

Four SeaGate, Suite 608, Toledo, Ohio 43604  
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**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.



# exclusive listings

**MAY 2012**  
**OFFICE/MEDICAL**

## SALES ASSOCIATES

Elliott Bassett  
Germano Bressan, CCIM  
Bill Cosgrove, CCIM  
Keenan Fields  
Joe Francis  
Craig Herschel  
Bob Mack, CCIM, SIOR  
Megan Malczewski, CCIM  
Ken Marciniak, SIOR  
Adam Martinez  
Tanya Pipatjarasgit  
Steve Serchuk, CCIM  
Jason Sheppard  
Sam Zyndorf, CCIM  
Mark Zyndorf, CCIM

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Lease Type Sale Type	Associate(s)	Main Photo
			Sale Price Price Per SqFt				
<b>Bowling Green</b>							
221 S. Church Street N/A	36,150 13,151	13,151 4,967	\$10.99-\$12.99 N/A	psf Lease N/A	Germano Bressan, CCIM Sam Zyndorf, CCIM		
<b>Comments:</b> First floor has 4,967 sf available for \$12.99 psf. Second floor is 8,184 sf available for \$10.99 psf. First and second floors can be leased together or separately. Tenants to have use of the lower level for access to restrooms, kitchen/break area and conference center.							
Tenant is responsible for suite janitorial, phone and computer services, liability insurance and increase in operating expenses over base year. Class A office space in downtown Bowling Green. Building fronts on 222 S. Main Street.							
130 S. Main Street, Unit: 1st Floor N/A	30,000 11,500	11,500 11,500	\$4,999.00 N/A	Per Month Sublease N/A	Germano Bressan, CCIM Sam Zyndorf, CCIM		
<b>Comments:</b> Full space tenant can have signage on the Time and Temperature Sign in front of building. Ideal location for general office use – accountant, attorney or medical.							
130 S. Main Street, Unit: 2nd & 3rd Flrs N/A	30,000 3,800	1,200 200	\$169.00 N/A	Per month/su Sublease N/A	Germano Bressan, CCIM Sam Zyndorf, CCIM		
<b>Comments:</b> Several suites available. Some suites are contiguous. Each suite averages 200 square feet.							
100 S. Main Street N/A	6,188 3,094	3,094 3,094	\$8.53 \$515,000 \$83.23	psf + utilities Sale/Lease	Robert P. Mack, CCIM, SIOR Megan Malczewski, CCIM		
<b>Comments:</b> First floor is available for lease. Space consists of: 3 offices, conference room, storage area with vault, copy area, reception/open area, lobby and restrooms/breakroom.							
Building is for sale. The second floor tenant will remain as a tenant. Pays \$1,860 per month plus utilities.							

\*Build to Suit

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<b>Cygnnet</b>							
157 Bradford	5,365	5,365	N/A	N/A	N/A	Sam Zyndorf, CCIM	
Holy Family Church	5,365	5,365	\$99,000	\$18.45	Sale		
<b>Comments:</b> Property consists of a small church (2,304 sf) and an activity building (3,061 sf). Both structures appear to be in very good condition.							

<b>Erie</b>							
6339 S. Telegraph Road	9,585	400	\$7.50	NNN	NNN	Jason Sheppard	
N/A	1,600	400	N/A	Lease	N/A		
<b>Comments:</b> Flexible lease terms available. 4 - 400 sf office units available @ \$250 per month NNN.  Tenants: The Cleaning Depot, Campbell Durocher Restoration and Shepherd Mechanical. Office space has kitchen area and private restrooms. Flex space has 300 square foot office space. Wired for internet and cable.							

<b>Holland</b>							
1545 Timberwolf Drive	12,966	12,966	N/A	N/A	N/A	Robert P. Mack, CCIM, SIOR	
N/A	12,966	12,966	\$1,675,000	\$129.18	Sale	Megan Malczewski, CCIM	
<b>Comments:</b> Located in Wolf Creek Executive Park in Springfield Township with a Holland mailing address. Beautiful wooded setting. Many corner offices. Large lunch/meeting room, conference room and storage area. Basement finished as ground floor. Lawn irrigation system.							




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<b>Holland</b>							
7445 Airport Highway	8,693	8,693	\$8.00	psf NNN		Megan Malczewski, CCIM	
Advocate Building	8,693	8,693	\$750,000	Sale/Lease		Steve Serchuk, CCIM	
			\$52.52				
<b>Comments:</b>	<p>First floor: 11 offices, reception area/work area, 2 conference rooms, kitchen, 2 men's restrooms (1 ADA) and 2 women's restrooms (1 ADA),                      Second floor: 6 offices, 2 open work areas, restrooms and kitchen. Freestanding office building with extra lot. Township address = no city income taxes currently levied. Property is in great condition and has been meticulously maintained. 1.5 miles to US-23, Exit 8a and 4.25 miles to I-80/90 Ohio Turnpike.</p>						
<hr/>							
7300 International Drive	15,423	8,100	\$15.00	psf gross		Robert P. Mack, CCIM, SIOR	
N/A	8,100	8,100	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b>	<p>First floor space available. Includes large open area, lobby, 11 offices, 3 large meeting rooms and a lounge/break room with sink. Close to Spring Meadows and I-475/US-23.</p>						
<hr/>							
<b>Maumee</b>							
1627 Henthorne Drive	10,653	6,000	\$10.00	per square fo		Megan Malczewski, CCIM	
N/A	6,000	3,000	\$650,000	Sale/Lease		Robert P. Mack, CCIM, SIOR	
			\$61.02				
<b>Comments:</b>	<p>Suite C (3,000 sf) consists of 7 offices, conference room, large workroom, open center area, in-suite restrooms, kitchen and reception area with built-in desk.                      Suite D (1,808 sf) and Suite E/F ( 3,000 sf) consist of 9 offices, reception area, in-suite restrooms, kitchen and large conference room/work area.                      Projected 2011 and Historical Cash Flow Statement on file.                      2011 OPEX averaged \$3.14 psf. OPEX = general maintenance, house electric, common area janitorial, lawn, miscellaneous expenses, snow, water, insurance and property taxes. Handicap ramp on the west side of the building. Directory signage. CAT V cabling. Approximately 1/2 mile to US-23.</p>						





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<b>Maumee</b>							
6546 Weatherfield Court Buildings B1 and B2	5,080 5,080	5,080 5,080	N/A \$599,000	N/A \$117.91	N/A Sale	Robert P. Mack, CCIM, SIOR	
<b>Comments:</b>	Modern Woodmen Insurance (John D. Pugh and Daniel J. Deiter) pays \$1,761.13 per month nnn for 1,761 square feet (\$13.50 psf nnn). Its five-year lease expires March, 2010. Wells Fargo is relocating. It currently pays \$4,148.75 per month nnn for 3,319 square feet (\$15 psf nnn). Located in Hometown Center. Class "A" design and layout. 1 mile to I-475/US 23. ½ mile to traffic light.						
116 W. William Street N/A	3,648 3,648	3,648 3,648	N/A \$99,000	N/A \$27.14	N/A Sale	Megan Malczewski, CCIM	
<b>Comments:</b>	Seller to retain easement to cell phone tower in rear of property. Downtown Maumee location. Former Alltel/Ohio Bell Telephone building. Building consists of approximately 20% finished office, storage/finished work space and garage with epoxy floors which is temperature controlled. Floor drains. Basement access from exterior and interior. Emergency back-up generator in basement. Above-ground storage tank holds fuel for back-up generator. Transfer system data 600 amp, 600V. Exhaust system. Cummins battery float charger 24V and water back-up. Storm water lift station. Generac GTS 600 system (transfer switch). Cat 5e cabling.						
1574 Henthorne Drive Henthorne Professional Building	9,918 2,728	2,728 2,728	\$9.50 N/A	psf + utilities N/A	Lease N/A	Megan Malczewski, CCIM Robert P. Mack, CCIM, SIOR	
<b>Comments:</b>	Class A medical office suite in turnkey condition. Subject unit consists of large open area, 2 restrooms, mechanical/storage room and entrance with glass counter.  Other tenants - Shadow Valley Dental Group, Wee Care Pain Management/Wee Care Pediatrics, Dr. J. R. Bennie. Springfield Township location - no City Income Taxes are currently levied.						


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<b>Maumee</b>							
306 Conant Street	5,753	1,405	\$10.68		Plus Utilities	Robert P. Mack, CCIM, SIOR	
N/A	1,405	1,405	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b>	Very well maintained building in Downtown Maumee.						
2340 Detroit Avenue	12,711	764	\$9.00	psf gross		Tanya Pipatjarasgit	
N/A	764	764	N/A		Lease	Keenan Fields	
			N/A				
<b>Comments:</b>	Great for office use who would like to serve the Maumee community. Flexible floorplans. Smaller space may be available as well as potential for office suite with shared reception area.						
	Other tenants in building: Creative Marketing Enterprise, Counseling Services, Sitzenstock & Associates, Prospective Counseling, Apex Mortgage and Kaminsky & Associates, Inc., Diann Paulin, LMT and GA Consultants. Professional setting with an on-site Owner/Manager. Access to Detroit Avenue and River Road.						
<b>Monclova Twp.</b>							
6546 Weatherfield Court	5,000	3,000	\$10.00	psf NNN		Robert P. Mack, CCIM, SIOR	
Building A	3,000	3,000	N/A		Sublease	Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b>	CAM is approximately \$1.25 psf for Hometown Center. Located in Hometown Center. Class "A" design and layout. Easy access to I-475/US-23. 1/2 mile to traffic light. 1 mile to expressway.						
<b>Monroe</b>							
1771 N. Dixie Highway	13,500	3,100	\$8.50	per square fo		Jason Sheppard	
N/A	3,100	1,500	N/A		Lease		
			N/A				
<b>Comments:</b>	Two contiguous spaces available. Unit C is 1,600 sf. Unit D is 1,500 sf. Space can be built out to tenant's specifications. Located 1/4 mile from I-75.						

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<b>Monroe</b>							
1505 Dixie Drive	6,752	2,934	\$10.00		psf + utilities	Jason Sheppard	
N/A	2,934	1,072	\$450,000		Sale/Lease		
			\$66.65				
<b>Comments:</b> Long term tenant in Suite 1/2 with a new 3 year lease agreement executed in 2011. Located off busy Dixie Highway and close to I-75.							

<b>Northwood</b>							
3200 Woodville Road	4,100	1,025	\$5.75		Plus Utilities	Joe Francis	
The Woodville Building	1,025	1,025	N/A		Lease		
			N/A				
<b>Comments:</b> Former insurance office on 2nd floor. Located 1/2 mile west of I-280. Very clean. Recent improvements include remodeled restrooms and new carpet.							

<b>Oregon</b>							
715 Coy Road	6,912	2,400	\$9.50-\$9.89		psf + utilities	Megan Malczewski, CCIM	
N/A	3,310	910	N/A		Lease	Sam Zyndorf, CCIM	
			N/A				
<b>Comments:</b> 1st floor suite (2,400 sf) consists of 4 offices, open area (business office), x-ray room, dark room and 7 treatment/procedure rooms. It is available for \$1,900 per month. Last occupied by a podiatrist. 910 sf is also available for lease in the lower level for \$750 per month. Common break room/lounge in basement available to all tenants. File storage area in basement.							
Other tenants: Schlageter & Bryce Co., LPA, Associated Pathologists and Laurie Campos Insurance Agency, LLC.							




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<b>Oregon</b>						
3015 - 3019 Navarre Avenue	18,672	1,275	\$8.33-\$11.60	per square fo	Megan Malczewski, CCIM	
Navarre Plaza	2,820	720	N/A	Lease	Sam Zyndorf, CCIM	
			N/A			
<b>Comments:</b> Second floor space: Suite 204 - 925 sf @ \$675 per month plus utilities. Suite 205 - 720 sf @ \$500 per month plus utilities. Suite 211 - 1,275 sf @ \$1,100 per month.						
2735 Navarre Avenue, Unit: 102	4,026	2,454	\$7.33	psf + utilities	Tanya Pipatjarasgit	
Horizons IV Office Condominium #102	2,454	2,454	N/A	Lease	Megan Malczewski, CCIM	
			N/A			
<b>Comments:</b> Interior consists of a reception office, waiting room, 3 offices, 5 exam rooms, lab area, storage room, 2 restrooms and a records room, which includes a rolling patient records filing system. Located within the Horizons IV Condominium complex (first building in complex). At traffic light directly across from St. Charles Hospital. 4/10 mile from I-280.						
3140 Dustin Road	2,450	2,450	\$9.00	psf NNN	Robert P. Mack, CCIM, SIOR	
N/A	2,450	2,450	\$275,000	Sale/Lease	Megan Malczewski, CCIM	
			\$112.24			
<b>Comments:</b> Triple net lease - Tenant is responsible for all operating expenses including, but not limited to, utilities, suite janitorial, real estate taxes, condo fees and content/liability insurance. Landlord is responsible for roof and structure. Condo fees: \$453.75 per month (\$5,445.00 per year). Large reception room, five offices, business office/secretarial area, kitchen, open work area and storage areas. The basement includes unfinished area for restroom (plumbing available), washer & dryer hookups, and kitchen/staff lounge.						




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<b>Oregon</b>							
2467 Woodville Road	5,624	1,185	\$9.00		Plus Utilities	Germano Bressan, CCIM	
Oregon Medical Building	2,164	979	\$289,900		Sale/Lease		
			\$51.55				
<p><b>Comments:</b> Suite 2 is 1,185 sf. Currnt tenant (Brown Chiropractic) will vacate upon request. Suite 5 is 979 sf and will be available 4/1/12.</p> <p>Other tenants: S &amp; D Capital, Ski's Training &amp; Consulting. Located near Great Eastern Shopping Center, Meijer, Menards and the Bay Park Community Hospital. Near State Route I-280 connecting the Ohio Turnpike to I-75.</p>							
4330 Navarre Avenue	8,078	2,020	\$12.00	NNN		Ken Marciniak, SIOR	
N/A	2,020	2,020	N/A	Lease			
			N/A				
<p><b>Comments:</b> Triple net charges for 2009 were \$3.25 per square foot. 1 - 2,020 square foot unit available. Once space consists of 4 private offices, large general office area, kitchenette with sink and dishwasher, 2 ADA compliant restrooms and storage closets. Other tenants: Maumee Bay Family Practice and Citizen Tax Service. Located across from Pearson Park.</p>							
3150 Dustin Road	8,652	1,643	\$11.00	psf NNN		Robert P. Mack, CCIM, SIOR	
N/A	1,643	1,643	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Landlord's Tenant Finish Allowance information on file. 24' x 34' canopy.</p>							




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<b>Oregon</b>							
3971 Navarre Avenue	10,192	1,500	\$9.60	NNN		Robert P. Mack, CCIM, SIOR	
N/A	1,500	1,500	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Private entryway. Each unit has separate electric/gas/water meters and HVAC units. Space to be built-out to tenant's specifications. Picnic area outside suites.</p> <p>Other tenants are Edward D. Jones, Powell Vision Center, Community Residential Services. In front of Heartland of Oregon and across from the new Tractor Supply and Gordon Food Store. Less than two miles to I-280.</p>							
3246 Navarre Avenue	9,816	1,400	\$9.50	NNN		Joe Francis	
N/A	1,400	1,400	N/A	Lease			
			N/A				
<p><b>Comments:</b> Building was recently painted and driveway was seal coated. Flexible floor plan. Equipped with CAT5e. 2008 net charges approximately \$2.55 per square foot. Professionally managed building with easy access to I-280. Suite is visible from Navarre Avenue.</p>							
2735 Navarre Avenue, Unit: 405	1,080	1,080	N/A	N/A		Megan Malczewski, CCIM	
Horizons IV Condominium	1,080	1,080	\$55,000	Sale		Keenan Fields	
			\$50.93				
<p><b>Comments:</b> Current space layout is a waiting room, receptionist area, 3 operatories each approximately 9' x 10', staff lounge with sink, lab unit with sink, restroom and doctor's office. Small room in basement for storage. Directly across from St. Charles' Hospital.</p>							




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<b>Perrysburg</b>							
6360 Levis Commons Boulevard	67,081	8,140	\$16.00-\$20.00		per square fo	Megan Malczewski, CCIM	
Orleans Building @ Levis Commons	24,074	2,295		N/A	Sale	Robert P. Mack, CCIM, SIOR	
				N/A			
<p><b>Comments:</b> First Floor - 30,201 square feet total. Space available at \$20 psf - 4,630 sf finished; 4,866 sf unfinished and 2,326 sf unfinished. Second Floor - 20,812 square feet total. Space available at \$18 psf - 5,845 sf unfinished and 2,295 sf unfinished. Third Floor - 16,068 square feet total. Space available at \$16 psf - 4,112 sf finished. Finished spaces are in move-in condition. Landlord/Receiver is willing to offer a rent holiday in lieu of a tenant improvement allowance, conditional upon terms of proposal (i.e. length of term, proposed rental rate, etc.). Other tenants include Nagoya Japanese Steakhouse &amp; Sushi, Fat Fish/Funny Bone, WTOL, Casa de Monteci and St. Julian's Fitness. Upscale retail/office/entertainment district. Across from Hilton Garden Inn at Levis Commons. Parking in front and rear of building. Less than 1/4 mile to I-475/US-23, Exit 2.</p>							
885 Commerce Drive	14,581	2,978	\$10.75	NNN		Robert P. Mack, CCIM, SIOR	
N/A	2,978	2,978		N/A	Lease		
				N/A			
<p><b>Comments:</b> Improvement Allowance: Space is currently unfinished. Landlord will finish space to standard building allowance for qualified tenant. Landlord will also consider rent abatement in exchange for tenant funding its own buildout.</p> <p>Other tenants: Barefoot Wealth Management, Normand Associates Architects, Image Integration Systems. Space is currently unfinished. Basement storage area available.</p>							
900 W. South Boundary Street	34,960	2,161	\$11.00	NNN		Robert P. Mack, CCIM, SIOR	
Perry Towne Square	2,161	2,161		N/A	Lease		
				N/A			
<p><b>Comments:</b> Space available: Suite 9A - 2,161 sf. 10-unit complex built by Melchior Building Company. Less than 1/4 mile to traffic light and 1/2 mile to expressway. Condominium fees approximate \$475 per building. Tax abatement on improvements.</p>							




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<b>Perrysburg</b>							
134 W. South Boundary	22,500	1,028	\$8.00	psf + utilities		Craig M. Herschel	
The Commons	2,028	1,000	N/A	Lease			
			N/A				
<b>Comments:</b> 1 suite on the first floor and 1 suite on the second floor are available. Suite G has 1,028 sf. Suite EE is 1,000 sf. Some second floor offices have perimeter windows. Elevator provides access to the second floor. Carpet is new. Various single room offices also available. Conference room available to tenants by reservation. On-site landlord. Located in the Country Charm Shopping Center. Very well maintained multi-tenant building. Conveniently located in central Perrysburg, 1 mile from I-75 and I-475/US-23.							
801 W. South Boundary Street	6,926	500	\$10.00	psf NNN		Robert P. Mack, CCIM, SIOR	
N/A	500	500	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b> Move-in condition. Separate entrance. Kitchen and restrooms. Net charges are \$181.25 per month (CAM, taxes, insurance). Utilities are estimated at \$83.22 per month.							
<b>Perrysburg Twp.</b>							
27493 Holiday Lane	6,880	1,800	\$8.00-\$10.25	Gross		Robert P. Mack, CCIM, SIOR	
N/A	3,000	1,200	N/A	Lease			
			N/A				
<b>Comments:</b> 1,200 sf available on the first floor for \$10.25 psf gross for the first year. Furniture in the suite is available. 1,800 sf suite with 4 individual offices available on the second floor for \$8.00 psf gross for the first year excluding suite janitorial. Lease rates for remainder of term negotiable. Adjacent to fitness center. Located in the Golden Triange at I-75 and State Route 20, a commercial growth area. Easy access with highly visible location. Township address - currently no income tax.							




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<b>Port Clinton</b>							
62 Grande Lake Drive	2,000	2,000	N/A	N/A		Elliott Bassett	
N/A	2,000	2,000	\$120,000	Sale			
			\$60.00				
<b>Comments:</b> Downstairs tenant (Medari Wellness) has a lease thru March 1, 2012, with an option to renew for an additional 3 year term. High traffic counts - located next to State Route 163 and Route 2. Beach privileges. Grande Lake Drive is a one lane, one way street off State Route 163.							
<b>Springfield Twp.</b>							
7359 International Drive	12,200	3,996	\$9.75	NNN		Keenan Fields	
N/A	6,996	1,986	\$1,200,000	Sale/Lease		Craig M. Herschel	
			\$98.36				
<b>Comments:</b> \$40.00 per square foot for finished space. Current tax information does not reflect improvements made to the property. New construction in Springfield Township - no payroll taxes are currently levied. Building can be used for multiple tenants or a single user. Private entrance and basement per unit. Quality building in a professional setting. 1.5 miles west of I-475/US-23 and Springmeadows Shopping Center.							
1225 Corporate Drive	6,390	6,390	\$8.00	psf + utilities		Robert P. Mack, CCIM, SIOR	
N/A	6,390	1,379	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b> Well maintained office/flex building in Springfield Township where no city income taxes are currently levied. The building and current facia sign are visible from US-23. Signage available on building facia. Located 1 mile from the US-23/Airport Highway interchange. Situated in a professional office/industrial park accessible to retail service providers and near other businesses.							




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<b>Springfield Twp.</b>							
10060 Old Airport Highway N/A	3,772 3,772	3,772 3,772	N/A \$190,000	N/A \$50.37	N/A Sale	Craig M. Herschel	
<b>Comments:</b> Great Springfield Township location. Numerous updates to the building since 2003. Large storage area to the rear of the building. Handicap ramp at the main entrance. Private septic system approximately 4 years old, municipal water.							
1028 S. Holland Sylvania Avenue N/A	49,400 1,800	1,800 900	\$10.67 N/A	psf + utilities N/A	Lease	Craig M. Herschel Megan Malczewski, CCIM	
<b>Comments:</b> Owner is very flexible on lease terms. Owner will consider a rent holiday period for longer term tenants.  Other tenants: State Farm Insurance, Around Town Storage, Westwood Barber & Hair Styling, Home Solutions Bedroom and Kitchen Remodeling Great location in Springfield Township, where no payroll taxes are currently levied. Close proximity to Airport Highway and I-475. Property is well maintained with on-site management. Additional storage available through Around Town Storage. Floor drain in garage.							
7555 Airport Highway N/A	3,300 1,700	1,700 1,700	\$9.88 \$239,000	Plus Utilities \$72.42	Sale/Lease	Keenan Fields	
<b>Comments:</b> Office layout consists of reception area, open office area and 3 large private offices. A freestanding executive office building in move-in condition. Buckeye Telesystem service with internet.							





\*Build to Suit

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			Sale Price Price Per SqFt				
<b>Springfield Twp.</b>							
1540 Holland Sylvania	20,310	1,682	\$13.00	psf + utilities		Robert P. Mack, CCIM, SIOR	
Barone Building	1,682	1,682	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Updated finishes throughout, Springfield Township = no city income tax currently levied. Heated sidewalks. Located 1/2 mile from US 23/1-475 Airport Highway interchange (exit 8).</p>							
<b>Swanton</b>							
22 Turtle Creek Circle	15,972	8,000	\$8.00-\$11.75	psf NNN		Megan Malczewski, CCIM	
N/A	12,000	2,000	N/A	Lease		Robert P. Mack, CCIM, SIOR	
			N/A				
<p><b>Comments:</b> 8,000 sf finished space @ \$11.75 psf NNN. 2 - 2,000 sf unfinished spaces @ \$8.75 psf NNN. Turnkey medical office space (8,000 sf). Ready for immediate occupancy. Previously occupied by a family/pediatric practice. Buckeye cable. CAT IV. Designed for 1 or 2 practices. Layout consists of vestibule, 2 waiting areas, general office.                  South wing: 7 offices, 8 exam rooms, 2 nurses stations, 1 clinical station, 2 procedural rooms with connecting restrooms/shower, storage/mechanical, break room, and 3 restrooms.                  North wing: 3 offices, 10 exam rooms, 2 nurses stations, 1 clinical station and 2 restrooms.</p>							
One Turtle Creek Circle	15,317	2,100	\$1,915.00	Per Month N		Megan Malczewski, CCIM	
N/A	2,100	2,100	\$2,000,000	Sale/Lease		Robert P. Mack, CCIM, SIOR	
			\$130.57				
<p><b>Comments:</b> Suite A available for lease - \$2,100 sf at \$1,915 per month NNN. Meticulously maintained property. 2/10 mile to SR 2/SR 64 intersection.</p>							





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			Sale Price Price Per SqFt				
<b>Sylvania</b>							
5800 Monroe Street Building A-2	5,000 5,000	5,000 2,500	\$10.50-\$11.50 N/A N/A	psf gross Lease		Megan Malczewski, CCIM Robert P. Mack, CCIM, SIOR	
<b>Comments:</b>	Suite A is 2,500 sf @ \$11.00 psf gross. Suite B is 2,500 sf @ \$11.50 psf gross. Suites can be combined @ \$10.50 psf gross. Suite B is currently occupied by Watterson Environmental Group, LLC (owner of Watterson Environmental is a principal of the building). They will relocate or vacate the building.						
5800 Monroe Street Building A Unit 1	8,760 4,949	4,949 2,245	\$12.00 \$495,000 \$56.51	psf gross Sale/Lease		Megan Malczewski, CCIM	
<b>Comments:</b>	Two suites available for lease - 2,245 and 2,704 square feet. Suites are contiguous. Square footage was measured by an architect in April, 2011. Space available includes tenant's proportionate share of restrooms. The Country Square Condominium Complex is very well maintained, professionally managed, and close to other offices and restaurants. Conveniently situated at a traffic light and 4/10 mile to the interstate system.						
6419 Monroe Street N/A	3,088 3,088	3,088 1,544	\$8.00-\$12.00 N/A N/A	psf + utilities Lease		Ken Marciniak, SIOR	
<b>Comments:</b>	1st floor available for \$12.00 per square foot plus utilities. Lower level available for \$8.00 per square foot plus utilities. Great contemporary finish. Private offices, kitchenette and conference room on 1st floor. Lower level has restroom with shower, large conference room and large office.						
5800 Monroe Street Building C	7,438 1,992	1,992 1,992	\$12.30-\$13.55 N/A N/A	per square fo Lease		Sam Zyndorf, CCIM Joe Francis	
<b>Comments:</b>	Suite 101 is 1,992 sf @ \$2,250 per month plus utilities. Space newly remodeled. Private restrooms. High image professional office condominium complex in excellent Sylvania location.						



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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Lease Type Sale Type	Associate(s)	Main Photo
			Sale Price Price Per SqFt				
<b>Sylvania</b>							
5800 Monroe Street Building B	5,024 1,901	1,901 403	\$15.00 \$500,000 \$97.66		Plus Janitoria Sale/Lease	Ken Marciniak, SIOR	
<b>Comments:</b> Four suites are available. The 403 sf suite and the 748 sf suite are contiguous. The 2,218 sf suite and 750 sf suite are also contiguous. Rent roll and actual income statement available upon request. Highly desirable Sylvania location. Well maintained professional condominium complex. Easy access to expressway - 4/10 mile to US-23/475.							
<b>Sylvania Twp.</b>							
3434 Granite Circle N/A	29,050 9,886	9,886 4,571	\$10.50 N/A N/A		Plus Op. Exp Lease	Robert P. Mack, CCIM, SIOR Megan Malczewski, CCIM	
<b>Comments:</b> First floor office space in a professional environment. Area A is 5,315 sf; Area B is 4,571 sf. Operating expenses are \$8 psf. Perimeter offices. No payroll tax currently levied in Sylvania Township. Shared restrooms with Plante Moran.							
7110 W. Central Avenue N/A	11,504 6,746	6,746 6,746	\$9.50 \$1,175,000 \$102.14	psf NNN	Sale/Lease	Robert P. Mack, CCIM, SIOR	
<b>Comments:</b>							
5650 - 5652 W. Central Avenue N/A	33,857 6,100	1,800 600	\$11.50 N/A N/A	Plus Janitoria	Lease	Robert P. Mack, CCIM, SIOR Craig M. Herschel	
<b>Comments:</b> Various suites available in different sizes. Landlord pays utilities. Ground level office space. Less than one mile from I-475/US 23. Sylvania Township location - no payroll taxes levied.							




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			Sale Price	Price Per SqFt			
<b>Sylvania Twp.</b>							
5930 Huntingfield Boulevard, Unit: B & B-1	5,368	5,368	N/A	N/A	N/A	Megan Malczewski, CCIM	
N/A	5,368	5,368	\$200,000	Sale		Robert P. Mack, CCIM, SIOR	
			\$37.26				
<p><b>Comments:</b> Total condominium building is 10,290 square feet. Per Seller's measurements, Units B and B-1 have 52% of the ownership of Huntingfield One Condominium. Association fees are \$904.22 per month. Past due condominium fees and real estate taxes will be paid by the Seller at Closing. Other occupants are Schraw Chiropractic (Unit A) and Finance Systems of Toledo, Inc. (Unit C)</p> <p>Unit B/B-1 consists of the following:                      Surgery Area - Clerical open area, 3 surgery rooms, 1 large office, 3 storage rooms, 4 restrooms, 4 rooms/offices, open areas and basement access.                      Exam/Business Area - Waiting area, 2 restrooms, 4 exam rooms, clerical office area, conference room and Doctor's office.</p>							
2720 Centennial Road Building 2	5,000 5,000	5,000 5,000	\$11.00	NNN		Robert P. Mack, CCIM, SIOR	
			\$375,000	Sale/Lease		Megan Malczewski, CCIM	
			\$75.00				
<p><b>Comments:</b> Currently, the space is unfinished. Owner/landlord will provide a \$40 psf tenant allowance to upfit space. Percentage interest in common area is 11.6%. Triple net charges for 2010 were \$3.05 psf (RE taxes- \$2.46 psf, insurance - \$0.11 psf and CAM - \$0.48 psf). Newly constructed office condominium with a 3,000 sf basement. The building has not been fully assessed by the Lucas County Auditor.</p>							





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			Sale Price Price Per SqFt				
<b>Sylvania Twp.</b>							
5414 Monroe Street N/A	4,106 4,100	4,100 1,600	\$4.80-\$11.25 \$395,000 \$96.20	psf NNN Sale/Lease		Megan Malczewski, CCIM	
<b>Comments:</b> Building consists of 2 suites. Suite A - Approximately 2,500 square feet @ \$1,000 per month plus utilities. Includes 5 offices, large conference room, kitchen/restroom/lounge area, open admin area in center and a lobby area. Suite B - Approximately 1,600 square feet @ \$1,500 per month plus utilities. Includes a lobby/reception area, 2 offices, X-ray room, 2 restrooms and 3 open treatment areas. Area in rear of building may be able to be improved for additional parking, subject to approval. Landlord is willing to offer a rent holiday for tenant to complete improvements. Located in Sylvania Township where no City income taxes are currently levied. Water line extended to the property in July, 2009. Roof repairs were completed in 2012.							
5755 - 5757 Park Center Court N/A	6,000 4,074	4,074 1,915	\$15.00 N/A N/A	psf + utilities Lease		Megan Malczewski, CCIM Robert P. Mack, CCIM, SIOR	
<b>Comments:</b> Move-in condition office suite. Suite 5755 consists of a waiting area 2 exam rooms, storage, manager's office, procedure room, kitchenette, conference room and bull pen. Suite 5757 consists of lobby, 4 offices, open work area, conference room, kitchenette. Basement storage available (per terms of lease).  Tenant is responsible for gas, electric, suite janitorial, content/liability insurance and pass-thru's in operating expenses (paid by Landlord) going beyond the base year. Located in Sylvania Township where no city income tax is currently levied. Executive office complex in a wooded setting adjacent to other office/medical professionals. 2 miles to I-475/US-23.							
2735 N. Holland Sylvania Road N/A	4,615 3,205	3,205 3,205	N/A \$199,900 \$43.32	N/A Sale		Germano Bressan, CCIM	
<b>Comments:</b> The condo fee is \$675.25 per month and annual taxes are \$6,233.02. Easy access. Close to W. Central Avenue and I-475/US-23. Full basement with mostly finished office space and 4 restrooms. Located in Sylvania Township where there is currently no city payroll tax.							

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			Sale Price Price Per SqFt	Lease Type Sale Type		
<b>Sylvania Twp.</b>						
7846 - 7862 W. Central Avenue	31,700	3,000	\$5.00	psf NNN	Germano Bressan, CCIM	
Timberstone Square	3,000	3,000	N/A	Lease	Keenan Fields	
			N/A			
<b>Comments:</b>	Suite 7862A is available. Consists of 1,800 sf office and 1,200 sf warehouse. Fast growing area in Sylvania Township just west of King Road. 1.6 miles to US-23/I-475.					
3351 Silica Road	5,520	1,600	\$7.50-\$75.00	per square fo	Joe Francis	
N/A	1,600	1,600	N/A	Lease		
			N/A			
<b>Comments:</b>	Office portion only. Up to 5 private offices. Reception area. Very clean. Great location.					
4829 Sadalia Road	1,413	1,413	N/A	N/A	Sam Zyndorf, CCIM	
N/A	1,413	1,413	\$125,000	Sale		
			\$88.46			
<b>Comments:</b>	Converted house in Sylvania Township with associated tax benefits. Property has mixed zoning. The majority is C-2. Zoning map on file.					
5550 W. Central Avenue	11,432	1,350	\$12.00	per square fo	Bill Cosgrove, CCIM	
Kalniz, Iorio & Feldstein	1,350	1,350	N/A	Lease	Megan Malczewski, CCIM	
			N/A			
<b>Comments:</b>	Available space is located on the west side of the lobby. Tenant has use of and pays prorata share of the cost of the reception area, waiting area, 2 conference rooms and restrooms (approximately 1,338 sf total).					
	Space available 0 to 60 days from lease execution.					

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			Sale Price	Price Per SqFt			

**Sylvania Twp.**

2727 Holland Sylvania Road	832	832	N/A	N/A	N/A	Tanya Pipatjarasgit	
Huntington Field III Condo Unit F	832	832	\$74,900	\$90.02	Sale		

**Comments:** Condo unit is in the southwest corner of the property. Current annual Condo Association Fee is \$1,740. Consists of vestibule, open area, office, kitchenette and an unfinished basement presently used for storage. Recent updates in Spring, 2011, include new carpet and padding, paint, new cabinet tops and vinyl flooring in vestibule, kitchen and restroom




**Temperance**

1600 W. Smith Road	9,924	3,194	\$9.50	psf NNN		Jason Sheppard	
The Commons at Greenbriar	7,421	772	\$385,000	\$38.79	Sale/Lease	Keenan Fields	

**Comments:** Sale price includes Buildings A, B and D, and undeveloped area for Buildings C and E. Building A - Suite 1 (1,661 sf) is occupied. Suite 2 (1,341 sf) is vacant and unfinished. Building B is vacant. Suite 1(1,899 sf) is built out with 6 offices, reception area and conference room. Suite 2 (987 sf) is one open office area. Building D is vacant. Suite 1 (2,422 sf) is unfinished, has a basement with a restroom and storage area. Suite 2 (772 sf) is built out with 2 offices and an open area. Tenant is responsible for gas and electric (separately metered), prorata share of insurance, common area lighting, water, lawn maintenance and snow removal. Multi-tenant buildings with common entry foyer and restrooms. Lot has site plan approval allowing two additional buildings of 3,276 and 4,032 sf to be constructed.30,000 sf of asphalt surfaced parking and drive area. The westerly parking area of 14,500 sf needs the final layer of 2" asphalt to be applied.




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			Sale Price Price Per SqFt				
<b>Toledo</b>							
4747 Heatherdowns Boulevard	54,009	54,009	\$3.75	psf	NNN	Robert P. Mack, CCIM, SIOR	
Former Masonic Temple	54,009	54,009	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Building layout consists of large meeting rooms, offices, commercial kitchen and storage rooms. Floor plan on file. Multi-purpose facility. Building is visible from the Ohio Turnpike (80/90). Less than 1 mile from the Ohio Turnpike exit. One HVAC system (new 2007) services both complexes. It has been submetered for the former Masonic Temple. Maintenance and replacement are the responsibility of the Stranahan Theater. Additional land available in rear of building for outdoor recreational uses as permitted by Code.</p>							
433 Summit Street	281,917	24,067	\$18.50		Full service	Sam Zyndorf, CCIM	
Four SeaGate	53,126	1,000	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Space can be divided according to Tenant's requirements. 1 parking space per 1,100 sf leased.</p> <p>Current Tenants: Fox 36 WUPW, Internal Revenue Service, United States Attorney Northern District of Ohio, Spengler Nathanson P.L.L., Upton Appraisal Group, Signature Associates, Roose &amp; Ressler, Big Brothers Big Sisters of Northwest Ohio, Polofka &amp; Van Berkorn, Marshall &amp; Melhorn, Robison, Curphey &amp; O'Connell and Social Security Administration. Premiere, Class A office building located in the Central Business District of Toledo. Unparalleled views overlooking downtown and scenic Maumee River.</p> <p>Large conference center, vending machine area, secured parking in an underground garage with 438 spaces and elevators on each level.</p>							
425 Jefferson Avenue	150,000	44,722	\$9.75		Gross	Bill Cosgrove, CCIM	
The Secor Building	44,722	325	N/A		Lease		
			N/A				
<p><b>Comments:</b> Tenant responsible for in-suite janitorial and in-suite maintenance. Most tenants have control of the HVAC in their suites.</p> <p>Rental rate will be quoted if tenant requires buildout. Renovated 10 story turn-of-the-century apartment hotel converted to offices. Located next to Convention Center and overlooking 5/3 Field. Street parking and numerous surface and deck parking structures surround the building.</p>							

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<b>Toledo</b>							
5732 Douglas Road	24,952	24,952	N/A	N/A		Jason Sheppard	
N/A	24,952	24,952	\$950,000		Sale		
			\$38.07				
<b>Comments:</b>	Church facility with a Fellowship Hall in the finished basement. Lobby renovated in 2009. 800 seat auditorium. Full kitchen in basement. Bookstore on premises. Nursery and Sunday School classrooms on the main floor and in the basement, conference room and office space on main level were renovated in 2010.						
4234 Monroe Street	24,485	24,485	N/A	N/A		Megan Malczewski, CCIM	
Hampton Park Christian Church	24,485	24,485	\$730,000		Sale	Craig M. Herschel	
			\$29.81				
<b>Comments:</b>	Original building (main level/2nd floor) - Sanctuary seats approximately 300 (baptismal pool in rear). Elevator installed in 1990's. 5 rooms/classrooms. Ground level - Fellowship Hall/Social room with stage. 4 rooms/classrooms. Parlor. Commercial kitchen. Third level has 6 rooms/classrooms. Addition consists of chapel with private entrance (seats up to 50 people). Garage with 2 - 8' overhead doors. Gym with wood ceiling (used along with the kitchen as an all purpose meeting area. 2 restrooms. Mechanical room. 2 large Sunday school rooms which can be divided with accordion walls. 5 offices.						
2272 Collingwood Boulevard	23,345	23,345	N/A	N/A		Germano Bressan, CCIM	
St. Mark's Episcopal Church	23,345	23,345	\$125,000		Sale	Jason Sheppard	
			\$5.35				
<b>Comments:</b>	* Tax amount reflects assessments only. Beautiful church with sanctuary (seats 500), vestibule, baptismal area, choir area, parish hall, gymnasium, commercial kitchen, dining room, auditorium with stage, offices and living room with fireplace. Many built-in wood bookcases and wood paneling throughout. Located within the Historic District of the Old West End.						

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Lease Type Sale Type	Associate(s)	Main Photo
			Sale Price Price Per SqFt				
<b>Toledo</b>							
6145 Hill Avenue	20,000	20,000	N/A	N/A	N/A	Sam Zyndorf, CCIM	
Former Our Lady of Lourdes School	20,000	20,000	\$1,200,000		Sale	Keenan Fields	
			\$60.00				
<b>Comments:</b> Current tax is based on the property's tax-exempt status. Should this status change, the taxes will be recalculated.							
Property that is for sale is being split from the above parcel. Split parcel will be 17+/- acres. Formerly occupied by Our Lady of Lourdes School grades K - 8. Property consists of: 2+ offices, teachers' room, kitchen area, storage rooms, 4 restrooms, 9 classrooms, gymnasium, nurse's room, conference room and computer/library room. Building is in move-in condition for related users. The property has been meticulously maintained.							
4841 Monroe Street	61,023	6,375	\$13.50		Full service	Robert P. Mack, CCIM, SIOR	
Harvest Square	16,962	443	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b> 3 units available in the North Building and 7 units in the South Building. Improvement Allowance - new carpet and paint with a minimum 3 year lease. Tenant responsible for pass-thru's in operating expenses over the base year established. Landlord responsible for all operating expenses including utilities, 5 day in-suite janitorial, common area maintenance, real estate taxes and property insurance. Turnkey office space ready for immediate occupancy. Convenient access to expressway system. In the heart of the Monroe Street retail corridor. Retailers, restaurants and other offices surround this location.							
1220 Madison Avenue	16,800	16,800	\$8.00		psf NNN	Tanya Pipatjarasgit	
N/A	16,800	1,500	\$275,000		Sale/Lease		
			\$16.37				
<b>Comments:</b> Downtown Toledo location great for office or retail.							





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<b>Toledo</b>							
2158 Collingwood Boulevard Church of Living God	16,661 16,661	16,661 16,661	N/A \$129,000	N/A \$7.74	N/A Sale	Craig M. Herschel	
<p><b>Comments:</b> Average utility costs on file.</p> <p>* Current tax amount is based on the property's tax-exempt status. Should the property status change, taxes will be recalculated. Beautiful stone church on Collingwood and Bancroft. Building was designed by the architect for the Toledo Museum of Art. Sanctuary holds up to 750 people. Lower level can seat approximately 200 for services and gatherings. Second largest functioning pipe organ in City of Toledo Complete commercial kitchen and dining area. Roof, boiler and central air all recently updated.</p>							
3715 Airport Highway Parkcrest Medical Forum	16,583 16,583	1,880 1,177	\$8.00 \$585,000	Plus Utilities \$35.28	Sale/Lease	Craig M. Herschel	
<p><b>Comments:</b> Three suites available for lease - Suite C (1,330 sf), Suite H (1,177 sf) and Suite I (1,880 sf). Tenants would consider staying upon sale of building. Adjacent 1.38 acre lot at 3745 Airport Highway is also available for sale. Well maintained, multi-tenant building conveniently located between Byrne Road and Reynolds Road. Close to University of Toledo Health Science campus.</p>							
235 N. Michigan Street Space 237	14,880 14,880	14,880 14,880	N/A \$600,000	N/A \$40.32	Sale	Megan Malczewski, CCIM Bill Cosgrove, CCIM	
<p><b>Comments:</b> 4 story loft-style building with approximately 3,720 square feet per floor. First and second floors were renovated in 1996. Third and fourth floors may need cosmetic updating. Many areas in the building offer an open floor plan, exposed ductwork, lighting and brick walls. Numerous updates including electric and HVAC systems. Elevator is located in the front of the building which makes space/floors easy to divide. Adjacent property owners (232 10th Street and 225 N. Michigan Street) have easement rights to access their parking lots and dumpster.</p>							




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			Sale Price Price Per SqFt	Lease Type Sale Type		
<b>Toledo</b>						
3151 Chollett Drive N/A	13,672 13,672	13,672 13,672	\$3.51 N/A N/A	per square fo Lease	Joe Francis	
<b>Comments:</b>	Great location for school or church (currently conforming uses). Additional uses may require a Special Use Permit. Former Connecting Point offices. Fenced yard. Great demographics. Floor plans in file. All dimensions per Lucas County Auditor.					
407 Washington Street N/A	13,500 13,500	13,500 4,500	\$10.00 N/A N/A	psf NNN Lease	Keenan Fields	
<b>Comments:</b>	Owner will convert space to Tenant's needs. Occupancy will take place 120 to 150 days after lease execution, approval of blueprints by Landlord and Tenant, and securing building permits. Located on Washington Street in Downtown Toledo's Historic Warehouse District. Turn of the century building. Great location across from Fifth Third Field, 2 blocks from the new Huntington Center arena and within Toledo's Community Entertainment District.					
1642 Ralston Circle N/A	10,184 10,184	10,184 10,184	N/A \$825,000 \$81.01	N/A Sale	Joe Francis	
<b>Comments:</b>	Equipment is not included in the sale. Former dental office (first floor). Recently remodeled - very good condition. General offices upstairs. Basement storage is sprinklered. Centrally located.					
2100 W. Alexis Road N/A	10,140 9,951	9,951 2,708	\$7.00 \$255,000 \$25.15	psf NNN Sale/Lease	Craig M. Herschel Megan Malczewski, CCIM	
<b>Comments:</b>	Suite A - 2,708 sf. Suite B - 3,332 sf (medical space). Suite C - 3,911 sf. Owner is flexible in regard to lease terms. Former YMCA space would work well for another child care operator. Building can accommodate one to five tenants. Located at signalized intersection. Owner has made many recent improvements including new roof (2008), new HVAC units, and parking lot repairs. Located on TARTA route.					





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			Sale Price Price Per SqFt				
<b>Toledo</b>							
3131 Executive Parkway	34,344	7,144	\$15.50-\$16.50	psf		Bill Cosgrove, CCIM	
N/A	9,483	2,339	N/A	Lease		Megan Malczewski, CCIM	
			N/A				
<b>Comments:</b>	<p>Suite 101 is 2,339 square feet @ \$16.50 psf.  Suite 200 is 7,144 square feet @ \$15.50 per square foot. Space can be split to create 4,112 and 3,032 square foot units.</p> <p>Other tenants include Metropolitan Title, Chicago Title, Dr. Trudy Bond, Ohio Council of Community Schools, Maxim Healthcare, Benefit Concepts, For Rent Magazine and Konica Minolta-Albin. High profile office building in West Toledo. Easy, convenient access to I-475.</p>						
1111 Adams Street	16,000	9,000	\$8.00-\$14.00	Net (see belo		Bill Cosgrove, CCIM	
N/A	7,500	1,500	N/A	Lease			
			N/A				
<b>Comments:</b>	<p>Owner will convert building to Tenant's needs.  Rental rate \$8 to \$14 depending on Tenant buildout.  Space available for occupancy 120 to 150 days after lease execution, approval of blueprints by Landlord and Tenant, and securing building permits. Turn of the century building at a great location on Adams Street with easy in/out access.</p>						
2650 N. Reynolds Road	11,620	3,759	\$8.75-\$11.75	psf + utilities		Joe Francis	
N/A	5,999	1,040	\$625,000	Sale/Lease		Megan Malczewski, CCIM	
			\$53.79				
<b>Comments:</b>	<p>1st floor - 1,884 sf (Suite 1) and 1,875 sf (Suite 2) @ \$11.75 per square foot plus utilities  2nd floor - 1,200 sf (Suite 6) and 1,040 sf (Suite 7) @ \$8.75 per square foot plus utilities</p> <p>Current tenants are month-to-month. Well maintained office building ready for occupancy. Located within 1 mile of Promedica Wildwood Orthopaedic and Spine Hospital which cost nearly \$33 million to construct. Includes 6 operating rooms, 36 private patient rooms, in-patient physical therapy and comprehensive in-patient and out-patient diagnostic services. In Sylvania Township where there are currently no city income taxes levied.</p>						





\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Lease Type Sale Type	Associate(s)	Main Photo
			Sale Price Price Per SqFt				
<b>Toledo</b>							
404 S. Reynolds Road Hazcorp Building	5,404 5,404	5,404 5,404	\$8.50 \$150,000 \$27.76	psf gross Sale/Lease		Joe Francis	
<b>Comments:</b>	Multi-tenant office building. Separate entrances. Utilities separately metered. Recently renovated interior. Good traffic counts on recently improved Reynolds Road.						
615 Adams Street N/A	5,040 5,040	5,040 5,040	N/A \$295,000 \$58.53	N/A Sale		Craig M. Herschel Megan Malczewski, CCIM	
<b>Comments:</b>	Currently used as an attorney's office. Would easily convert to various other professional uses. Very well maintained building. Five private offices - three with adjacent personal conference room. Library room on 3rd floor. Two general conference rooms. Full basement for file or general storage. A dumbwaiter runs through the building for movement of files or other materials from floor to floor. A short walk to courts, government offices and other downtown amenities. Numerous parking options available at nearby monthly rental lots.						
3131 Douglas Road N/A	4,758 4,758	4,758 4,758	\$8.20 \$235,000 \$49.39	psf NNN Sale/Lease		Bill Cosgrove, CCIM Craig M. Herschel	
<b>Comments:</b>	Tenant responsible for utilities, suite janitorial, suite interior maintenance, content, plate glass and liability insurance, refuse removal, real estate taxes and insurance. Completely remodeled West Toledo office building. Various perimeter offices. Two conference rooms. Close to expressway entrance and exit on Douglas Road, the University of Toledo and Toledo Hospital. Owner currently leases extra parking from adjacent property owner for \$100 per month.						
624 Adams Street N/A	4,600 4,600	4,600 2,300	\$12.00 N/A N/A	Plus Utilities Lease		Ken Marciniak, SIOR	
<b>Comments:</b>	Can lease 1 floor (2,300 sf) or both. Building was completely refurbished in 2008. Storage available in basement. Located across the street from the Lucas County Courthouse.						




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			Sale Price Price Per SqFt				
<b>Toledo</b>							
4352 W. Sylvania Avenue	20,824	4,500	\$15.00		per square fo	Joe Francis	
The Forum Center Professional Building	4,500	1,000	N/A		Lease		
			N/A				
<b>Comments:</b> Centrally located. Medical suites available. Very clean. Close to expressway.							
3445 Manhattan Boulevard	4,389	4,389	N/A		N/A	Joe Francis	
Kingdom Hall of Jehovah's Witness	4,389	4,389	\$129,900		Sale		
			\$29.60				
<b>Comments:</b> Idea for day care or church. Equipment not included in sale but available.							
* Current taxes reflect church tax status. Very clean. Large corner lot.							
5301 Southwyck Boulevard	19,584	1,903	\$10.50		Gross + Janit	Martin Gregory	
The David Building	4,376	1,107	N/A		Lease		
			N/A				
<b>Comments:</b> 3 suites available: Suite 203 - 1,107 sf; Suite 206 - 1,903 sf and Suite 207 - 1,366 sf. Very well maintained office building close to expressway interchange.							
3780 King Road	6,911	3,500	\$10.50		psf NNN	Megan Malczewski, CCIM	
N/A	3,500	1,750	N/A		Lease	Robert P. Mack, CCIM, SIOR	
			N/A				
<b>Comments:</b> Newer construction - space will be built out to tenant's specifications. Can be split to accommodate two 1,750 square foot tenants.							
Tenant responsible for gas, electric, water and prorata share of NNN charges (real estate taxes, insurance and CAM). Beautiful wooded setting. Adjacent to Sylvania Southview High School. Near Kroger shopping center at Sylvania and McCord Road and other service providers, offices and restaurants.							




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			Sale Price Price Per SqFt				
<b>Toledo</b>							
2445 - 2455 N. Reynolds Road	5,600	2,000	\$7.50	psf + utilities		Megan Malczewski, CCIM	
N/A	3,200	800	N/A	Lease		Craig M. Herschel	
			N/A				
<b>Comments:</b>	<p>Suites 2445 is 1,200 sf (30' x 40') medical space at \$750 per month plus utilities.                      Suite 2447 is 800 sf (20' x 40') non-medical sapce at \$500 per month plus utilities.                      Suite 2455 is 1,200 sf (30' x 40') non-medical at \$750 per month plus utilities.                      Private entry into suites. High traffic location between Central Avenue and Bancroft Street.                      Offers high visibility on Reynolds Road. Appealing professional exterior. Recently updated façade.</p>						
662 Phillips Avenue	3,000	3,000	N/A	N/A		Germano Bressan, CCIM	
N/A	3,000	3,000	\$79,900	Sale			
			\$26.63				
<b>Comments:</b>	<p>Excellent location with great street visibility for a small office user. Large rear lot has plenty of parking. Rear overhead door with small warehouse. Maintenance free exterior with vinyl siding..</p>						
1546 W. Alexis Road	2,544	2,544	N/A	N/A		Craig M. Herschel	
N/A	2,544	2,544	\$140,000	Sale			
			\$55.03				
<b>Comments:</b>	<p>Building 1 is currently used as a single family residence with a full basement. Open floor plan lends itself to additional office or storage area. Upstairs storage loft.                      Building 2 has ample workshop and storage area with a garage and loft. Currently used as Del's Locksmith Services. Showroom/retail area. 2 freestanding buildings. Great exposure on Alexis Road near Jackman. Traffic count on Alexis Road is 25,720 as of 2007.</p>						





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			Sale Price Price Per SqFt				
<b>Toledo</b>							
3306 Executive Parkway N/A	23,040 2,291	2,291 2,291	\$15.00 N/A N/A	psf gross Lease		Robert P. Mack, CCIM, SIOR	
<p><b>Comments:</b> 2,291 sf on second floor available for \$15.00 psf gross.</p> <p>Other tenants: Buckenmeyer &amp; King, Preferred RE/MAX, BizTech, Computer Works, Louisville Title and Farmers Insurance - Hurst Agency. Automatic "after hours" front door locking mechanism.</p>							
240 Tenth Street N/A		1,200 1,000	\$6.75 N/A N/A	psf Lease		Bill Cosgrove, CCIM Megan Malczewski, CCIM	
<p><b>Comments:</b> Private entrance to 2nd floor. Suite 101 is 1,000 sf @ \$563 per month. Suite 201 is 1,200 sf @ \$675 per month. Private restroom in each suite. Kitchenette in Suite 201. Rent includes real estate taxes and insurance. Located in Downtown Toledo close to Courthouse and across from SSOE and the main library. Many windows providing pleasant natural lighting. Views overlooking SSOE. Professionally managed.</p>							
415 Michigan N/A	3,360 2,125	1,205 920	\$11.09-\$14.94 N/A N/A	per square fo Lease		Ken Marciniak, SIOR	
<p><b>Comments:</b> 1st floor space - 1,205 sf available for \$1,500 per month. 3rd floor space - 920 sf available for \$850 per month. Security door release. Walking distance to the Courthouse and Government Center. 48 car parking lot in rear plus additional parking on street.</p>							





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			Sale Price Price Per SqFt	Lease Type Sale Type		
<b>Toledo</b>						
31 N. Summit Street	4,158	2,079	\$14.00	psf + utilities	Ken Marciniak, SIOR	
N/A	2,079	2,079	\$475,000	Sale/Lease		
			\$114.24			
<b>Comments:</b> First floor space approximately 2,079 +/- sf. Includes 5 private offices, large open area, kitchenette and two private restrooms. High ceilings - 9' to 10'. Additional storage area in basement. Two story renovated downtown building one block from Fifth Third Field and adjacent to SeaGate Convention Center. Parking available - 4 spaces with building plus metered street parking and adjacent surface lots. Tarta bus stop directly in front of building.						
421 N. Michigan Street	10,192	1,950	\$10.00	psf	Ken Marciniak, SIOR	
	1,950	1,950	N/A	Lease		
			N/A			
<b>Comments:</b> 4 offices, kitchenette and 2 private restrooms. Located adjacent to Family Courts Center and directly across from Lucas County Courthouse. 48 car parking lot adjacent to building. Across the street from the Lucas County Courthouse.						
2510 - 2518 N. Reynolds Road	9,699	1,841	\$7.00	psf + utilities	Sam Zyndorf, CCIM	
N/A	1,841	1,841	N/A	Lease	Megan Malczewski, CCIM	
			N/A			
<b>Comments:</b> Former chiropractic office. Move-in condition. Space layout consists of: lobby, admin area, 1 office, open treatment area, X-ray area and break room.  Tenant is responsible for utilities, suite janitorial, interior maintenance and content/liability insurance. Close to the Reynolds Road/Central Avenue intersection. 1/2 mile to I-475/US-23.						
425 N. St. Clair Street	27,418	1,714	\$8.50	psf + utilities	Adam Martinez	
N/A	1,714	1,714	N/A	Lease		
			N/A			
<b>Comments:</b> Newly rehabbed first floor office suite. ADA compliant. Valentine Theater and Renaissance Assisted Living occupy the remainder of the building.						




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			Sale Price Price Per SqFt				
<b>Toledo</b>							
4768 Monroe Street	1,632	1,632	\$13.24		Plus Utilities	Joe Francis	
N/A	1,632	1,632	\$215,000		Sale/Lease		
			\$131.74				
<p><b>Comments:</b> Tenant responsible for gas, electric, water, suite janitorial, suite interior maintenance, insurance (content, liability, plate glass) and refuse removal. Great location. Reception area. CAT V wired. Buckeye Cable/AT&amp;T.</p> <p>Neighbors include Christ the King Church, Hooters, Penn Station, Sun Federal Credit Union and Famous Dave's.</p>							
320 N. Michigan Street, Unit: 400	6,020	1,505	\$3.99		Plus Op. Exp	Megan Malczewski, CCIM	
N/A	1,505	1,505	\$38,000		Sale/Lease	Adam Martinez	
			\$6.31				
<p><b>Comments:</b> Four offices and open space. Other condo owners have the Right of First Refusal to be exercised within 10 days of notice. Condo fee is \$200 per month, which includes utilities, insurance, and building elevator inspection. Great opportunity for condo conversion and live-work space, per approval. Nice fourth floor office condo located directly across from the Main Library. Adjacent to Kwik Parking.</p>							
1843 Alexis Road	3,900	1,500	\$8.00		per square fo	Joe Francis	
N/A	1,500	750	N/A		Lease		
			N/A				
<p><b>Comments:</b> Former hair salon space in move-in condition. Can be split into 2 - 750 sf units. Very clean. Centrally located. Good visibility. Flexible zoning.</p>							
2515 W. Central Avenue	2,463	2,463	\$12.00		psf + utilities	Joe Francis	
N/A	1,200	1,200	N/A		Lease		
			N/A				
<p><b>Comments:</b> Excellent location for limited medical, accountant, insurance agent, attorney, etc. Great street visibility. TARTA bus stop in front of building.</p>							




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			Sale Price Price Per SqFt				
<b>Toledo</b>							
6155 Brent Drive	41,600	1,100	\$13.09		Gross	Keenan Fields	
North Cross Industrial Park	1,100	1,100	N/A		Lease		
			N/A				
<p><b>Comments:</b> Private entrance. 20' x 14' office with private restroom. 2 - 10' x 12' offices. Reception/work station. Parking at private entrance. Very accessible location just off I-75/Alexis Road exit in North Cross Industrial Park.</p>							
3520 Heatherdowns Boulevard	8,000	1,100	\$8.25-\$9.00	per square fo		Robert P. Mack, CCIM, SIOR	
N/A	1,100	1,100	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Suite 4 - 1,100 sf @ \$825 per month plus electric, interior maintenance, suite janitorial and content/liability insurance. Suite is located within the breezeway.</p> <p>Other tenants: Dave Walbon Insurance, Becki Ballenger Insurance, Dr. J. Glanzman, Dr. R. Clines, Snip N Clip, B. Damrauer, Ph.D., Malone Staffing and State Farm. Highly visible South Toledo location. Well maintained owner occupied shopping center.</p>							
919 Madison Avenue		950	\$6.76	psf		Bill Cosgrove, CCIM	
aka 240 10th Street	950	950	N/A		Lease	Megan Malczewski, CCIM	
			N/A				
<p><b>Comments:</b> Private entrance to 2nd floor. Private restroom. Move-in condition. Rent includes real estate taxes and insurance. Close to Courthouse. Across from SSOE and the main library. Many windows providing pleasant natural lighting. Views overlooking the library.</p>							

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Lease Type Sale Type	Associate(s)	Main Photo
			Sale Price Price Per SqFt				
<b>Toledo</b>							
5207 Secor Road	840	840	\$11.43	psf gross		Craig M. Herschel	
N/A	840	840	N/A	Lease			
			N/A				
<b>Comments:</b> Lease rate includes normal consumption of utilities! Great for insurance, accountant or other professional users seeking visibility. Office/retail space with exposure on Secor Road. Two private offices, kitchenette and rear conference area. Space is part of the Toledo Dorr & Window complex.							
<b>Waterville</b>							
1197 Farnsworth Road	5,416	800	\$12.00	per square fo		Megan Malczewski, CCIM	
N/A	1,500	700	\$595,000	Sale/Lease			
			\$109.86				
<b>Comments:</b> Two office suites available in move-in condition. Suite C is 700 sf. Suite E is 800 sf. Estimated triple net expenses for 2011 (including real estate taxes) = \$2.36 psf. Other tenants - Padgett Business Services, Retake Your City, IMS and Darah Medical & Equipment Supply. Tax abatement expires January 1, 2011. Estimated taxes at that time are \$6,000. Tax abatement in place - expires January 1, 2010.							
<b>Whitehouse</b>							
5825 Weckerly Road	3,522	3,522	\$12.00	psf NNN		Ken Marciniak, SIOR	
N/A	3,522	3,522	\$395,000	Sale/Lease			
			\$112.15				
<b>Comments:</b> Two separate basement sections - 1 side is finished, the other is unfinished. 2,400 sf total basement size.							

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