



6350 Levis Commons Blvd

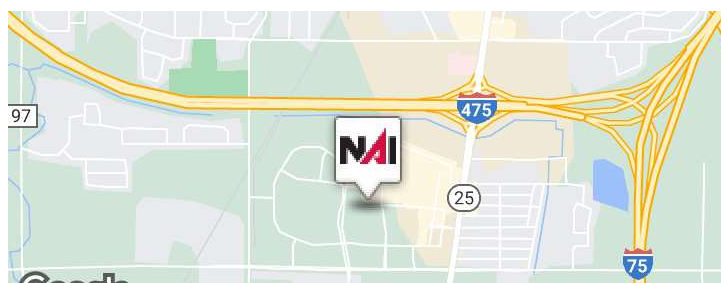
Suite 302 Perrysburg, Ohio 43551

Property Highlights

- 4,150 SF with in suite restrooms
- 3rd floor office immediately off elevator
- Private office, conference room, open concept areas
- Kitchen with seating space
- Large windows at each end allow natural light throughout
- Parking front, side, and rear of building

Property Overview

4,150 SF, 3rd floor office space available for lease in the Orleans Building of Levis Commons. Elevator access, abundant natural light throughout, private and open concept areas, ready for occupancy January 2024. Professionally managed by the NAI Harmon Group. Northwest Ohio's premier lifestyle development!



Offering Summary

| | |
|---------------|----------------------|
| Lease Rate: | \$17.00 SF/yr (NNN) |
| Available SF: | 4,150 SF - 3rd Floor |

For More Information



Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com

Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naitoledo.com

Location Information

| | |
|------------------|--|
| Building Name | Orleans Building at Levis Commons |
| Street Address | 6350 Levis Commons Boulevard Suite 302 |
| City, State, Zip | Perrysburg, OH 43551 |
| County | Wood |
| APN# | Q61-400-180007021001 |
| Market | Toledo |
| Sub-market | Perrysburg |
| Cross-Streets | Levis Commons Blvd and Hollister Lane |
| Nearest Highway | Interstate 475/US 23 |
| Nearest Airport | Toledo Express Airport |
| Zoning | PBP - Planned Business Park |
| Lot Size | 3.48 Acres |
| Corner Property | Yes |

Building Information

| | |
|---------------------|--------------|
| Building Size | 65,891 SF |
| Building Class | A |
| Tenancy | Multiple |
| Ceiling Height | 9.5 ft |
| Number of Floors | 3 |
| Year Built | 2007 |
| Year Last Renovated | 2017 |
| Elevator | Yes |
| Central HVAC | Yes |
| Restrooms | 2 - In Suite |

Parking & Transportation

| | |
|----------------|--|
| Street Parking | Yes |
| Parking Type | Shared surface lots front, rear and side |

Lease & Tax Information

| | |
|-------------------------------|----------------|
| Space Available | 4,150 SF |
| Lease Rate | \$17.00 SF NNN |
| Estimated Cam | \$7.00 SF |
| Preferred Term | 60 months |
| Tenant Improvement Allowance | Negotiable |
| Heat Waterville Gas | Tenant |
| Electricity Toledo Edison | Tenant |
| Water City of Perrysburg | Tenant |
| Real Estate Taxes | Tenant |
| Insurance (Fire & Hazard) | Tenant |
| Content & Liability Insurance | Tenant |
| Janitorial | Tenant |
| Roof | Landlord |
| Structure | Landlord |
| Real Estate Tax Year | 2023 |
| Real Estate Taxes | \$114,111.24 |



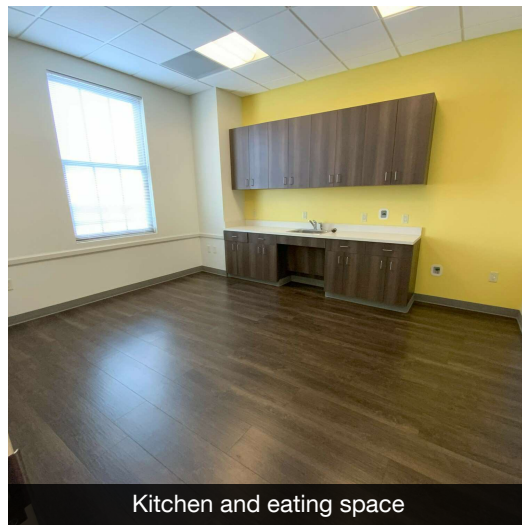
3rd floor lobby area. 2024 remodel planned



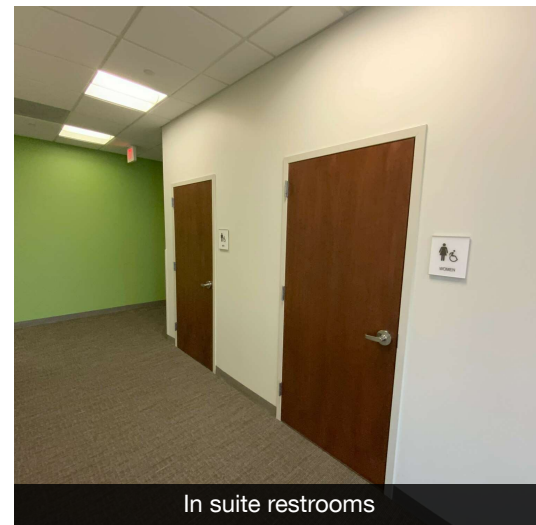
Main open concept area with windows at both ends



Private conference room



Kitchen and eating space



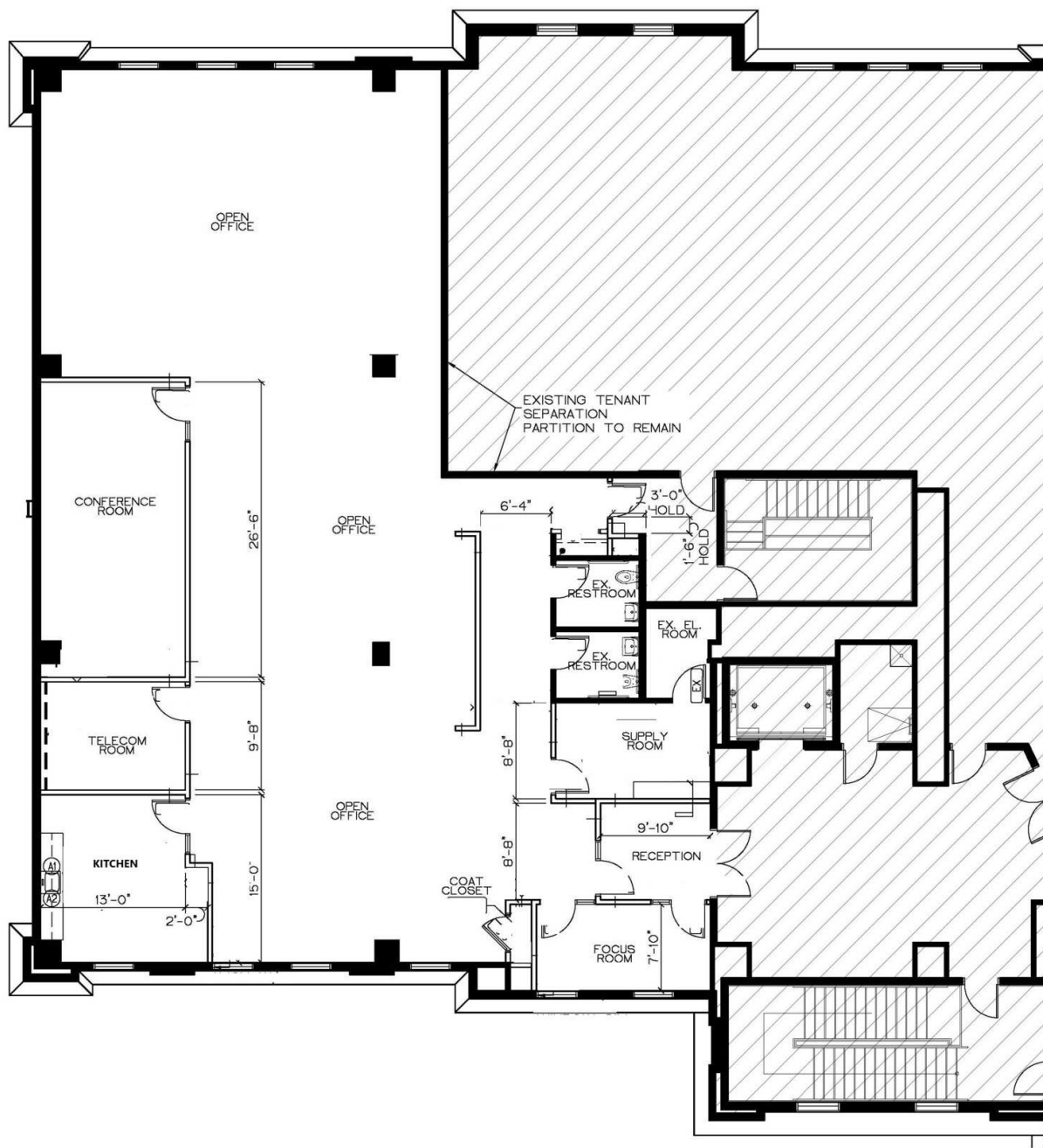
In suite restrooms

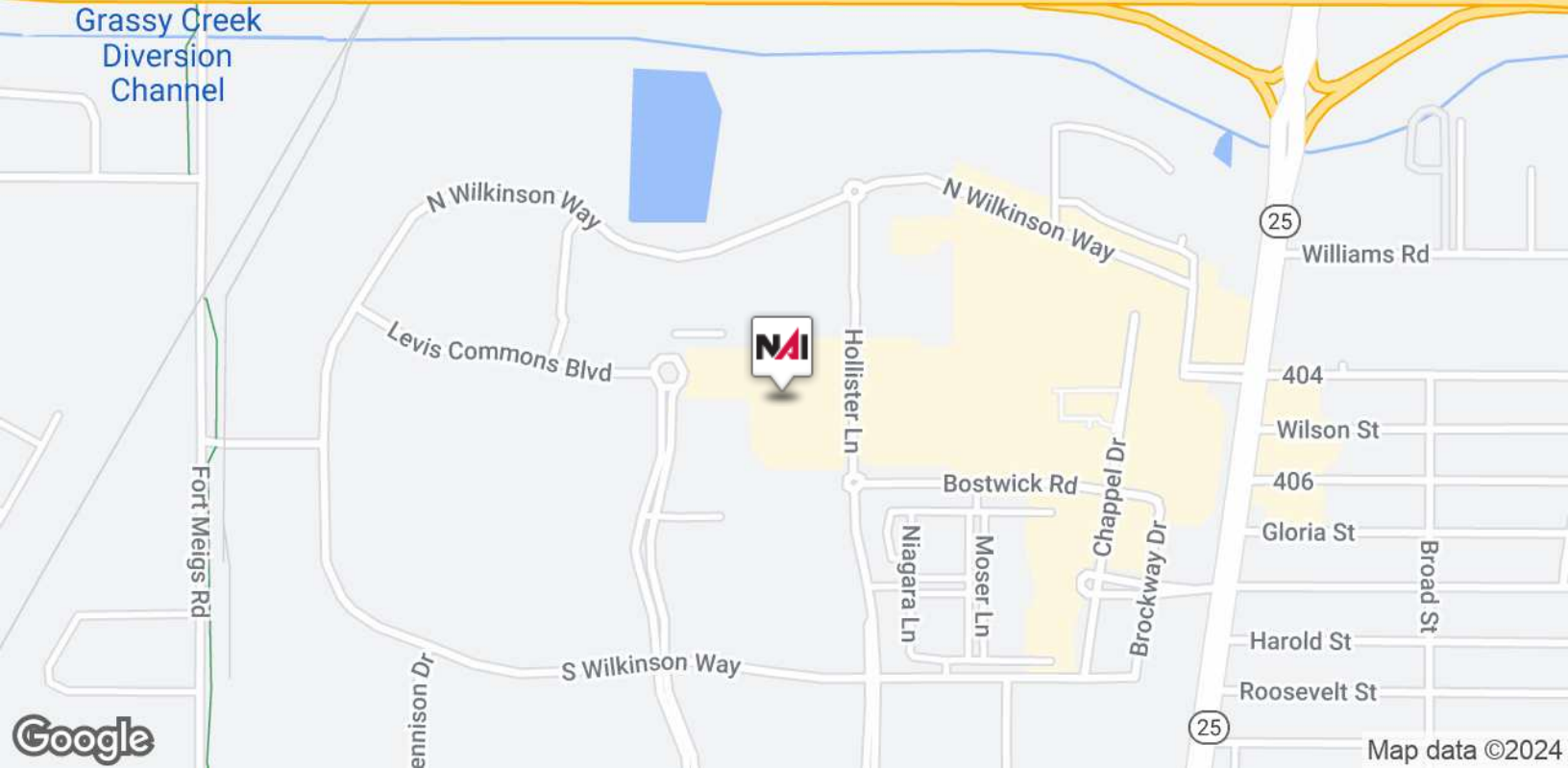


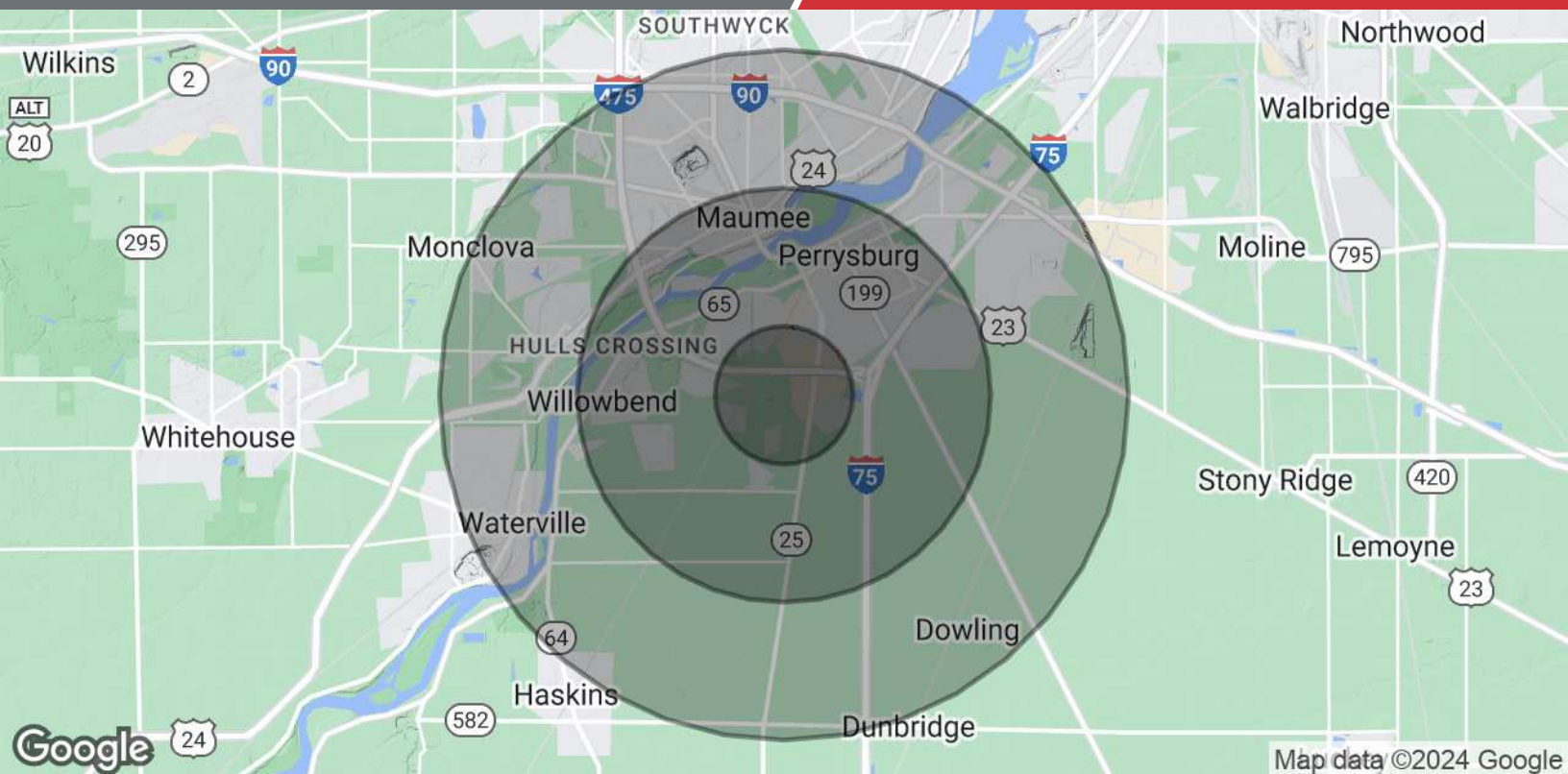
Private front office/consult room



Storage and IT







| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,064 | 26,281 | 65,928 |
| Average Age | 39.8 | 39.6 | 41.5 |
| Average Age (Male) | 37.8 | 40.2 | 40.0 |
| Average Age (Female) | 40.2 | 39.6 | 42.8 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,307 | 11,065 | 29,450 |
| # of Persons per HH | 2.3 | 2.4 | 2.2 |
| Average HH Income | \$123,297 | \$112,188 | \$92,054 |
| Average House Value | \$237,211 | \$253,656 | \$207,503 |

2020 American Community Survey (ACS)