

FOR LEASE

Commercial Building

**Suite E | 2,250 SF | \$2,995/Mo
(\$15.95/SF/Yr) + Utilities**

RENAISSANCE PLACE

6048 & 6060 Renaissance Place

Toledo, Ohio 43623



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

MOVE-IN READY OFFICE SPACE

- ♦ Affordable rent in a well-maintained Plaza almost always full
- ♦ Next door to popular Sidelines Restaurant
- ♦ Conveniently located near many dining, office, medical and dental venues
- ♦ Perfect for any office use or could be modified for retail use

OFFERING SUMMARY

Available SF:	2,250 SF
Lease Rate:	\$2,995/Mo (\$15.95/SF/Yr) + Utilities
Lot Size:	2.05 Acres
Building Size (Gross):	18,135 SF

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	6,666	\$110,550
3 Miles	60,285	\$107,532
5 Miles	153,085	\$92,796



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7110 W. Central Ave, Suite A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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GENERAL INFORMATION

Property: Renaissance Place
Location: 6048 & 6060 Renaissance Place
Closest Intersection: Holland-Sylvania Rd
City, State: Toledo, OH
County: Lucas
Zip: 43623
Parcel #'s: 79-72775 (6048) & 79-72774 (6060)

PROPERTY INFORMATION

Building SF (Gross): 18,135 SF
Building Dimensions:
 North Wing: 230' x 50'
 East Wing: 153' x 50'
 (See Exhibit A - Sketch)
Available Rentable SF: 2,250 SF (Suite E)
 (See Exhibit B - Tenant List)
Land Size: 2.06 Acres
Land Dimensions: 294' Renaissance Place
(Irregular) 369' Holland –Sylvania
Parking: 100 spaces +/-
Zoning: C-2 Highway & General Commercial District
Current Use: Shopping Center
Traffic Counts 17,004 VPD Holland-Sylvania

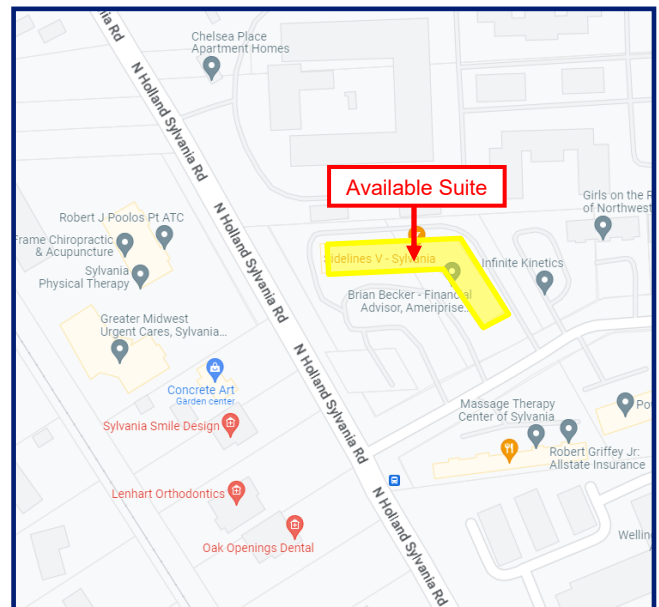
BUILDING DETAILS

Year Built: 2003
Type Construction: Brick/Stone/Block
Heat Fuel/Type: Natural Gas
Ceiling Height: 12'
Air Conditioning: Yes
Roof: Rubber
Floor: Concrete/Tile/Carpet
Lighting: Fluorescent

Restrooms: 1-2 each unit
Delivery Doors: Rear
No. of Floors: 1
Sprinklers: No
Security System: No



Available Suite 2,250 SF



VIEW OF PROPERTY

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LEASE SPECIFICATIONS *

Utilities/Heat:	Tenant
Electricity:	Tenant
Water/Sewer:	Tenant Pro-Rata
Waste Disposal	Tenant Pro-Rata*
Real Estate Taxes:	Landlord
Insurance (Fire & Hazard):	Landlord
Content, Liability Insurance:	Tenant
Roof:	Tenant
Structure:	Landlord
CAM:	Landlord
Improvements:	Landlord
Lease Term:	3-5 Years

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2022
General Taxes:	\$ 69,771.38
Special Assessments:	\$ 1,287.32
Total Annual Taxes:	\$ 71,058.70

UTILITIES

Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Sylvania
Electric:	Toledo Edison
Storm Sewer:	City of Sylvania

*Landlord may compute a monthly charge for each tenant



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LOBBY



CONFERENCE ROOM



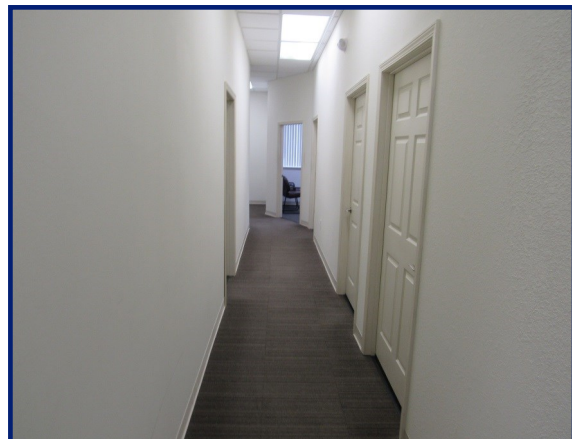
OFFICE



WORK STATIONS



BREAKROOM



CORRIDOR

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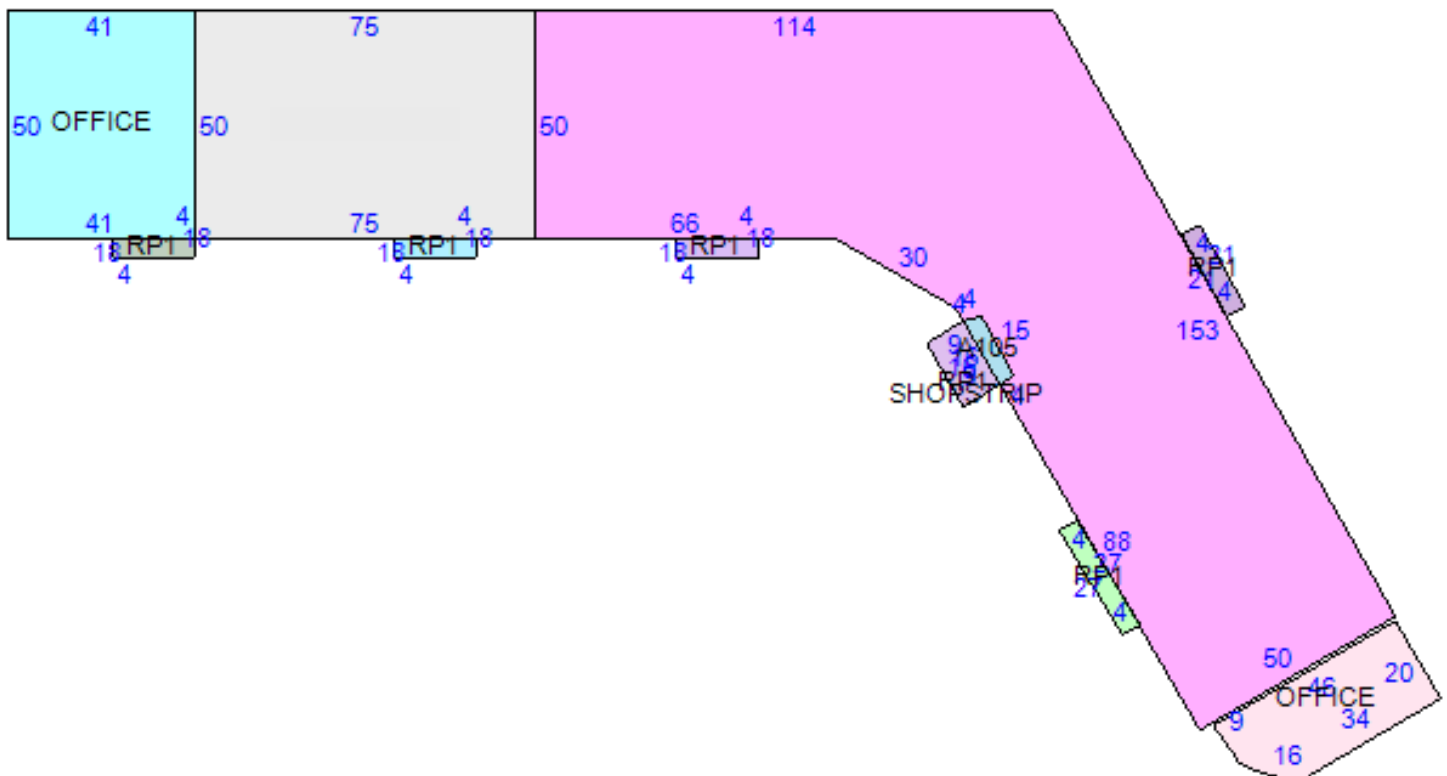
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**EXHIBIT A
6048 & 6060 RENAISSANCE PLACE
SKETCH WITH DIMENSIONS**



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Toledo, Ohio 43623

**EXHIBIT B
6048 & 6060 RENAISSANCE PLACE
Toledo, OH 43623
Tenant List
April 1, 2023**

<u>Tenant</u>	<u>Leased Unit</u>	<u>Rented SF</u>	<u>*Rate (\$/SF/Yr)</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>**Reimbursements</u>	<u>Lease Exp</u>	<u>Options/Comments</u>
Loss Realty	A & B	4,125 SF	-	-	-	**	8/31/2026	No Options
Renaissance Salon	C	1,125 SF	-	-	-	**	3/31/2024	No Options
Available (Formerly Hometown Lenders)	E	2,250 SF	\$15.95	\$2,995.00	\$35,940.00	**	-	-
Sylvania Eats Sidelines Game Room	F	1,500 SF	-	-	-	**	Mo/Mo	No Options Landlord can raise rent
Sylvania Eats Sidelines Restaurant	G	3103 SF	-	-	-	**	1/31/2023	2, 3 Year Options \$100Mo. increase each
Ameriprise	H	2205 SF	-	-	-	**	12/31/2023	No Options
American Casualty	I	1,500 SF	-	-	-	**	2/28/2025	No Options
Fairway Independent Mortgage	J	1,450 SF	-	-	-	**	7/14/2024	2, 3 Year Options Market Rate
Fairway Independent Mortgage	K	880 SF	-	-	-	**	7/31/2024	2, 3 Year Options Market Rate
**Total Tenant Water Reimbursements	All	-	-	-	-	\$9,200.00	-	-
Totals		18,138SF				\$9,200.00		

*Notes: The rental rate is a gross rate. Landlord pays taxes, insurance, CAM and most maintenance.
 Tenant pays rent plus utilities

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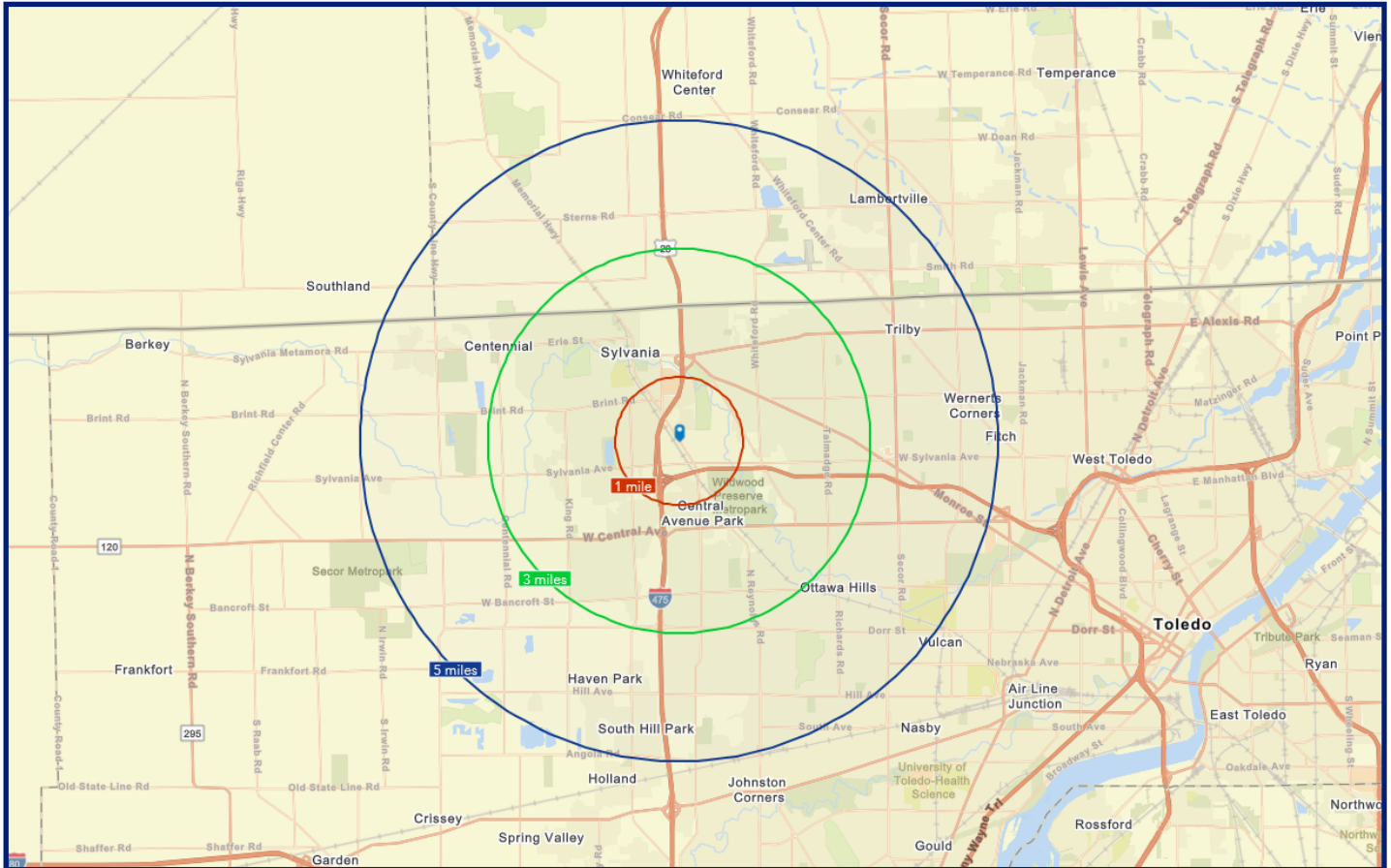
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POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	6,666	6,028	153,085
Average Age	44.1	44.3	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,890	25,601	64,826
# of Persons per HH	2.05	2.30	2.29
Average HH Income	\$110,550	\$107,532	\$92,796

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