

For Lease

General Information		Pricing	
Building Name:	Progressive Wellness Center	Lease Rate:	\$23.25 per sf with an expense stop at \$8.25 per sf
Location:	7640 W. Sylvania Ave, Suites G and I	Availability:	Immediate
City/State/Zip:	Sylvania, OH 43560	Contact:	George Lathrop
County:	Lucas		419.893.0334
Closest Intersection:	Sylvania Avenue/King Road		
Interstate Access:	US 23 – I-475		

Building SF:	69,972
Space Available:	2,675 sf (Suite G) 6,018 sf (Suite I)
Lot Size:	8.508 acres
Parking:	365
Zoning:	C-4 Professional/Business office
Building Type:	Medical Office
Remarks:	<ul style="list-style-type: none"> Build Out Allowance provided. 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 This building dedicated to medical office use and related activities.



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

2016 Actual Expenses		Utilities	
RE Tax & Ass't:	\$4.19	Water:	City of Toledo
Insurance:	\$0.18	Sanitary Sewer:	City of Toledo
CAM:	<u>\$5.85</u>	Storm Sewer:	City of Toledo
Total Expenses:	\$10.22	Gas:	Columbia Gas
		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.



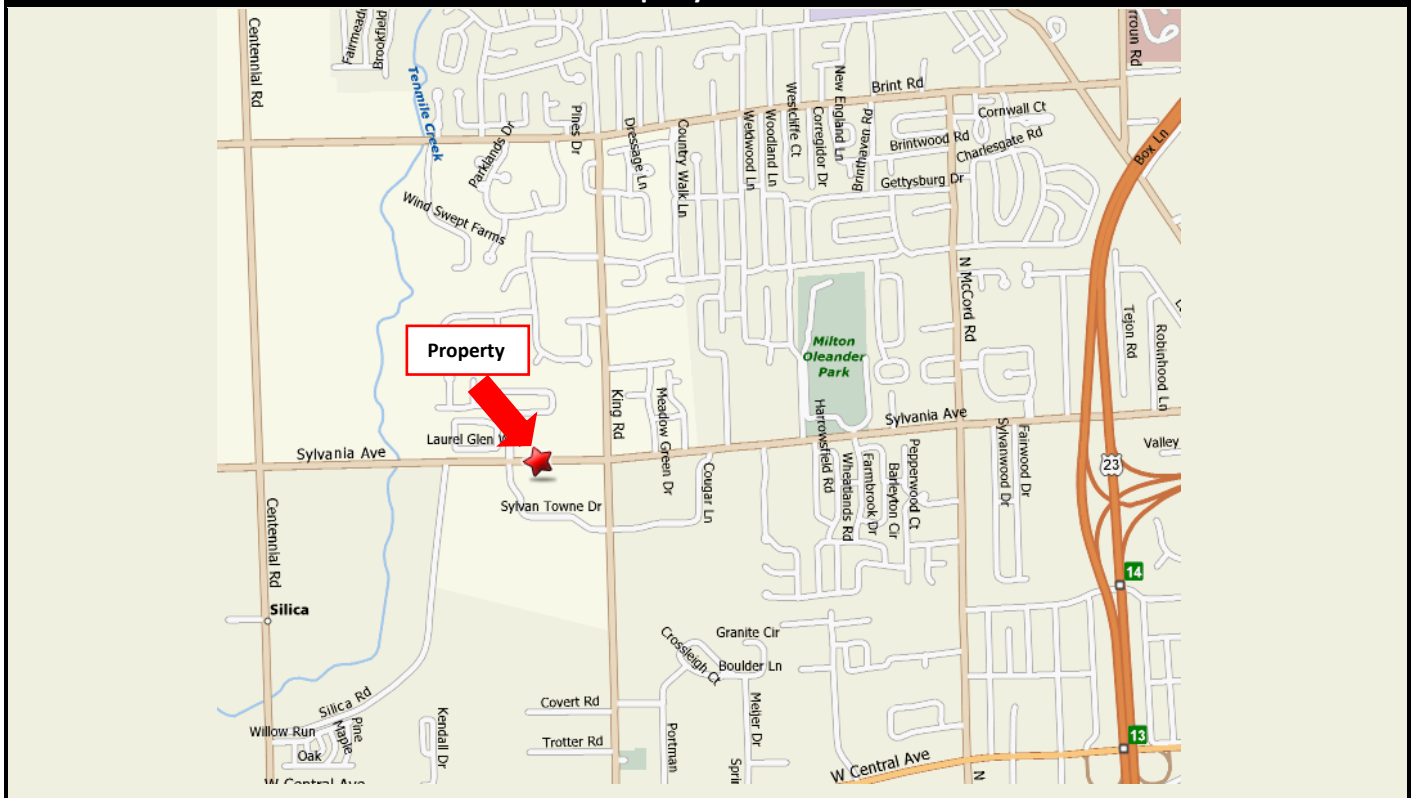
www.tomahawkco.com

Progressive Wellness Center 7640 W. Sylvania, Ave. (Suites G and I)

Lease Specifications

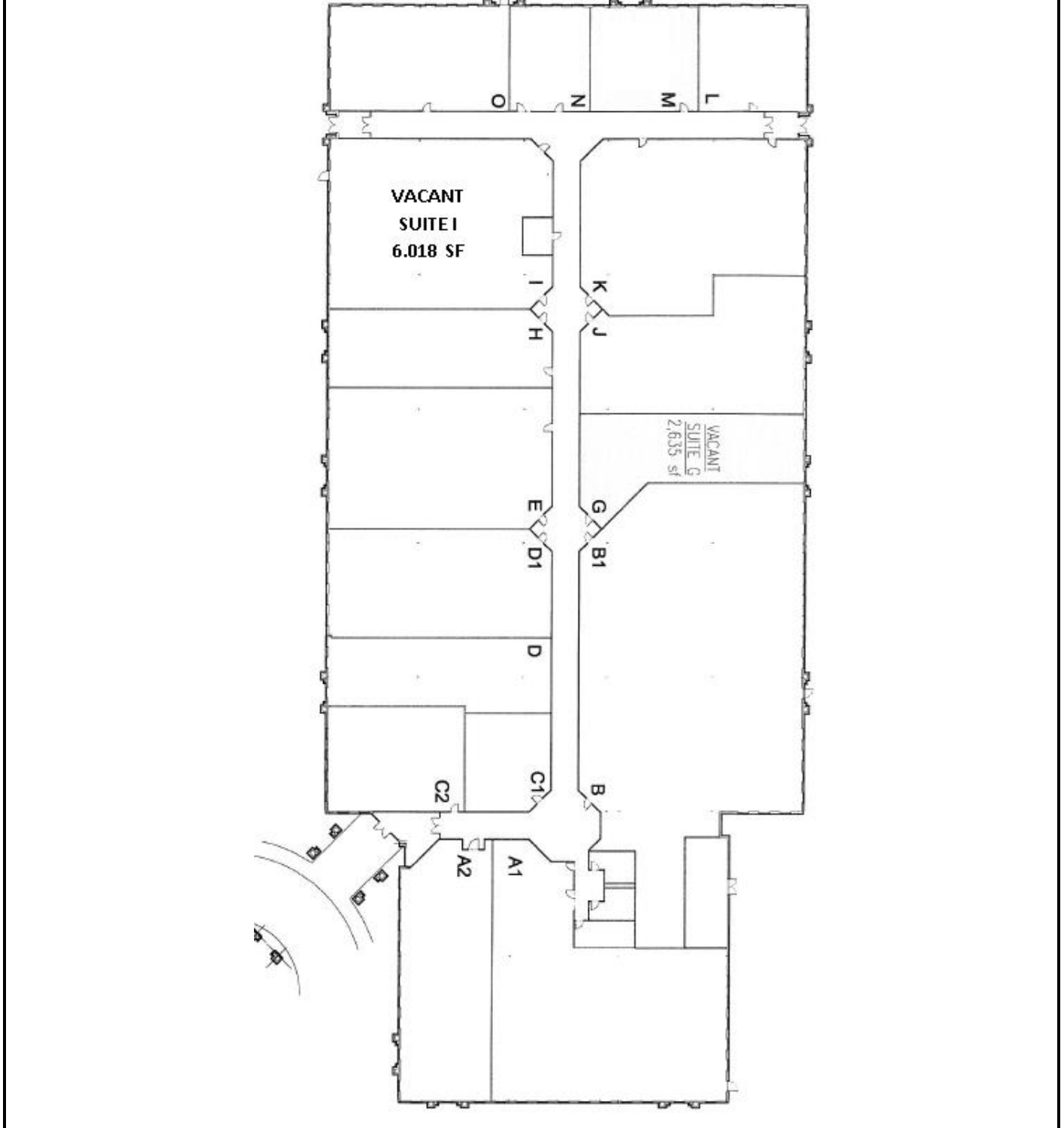
Gas:	In expense stop	Insurance:	Content and Liability by tenant
Electricity:	In expense stop	Lease Term:	10 years
Water:	In expense stop	Improvements:	Build out allowance provided.
Real Estate Taxes:	In expense stop		
Janitorial	In expense stop		

Property Location



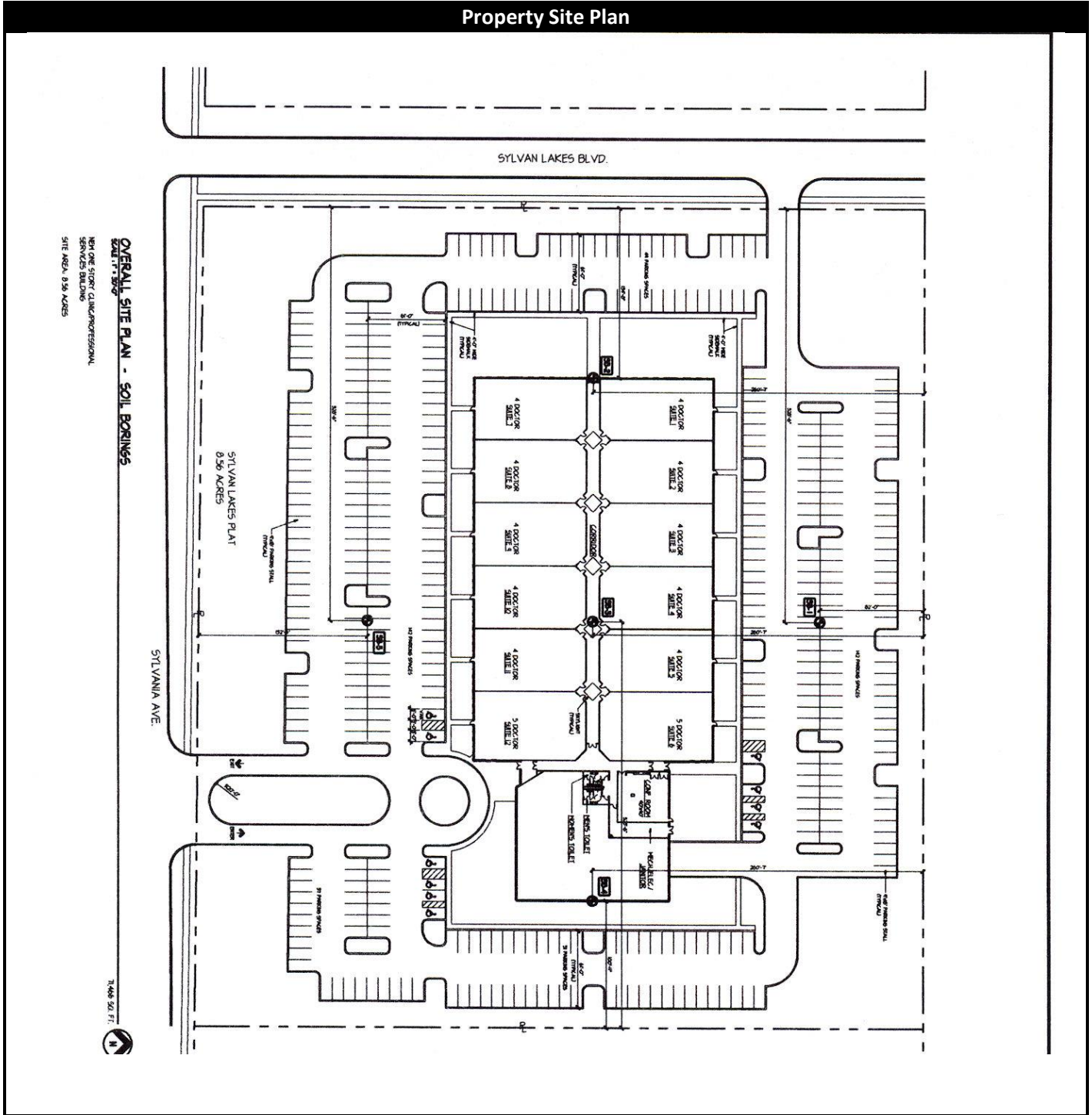
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Property Floor Plan



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Property Site Plan



OVERALL SITE PLAN - SOIL BORINGS
 EXHIBIT 7-309
 NEW ONE STORY CLINIC/PROFESSIONAL SERVICES BUILDING
 SITE AREA: 0.56 ACRES

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Suite I Floor Plan



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