

For Lease

Office Building

11,401 SF | 930 SF - 2,638 SF | From \$995/Mo-\$3295/Mo Gross



Visiting Angels Building

7110 W Central Ave
Toledo, Ohio 43617

AFFORDABLE OFFICE SPACE

- Contiguous suites available from 930-2638 SF
- Gross leases from \$995/mo (B-1) to \$2300/mo (B-2) to \$3295/mo (combined)
- Convenient location with expressway access and shopping and dining venues nearby
- Perfect for real estate office, insurance, accounting, medical, dental, and other professional services businesses

OFFERING SUMMARY

Building Size	11,401 SF
Available SF	2,638 SF
Monthly Lease Rates	Suite B-2 North 2300/Mo Gross Suite B-1 South 995/Mo Gross
Lot Size	1.07 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,413	\$102,777
3 Miles	57,167	\$83,561
5 Miles	125,794	\$81,006

For more information



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GENERAL INFORMATION

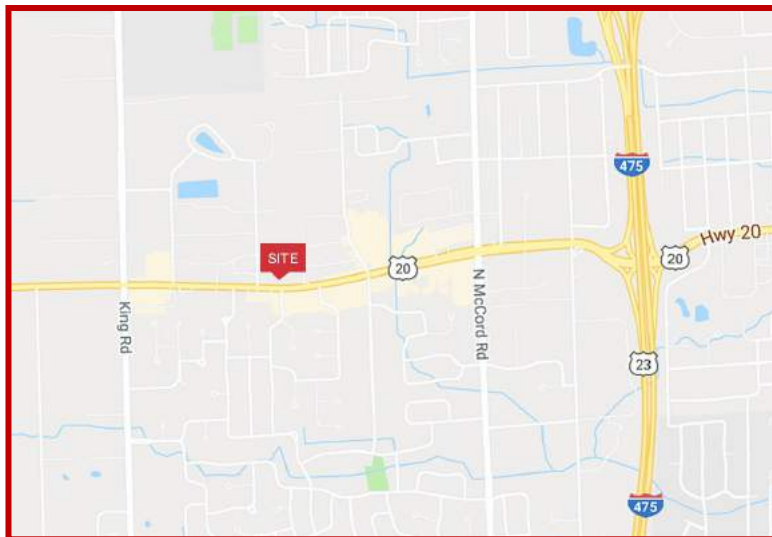
Property:	Visiting Angels Building
Location:	7110 W Central Avenue
Closest Intersection:	Meijer Drive
City, State:	Toledo, OH
County:	Lucas County
Zip:	43617
Parcel No:	79-09561

PROPERTY INFORMATION

Building SF (Min/Max):	11,401 SF
Building Dimensions:	71' Front x 187' Deep irregular (See Exhibit A sketch)
Available Area:	Suite B-2 North 1708 SF Suite B-1 South 930 SF 2638 SF (See Exhibits 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
Current Use:	Multi-Tenant office bldg
Traffic Counts:	27,143 CPD

BUILDING DETAILS

Year Built:	1990
Type Construction:	Brick
Heat Fuel/Type:	Gas/Forced Air
Ceiling Height (Min/Max):	8-9'
Air Conditioning:	Yes
Roof:	Shingle/Pitched
Floor:	Concrete
Lighting:	Flourescent



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

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

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2018
General Taxes:	\$27,524.06
Special Taxes:	\$ 508.08
Total Annual Taxes:	\$28,032.14

UTILITIES

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



ENTRANCE TO SUITE B-2 NORTH 1708 SF



INSIDE OF SUITE B-2 NORTH

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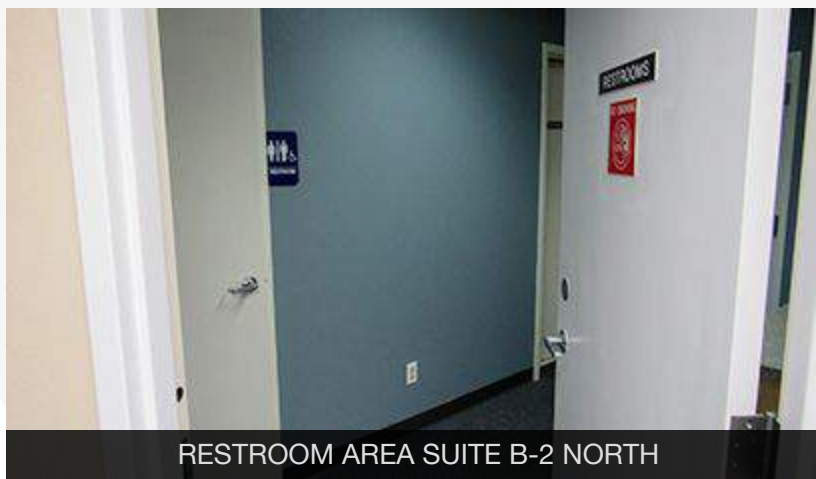
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EAST FACADE AND PARKING AREA



ANOTHER VIEW OF SUITE B-2 NORTH



RESTROOM AREA SUITE B-2 NORTH



VIEW OF SUITE B-1 SOUTH FROM DOOR 930 SF

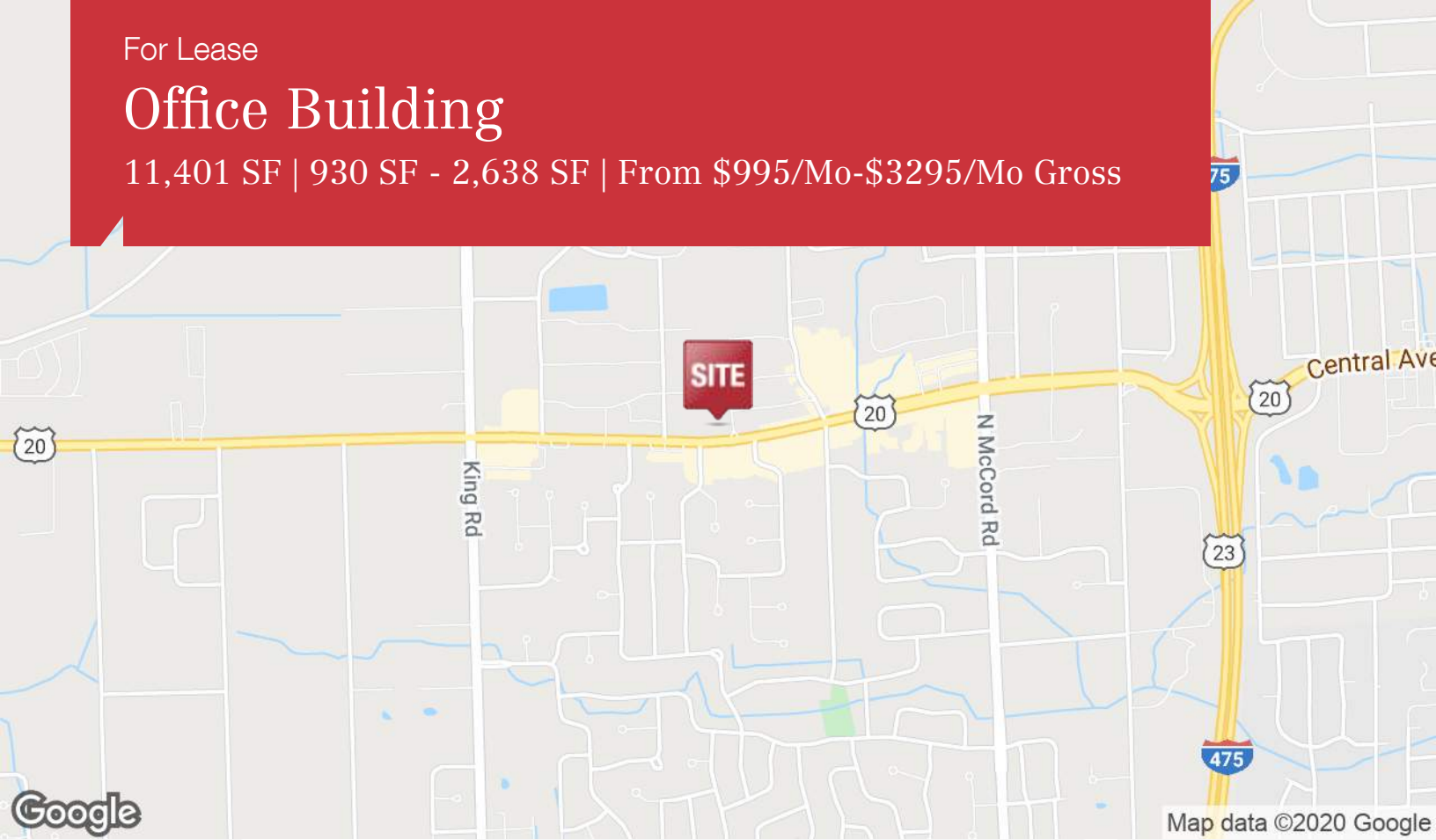


VIEW OF SUITE B-1 SOUTH TO DOOR

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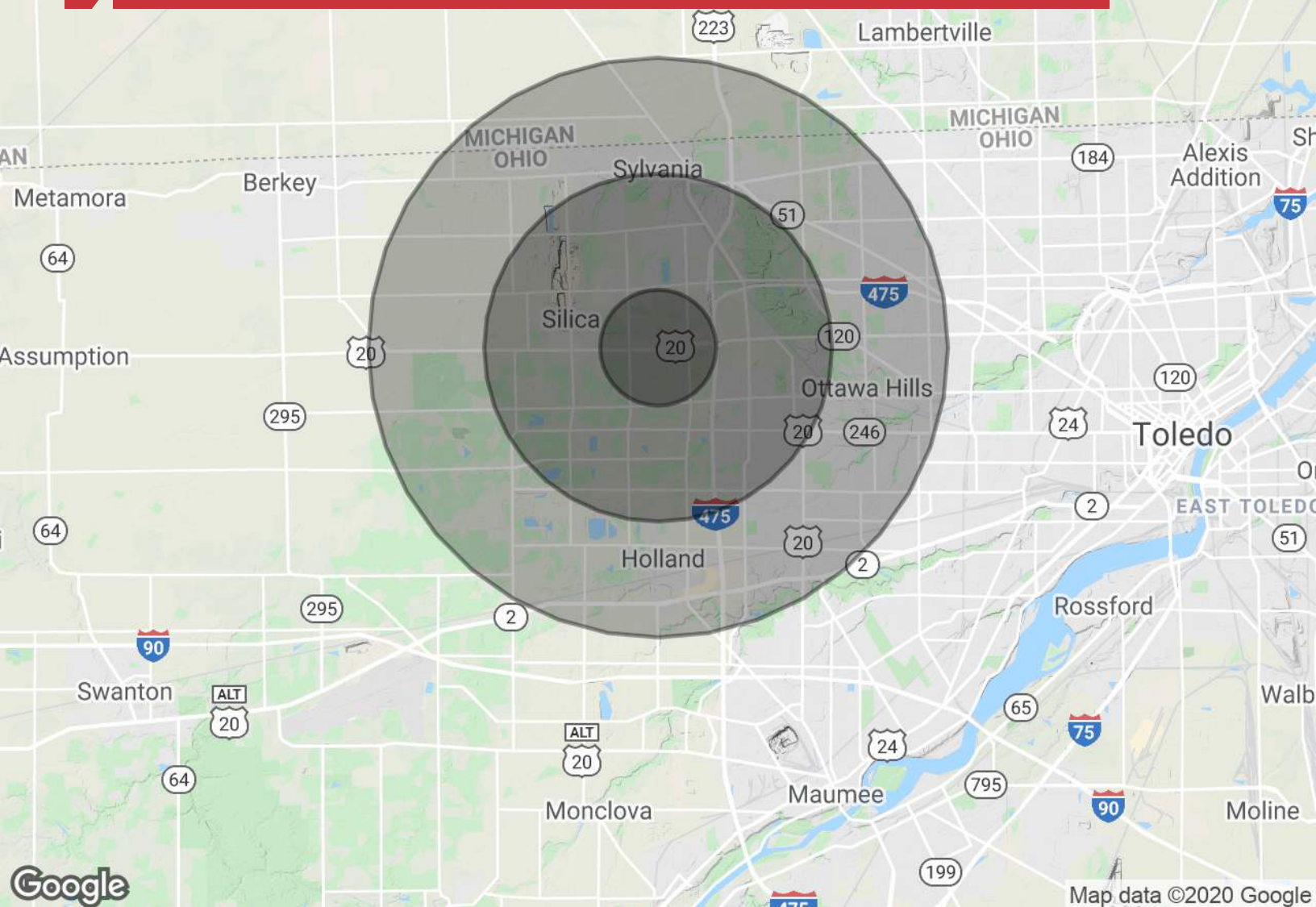
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,413	57,167	125,794
MEDIAN AGE	41.2	39.4	39.4
MEDIAN AGE (MALE)	38.2	37.6	37.9
MEDIAN AGE (FEMALE)	42.1	40.7	40.5

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

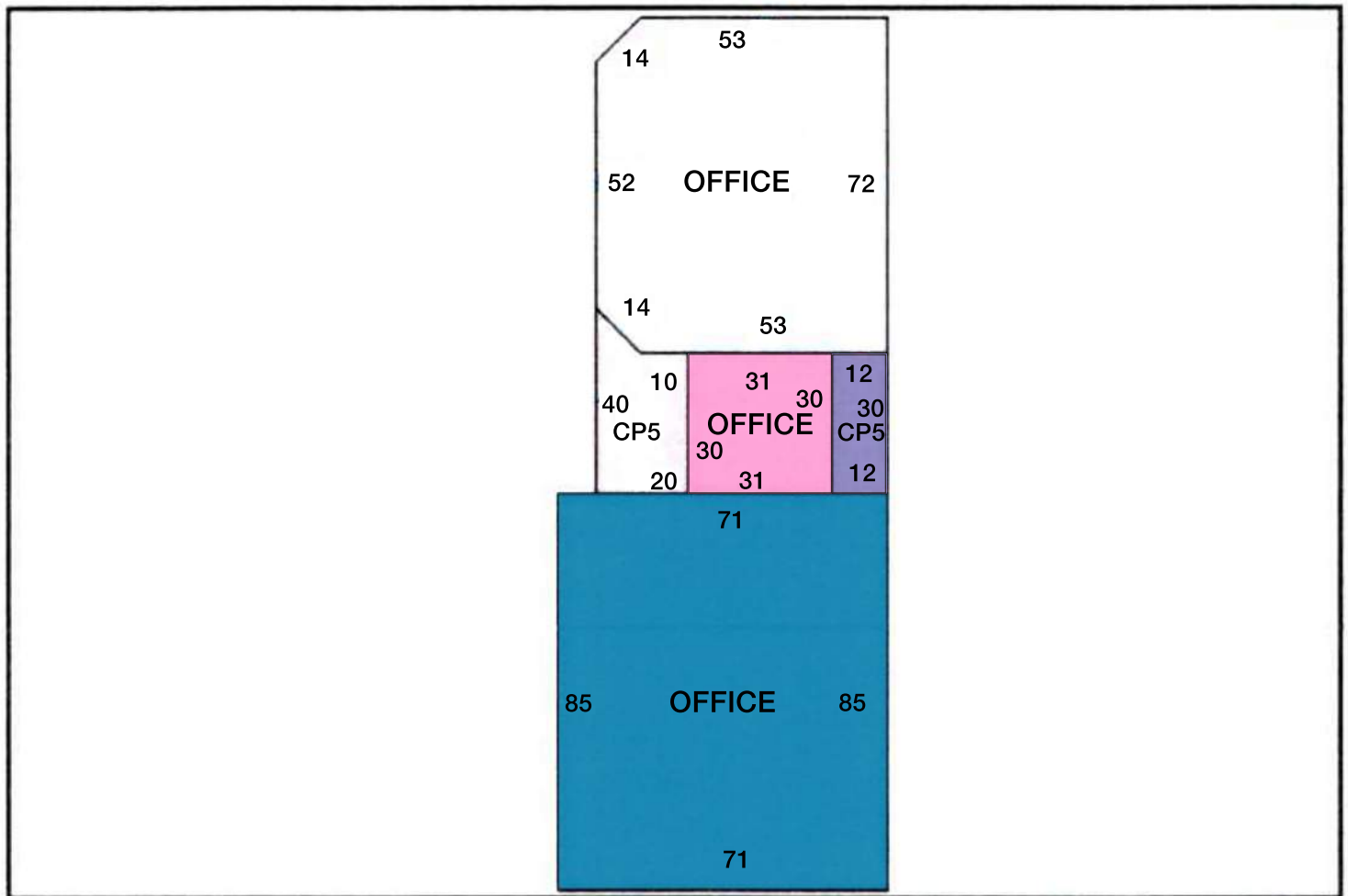
* Demographic data derived from 2010 US Census

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EXHIBIT A 7110 W. CENTRAL AVE BUILDING SKETCH

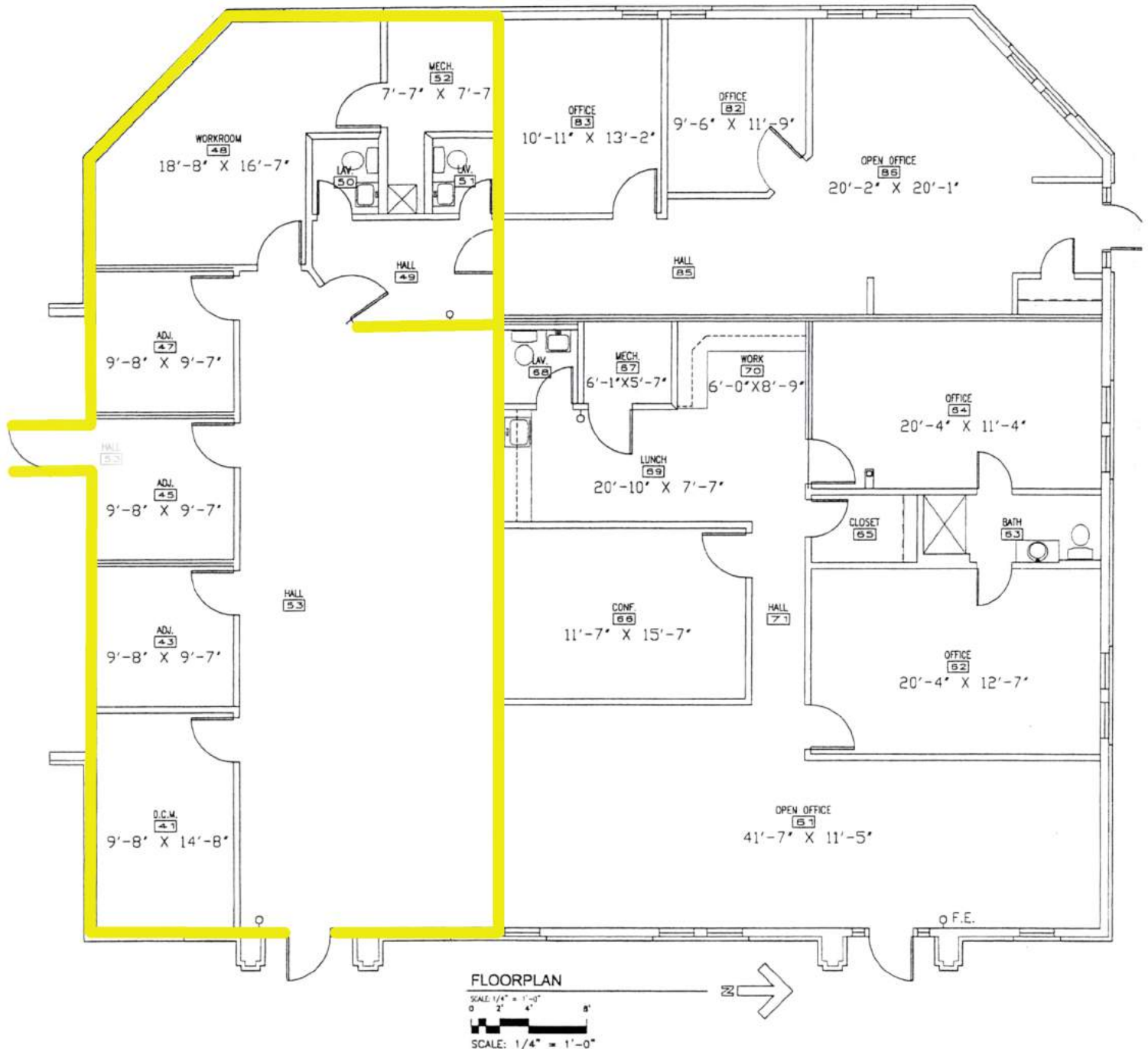


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EXHIBIT B SUITE B-2 NORTH-1708 SF PARTIAL FLOOR PLAN

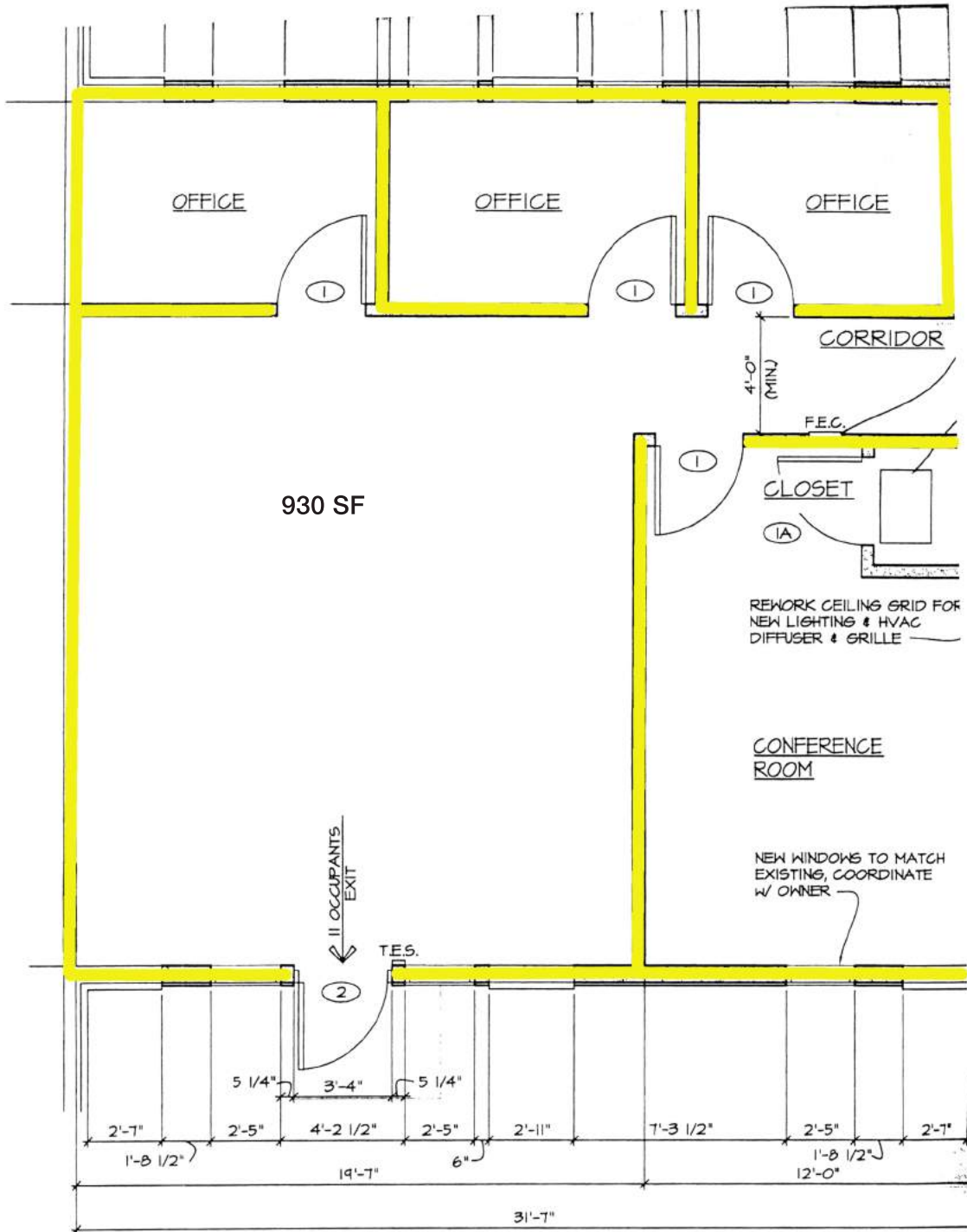


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EXHIBIT C SUITE B-1 SOUTH-930 SF FLOOR PLAN



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