

FOR LEASE

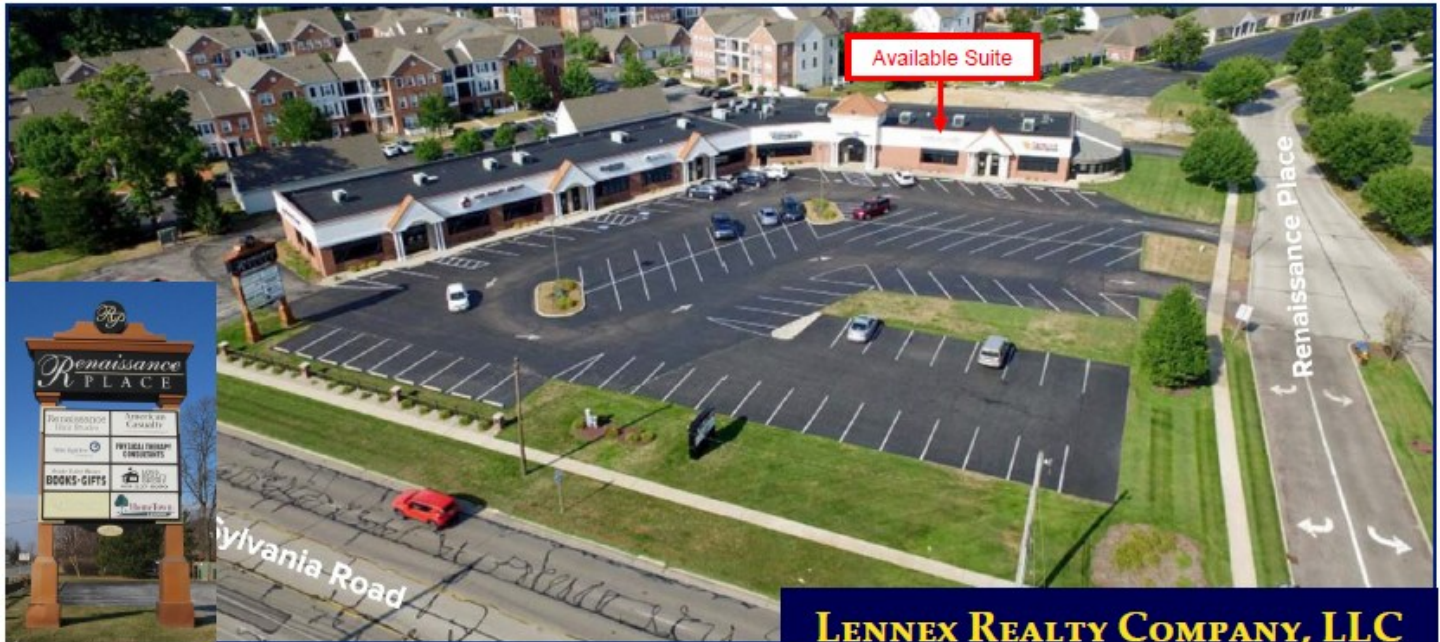
RENAISSANCE PLACE

Office Space

Suite I ♦ 1,500 SF

\$1,995/Mo. (\$15.95/SF/Yr) + Utilities

6048 & 6060 Renaissance Place,
Suite I



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

MOVE-IN READY SUITE I

- ♦ Affordably priced in a well-maintained plaza
- ♦ Near the 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

SUITE DETAILS

	<u>Suite I</u>
Available SF:	1,500 SF
Lease Rate:	\$1,995/Mo (\$15.95/SF/Yr)*
Lobby:	Yes
Storage Room:	Yes (Long & Narrow)
Offices:	6
Restroom:	2 (Men & Women)
Ceiling Height:	9' - 12'
Utility Room:	Yes

*Plus Utilities and twice/year HVAC maintenance



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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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
Janitorial:	Landlord
Roof:	Landlord
Structure:	Landlord
HVAC Maintenance:	Tenant**
CAM	Landlord
Improvements:	Landlord
Lease Term:	3-5 Years

*Landlord may compute a monthly charge for each tenant

**Twice per year billed to Tenant \$500-\$700

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2025
General Taxes:	\$58,557.86
Special Taxes:	<u>\$ 1,266.78</u>
Total Annual Taxes:	\$59,824.64

UTILITIES

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



Former American Casualty, Suite I - 1,500 SF

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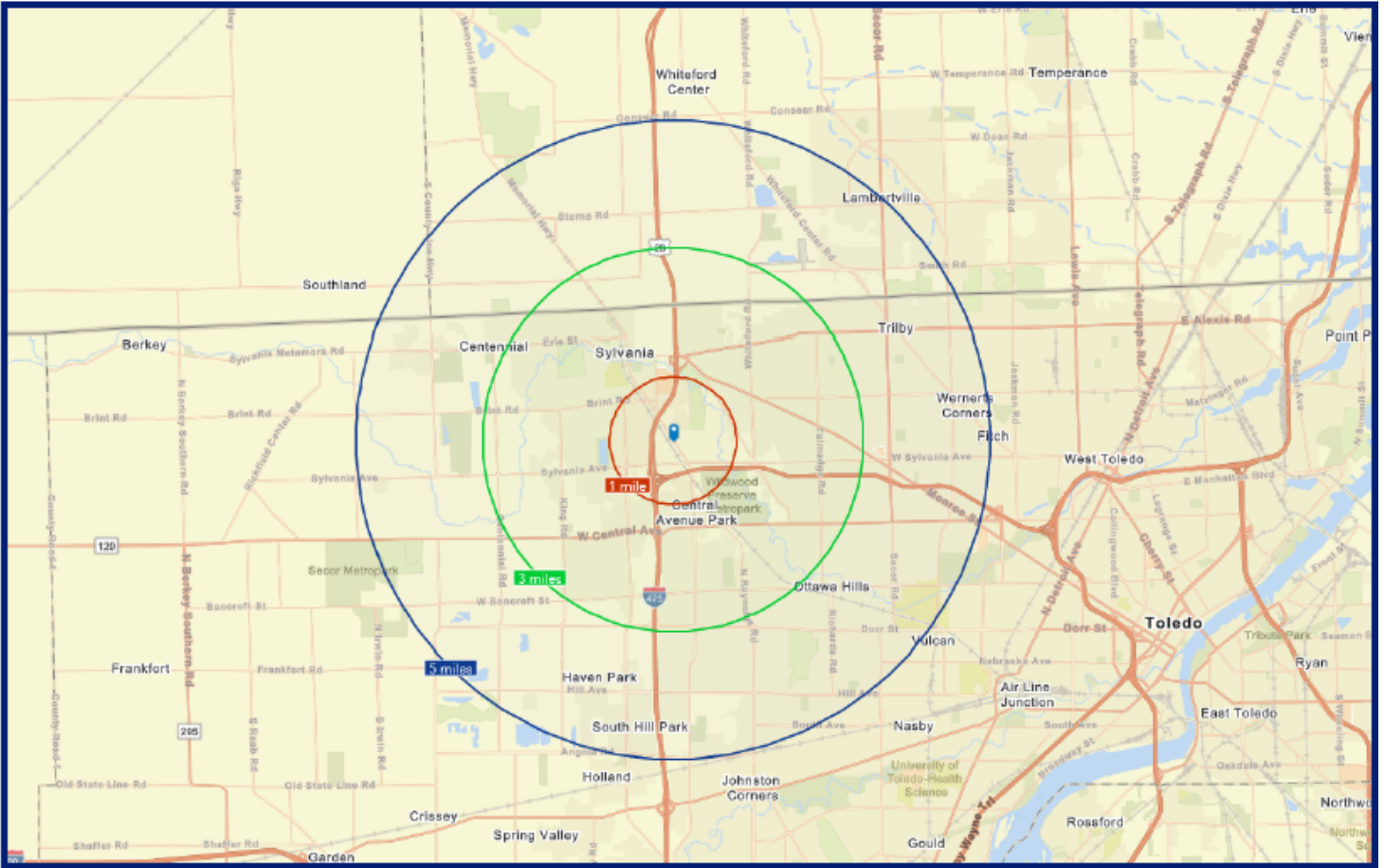
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**6048 & 6060 Renaissance Place,
Suite I**



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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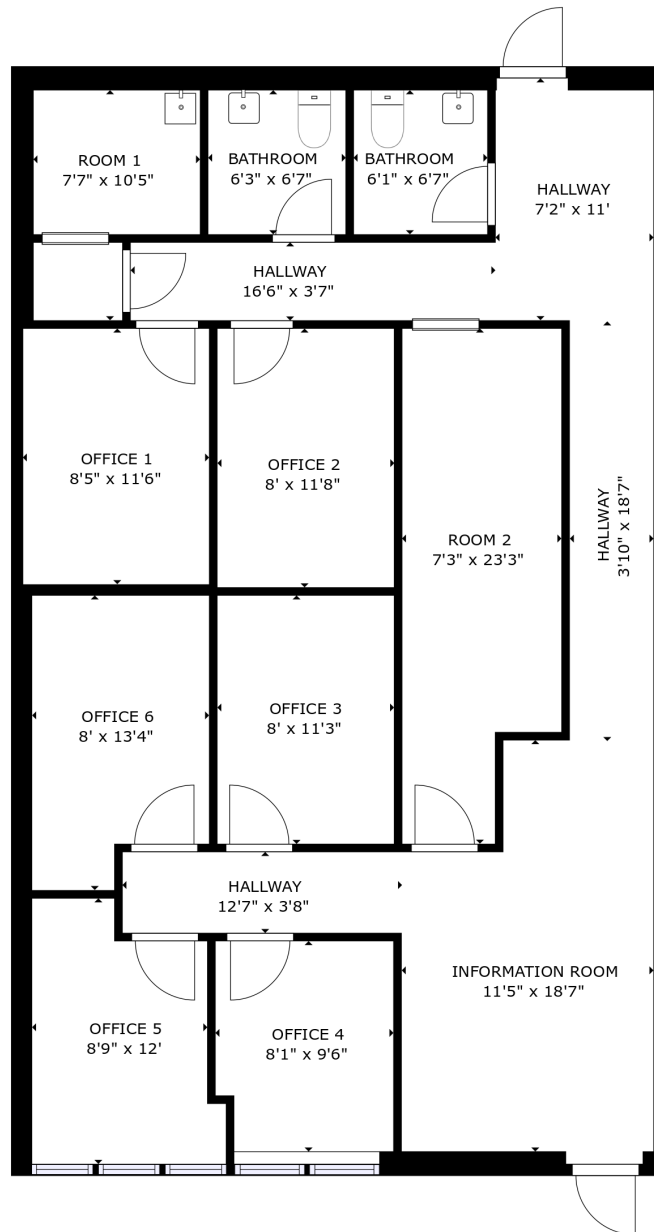
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**6048 & 6060 Renaissance Place,
Suite I**

EXHIBIT A

**6048 & 6060 Renaissance Place, Suite I
Space Diagram - 1,500 Sq. Ft.**



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