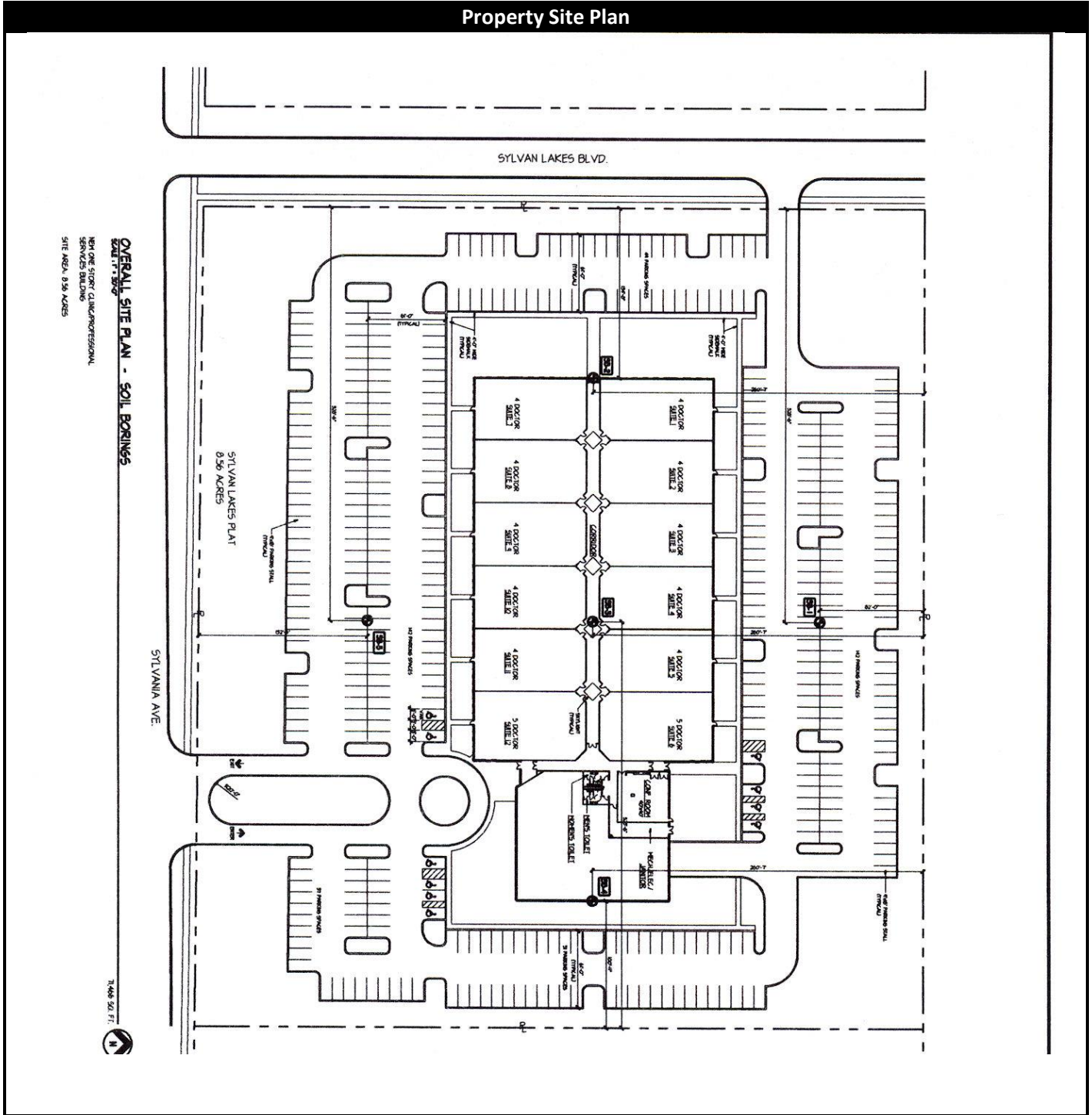
# Progressive Wellness Center 7640 W. Sylvania, Ave. (Suites A, L and N)

## Property Lease Plan



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### Property Site Plan

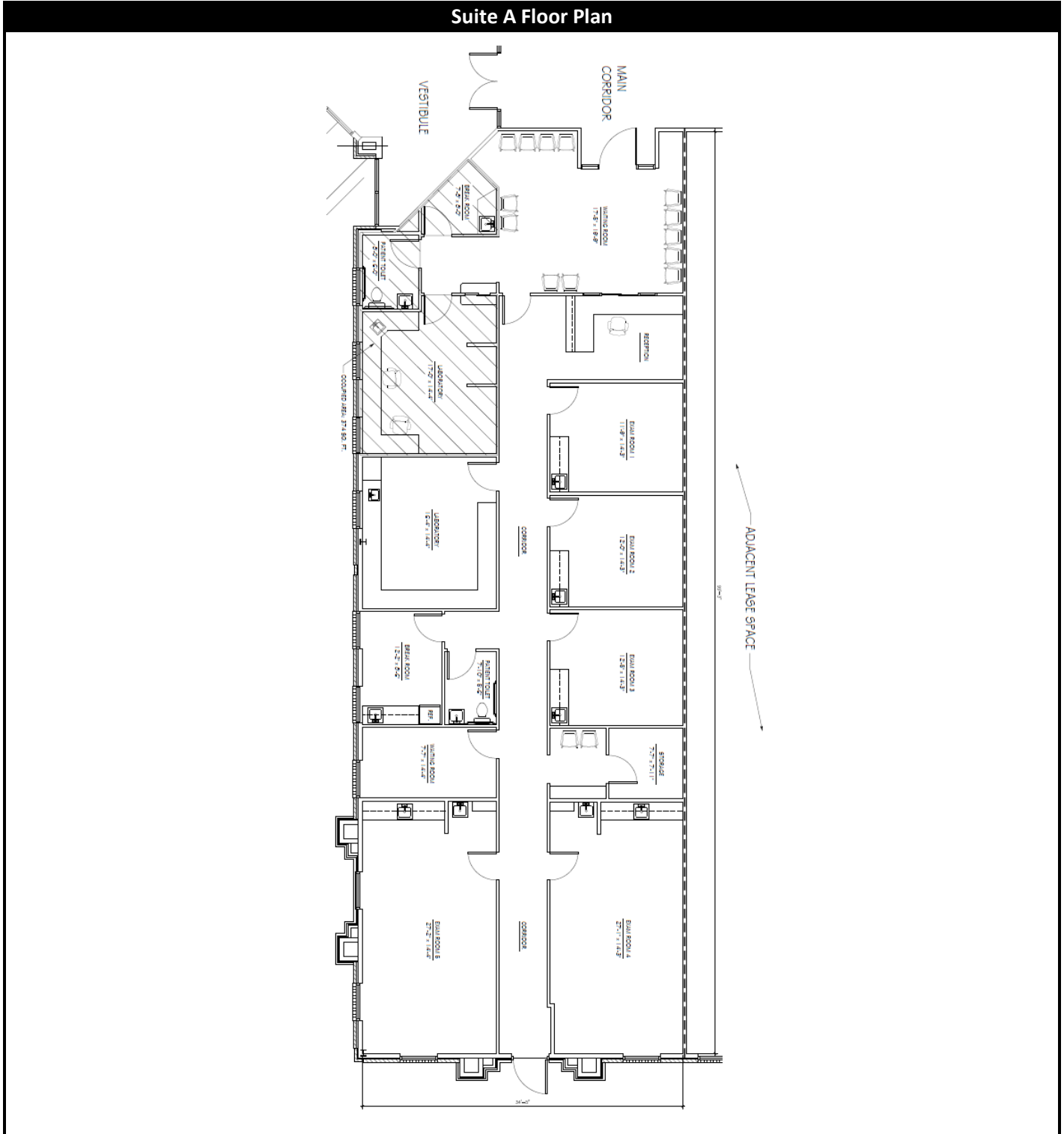


**OVERALL SITE PLAN - SOIL BORINGS**  
 EXHIBIT 1-300  
 NEW ONE STORY CLINIC/PROFESSIONAL SERVICES BUILDING  
 SITE AREA: 0.56 ACRES

71446 50. FT.  

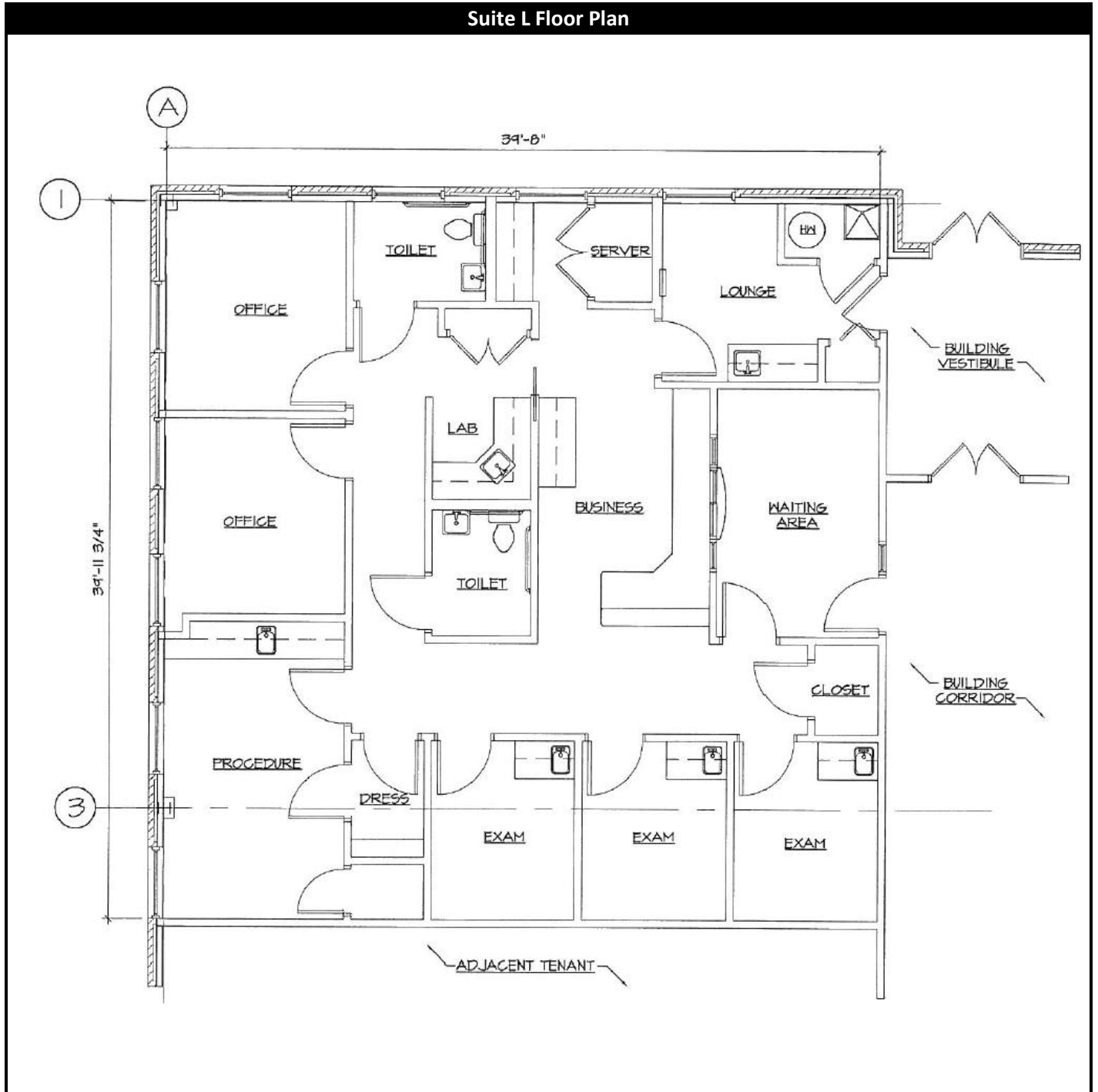

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### Suite A Floor Plan



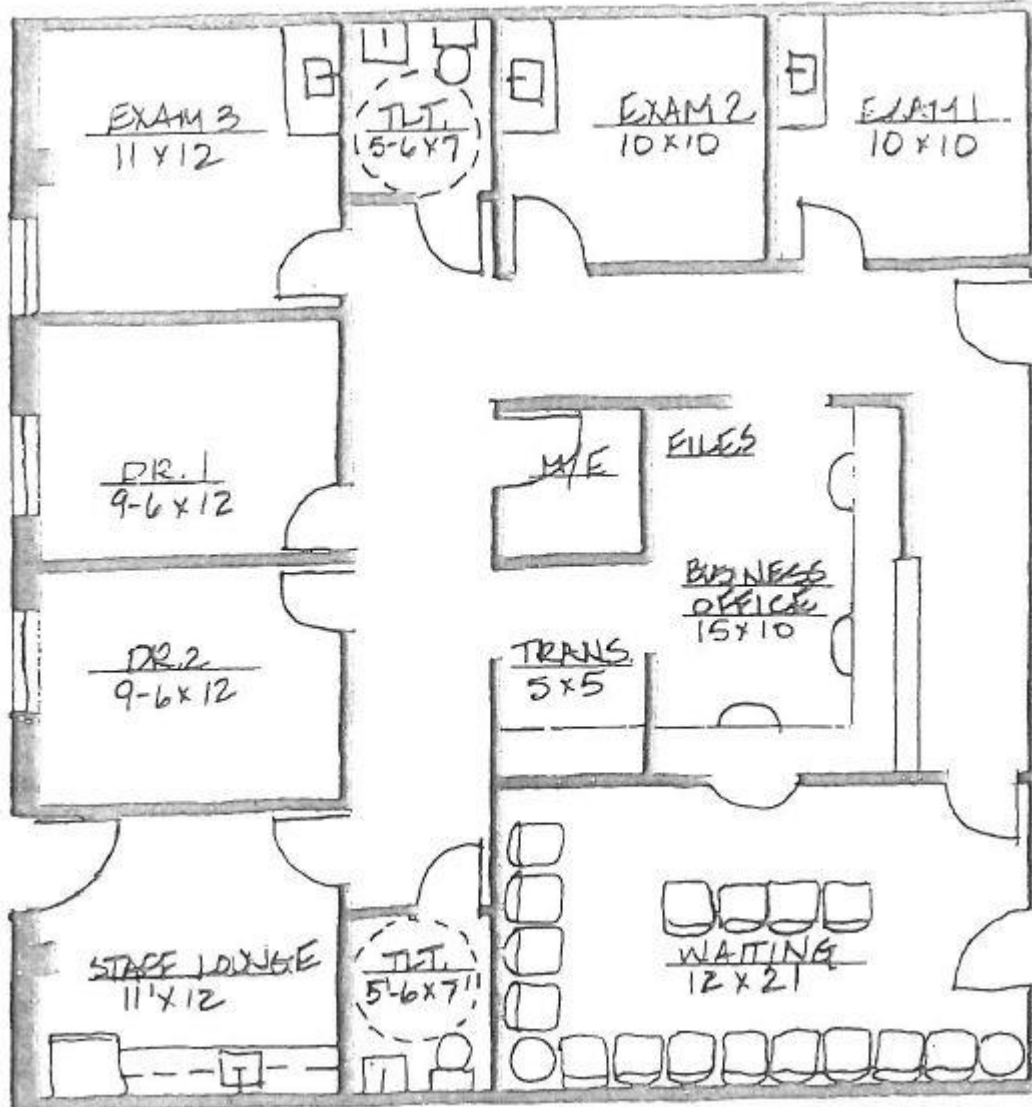
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## Suite L Floor Plan



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**Suite N Floor Plan**



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