

FOR SALE/LEASE

Office Building

\$1,095,000 ♦ 11,401 SF ♦ \$96.04/SF

Three (3) Available Suites with Gross Leases
Totaling 4,888 SF

VISITING ANGELS BUILDING

7110 W. Central Ave.

Toledo, Ohio 43617



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

AFFORDABLE, MOVE-IN READY OFFICE SUITES

- ♦ Three (3) suites available from 1,540-4,888 SF
- ♦ Gross leases from \$1,925/Mo (A-1), to \$2,350/Mo. (B-2) to \$2,400/Mo (C) or \$6,675/Mo total for all suites
- ♦ Convenient location with expressway access and numerous shopping and dining venues nearby
- ♦ Perfect for real estate office, insurance, accounting, medical, dental, and other professional service businesses

OFFERING SUMMARY

Available SF:	4,888 SF	
Monthly Lease Rates/MO:		
Suite A-1	1,540 SF	\$1,925/Mo. Gross
Suite B-2 North	1,708 SF	\$2,350/Mo. Gross
Suite C	<u>1,640 SF</u>	<u>\$2,400/Mo. Gross</u>
	5,818 SF	\$6,675/Mo. Gross
Lot Size:	1.07 Acres	
Building Size (Gross):	11,401 SF	

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	4,920	\$74,725
3 Miles	45,389	\$60,384
5 Miles	144,046	\$56,431



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

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STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

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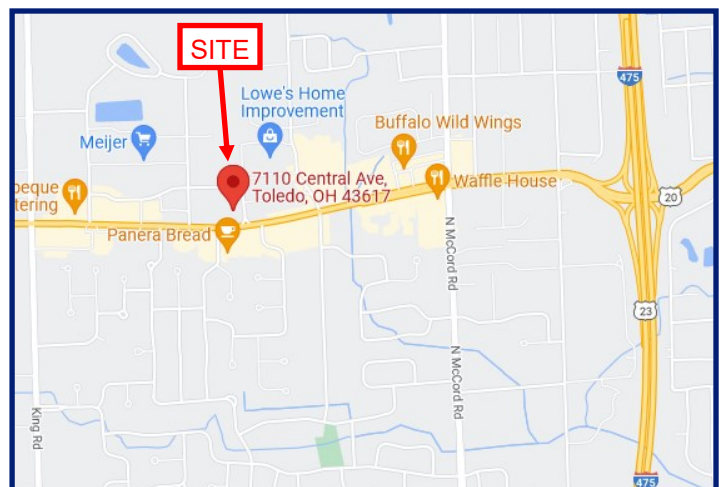
Toledo, Ohio 43617

GENERAL INFORMATION

Property: Visiting Angels Building
Location: 7110 W. Central Avenue
Closest Intersection: Meijer Drive
City, State: Toledo, Ohio
County: Lucas County
Zip: 43617
Parcel #: 79-09561

PROPERTY INFORMATION

Building SF (Gross): 11,401 SF
Building Dimensions: 71' Front x 187' Deep irregular
(See Exhibit A Sketch)
Available Rentable SF: Suite A-1 1,540 SF
Suite B-2 North 1,708 SF
Suite C 1,640 SF
4,888 SF
(See Exhibits A-1, B & C Floor Plans)
Land Size: Total 1.07 Acres
Land Dimensions: 146' Central x 307' Deep
(See Exhibit D - Site Dimensions)
Parking: 61
Zoning: C-2 Commercial
Previous Use: Multi-Tenant office building
Traffic Counts 27,143



BUILDING DETAILS

Year Built: 1990
Type Construction: Brick
Heat Fuel/Type: Gas/Forced Air
Ceiling Height: 8-9'
Air Conditioning: Yes
Roof: Shingle/Pitched

Floor: Concrete Slab
Lighting: Fluorescent
Restrooms: 2 (Suite B-2 North only)
Delivery Doors: Entry Door
No. of Floors: 1
Sprinklers: No
Security System: No

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LEASE SPECIFICATIONS

<i>Utilities/Heat:</i>	Landlord
<i>Electricity:</i>	Landlord
<i>Water:</i>	Landlord
<i>Real Estate Taxes:</i>	Landlord
<i>Insurance (Fire & Hazard):</i>	Landlord
<i>Content, Liability Insurance:</i>	Tenant
<i>Janitorial:</i>	Tenant
<i>Roof:</i>	Landlord
<i>Structure:</i>	Landlord
<i>CAM:</i>	Landlord
<i>Improvements:</i>	Negotiable
<i>Lease Term:</i>	3-5 Years

REAL ESTATE TAX INFORMATION

<i>Real Estate Tax Year:</i>	2022
<i>Summer Taxes:</i>	\$31,879.40
<i>Winter Taxes:</i>	<u>\$ 527.86</u>
<i>Total Annual Taxes:</i>	\$32,407.26

UTILITIES

<i>Gas:</i>	Columbia Gas
<i>Water:</i>	City of Toledo
<i>Sanitary Sewer:</i>	City of Toledo
<i>Electric:</i>	Toledo Edison
<i>Storm Sewer:</i>	City of Toledo

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Open Area In Suite B-2 North



One Of Five Perimeter Offices In Suite B-2 North



Restrooms In Suite B-2 North

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Suite C: Front Entrance (Former Law Office)



Suite C: Lobby With Small Conference Room to Right



Suite C: Large Former Managing Partners Office



Suite C: Large Office/Work Area/Filing Area Off Lobby

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**Suite C: Private Bathroom Between
Work Room & Attorney's Office**



**Suite C: Shower In Private Bathroom
Between Work Room & Attorney's Office**



**Suite C: Large Attorney's Office
Adjacent To Private Bathroom/Shower**



**Suite C: Kitchen Area Adjacent To
Another Work Room/Filing Area**

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EAST FACADE AND PARKING AREA



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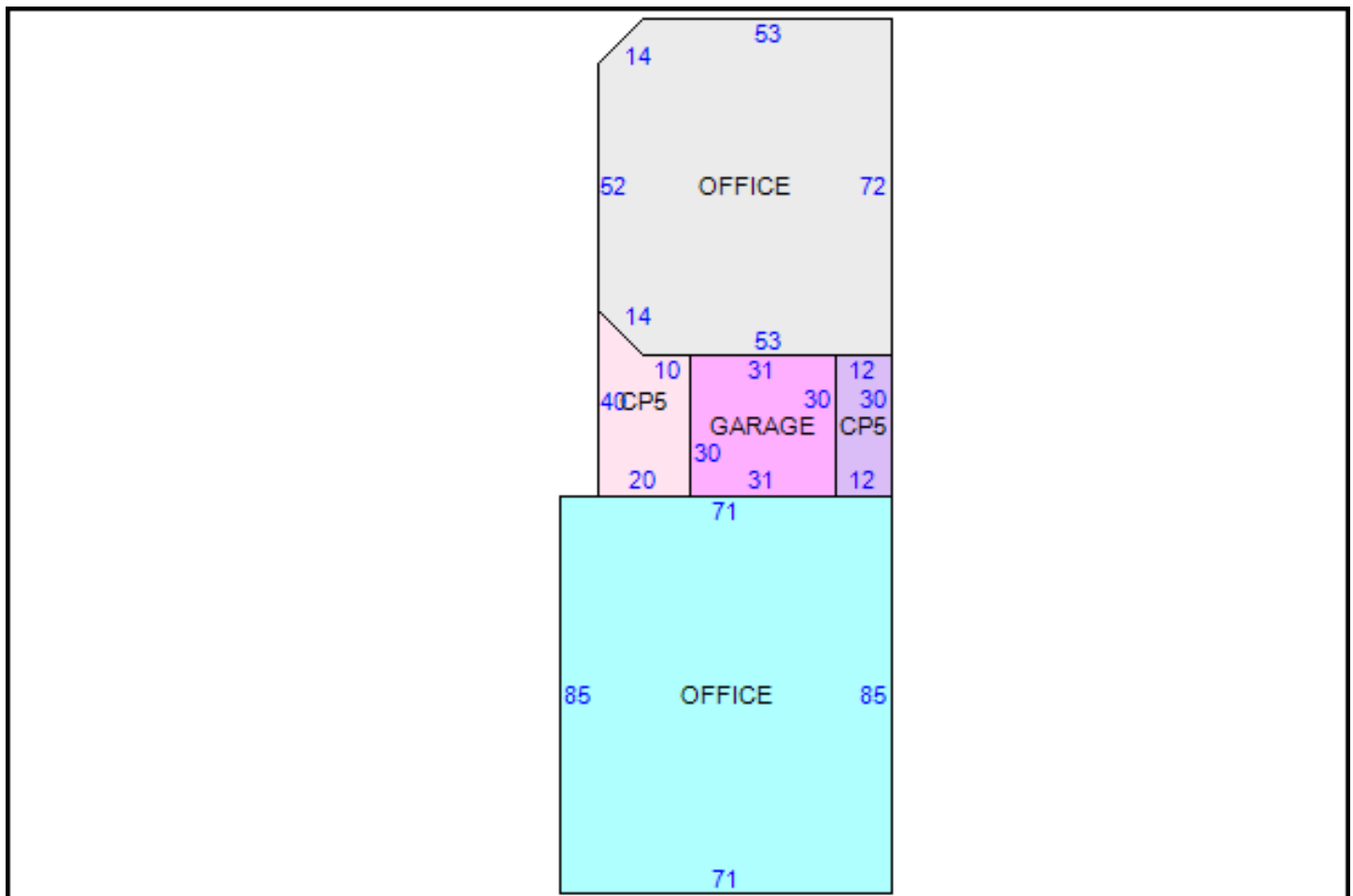
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**EXHIBIT A
7110 W. CENTRAL AVE
BUILDING SKETCH**



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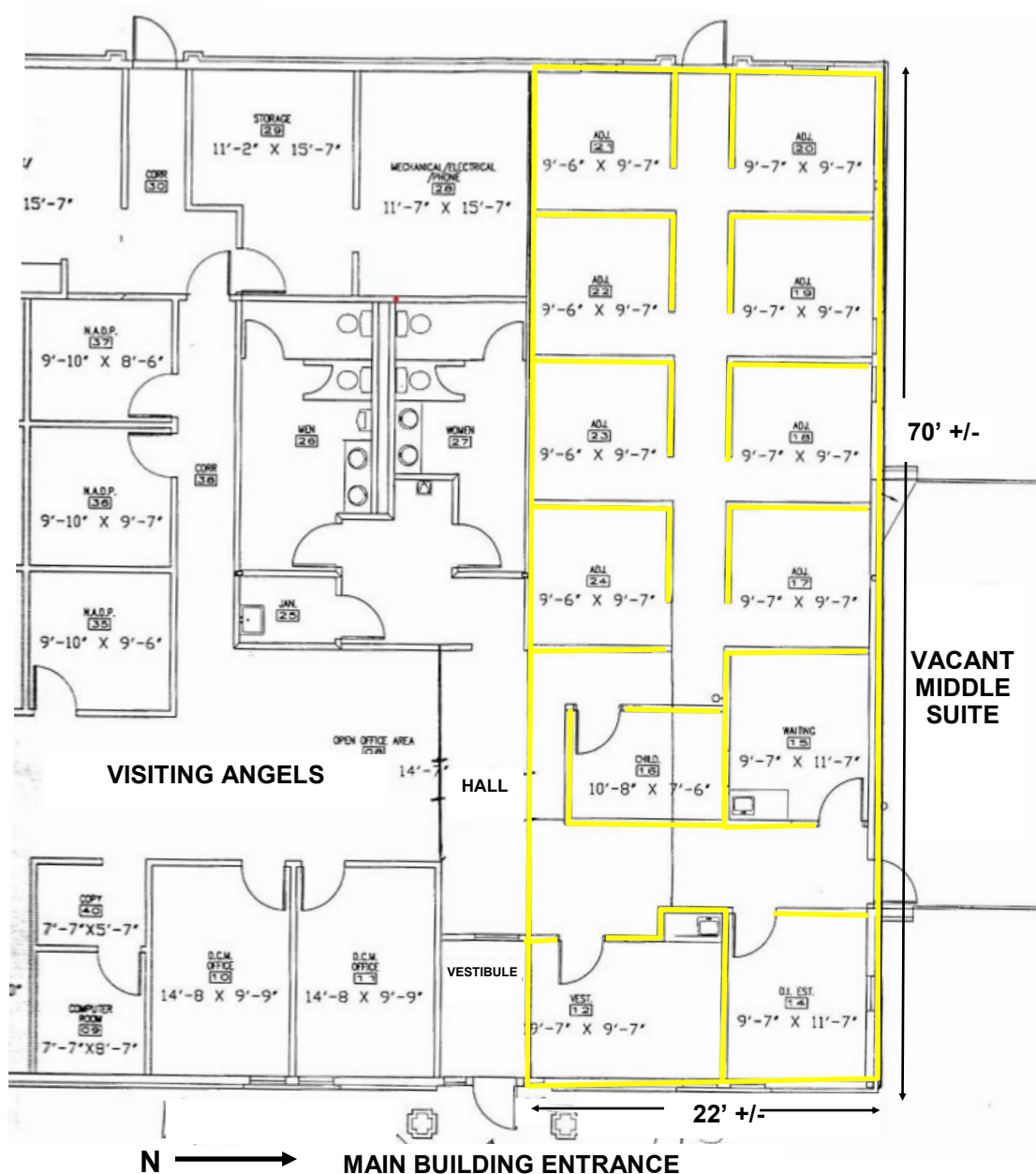
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**EXHIBIT A-1
SUITE A-1
1,540 SF +/- (22' x 70')
FLOOR PLAN**



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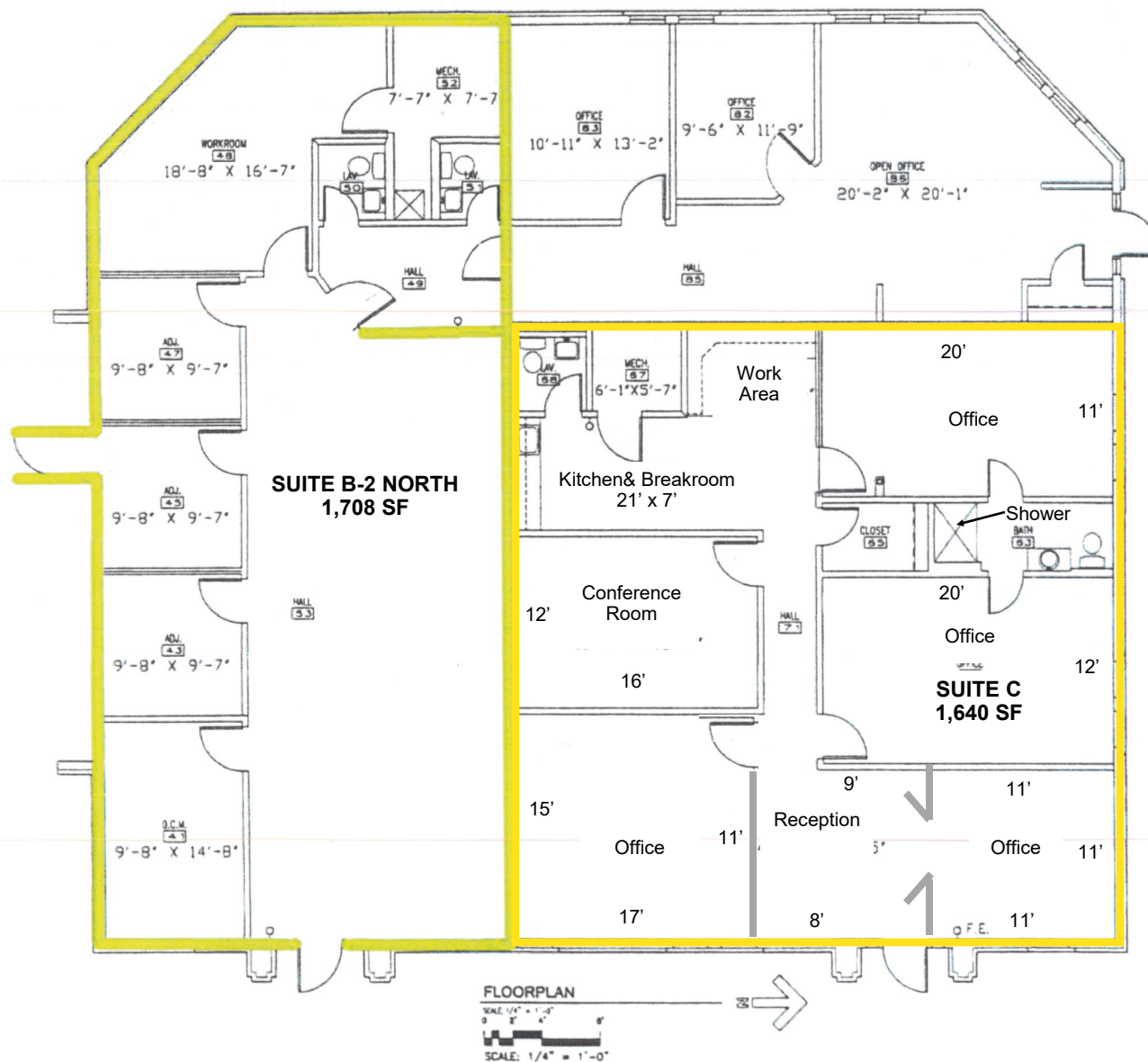
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EXHIBIT C SUITE B-2 NORTH-1708 SF & SUITE C 1,640 SF FLOOR PLANS



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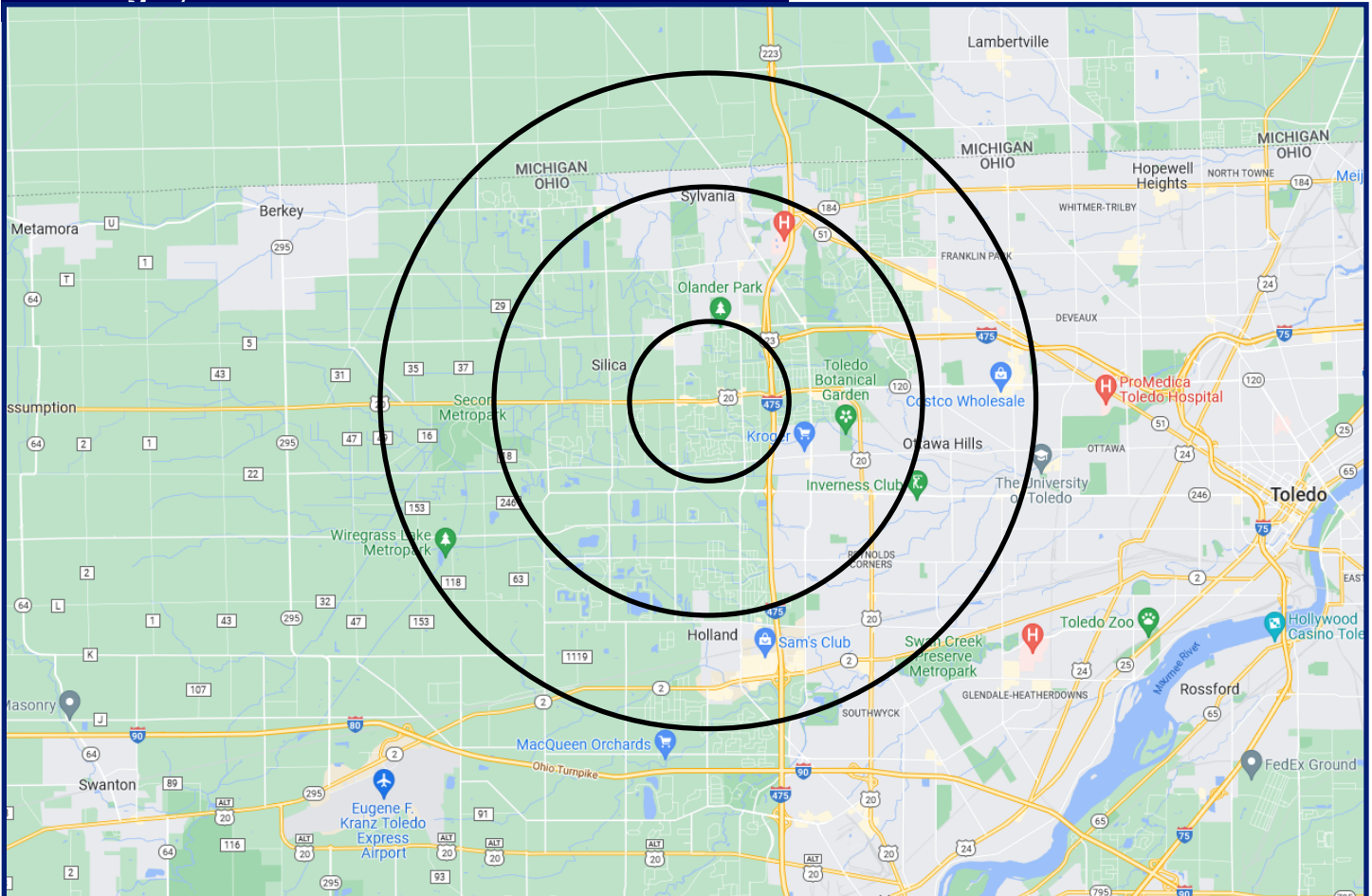
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,413	57,167	125,794
Average Age	41.2	39.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,526	22,795	50,809
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$102,777	\$83,561	\$81,006
Average House Value	\$252,003	\$194,177	\$198,643

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