



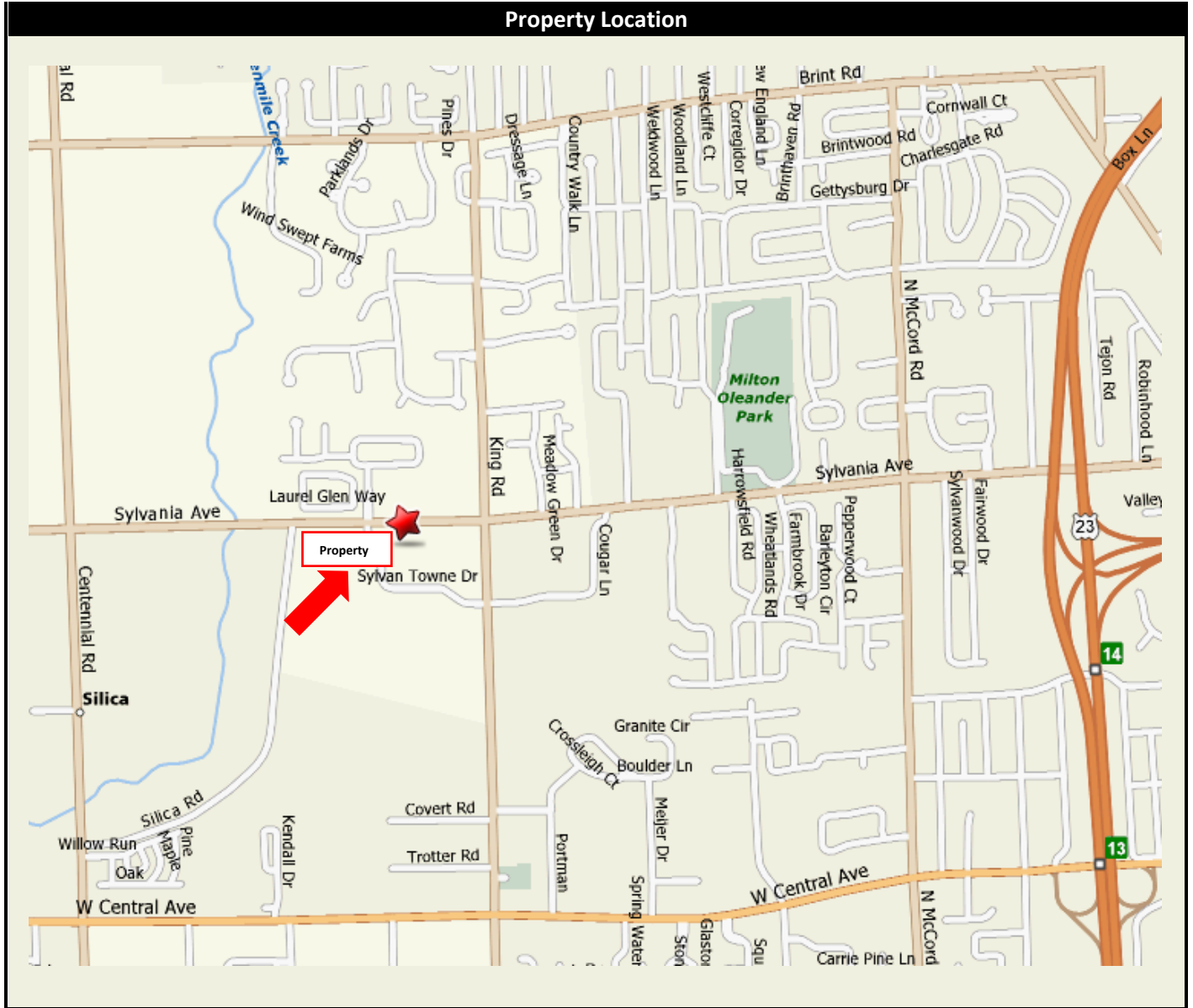
General Information		Pricing	
Building Name:	Harvest Place	Lease Rate:	\$10 per SF (7638 W. Sylvania)
Location:	7602-7638 W. Sylvania Ave.		\$14 per SF (7626 W. Sylvania)
City/State/Zip:	Sylvania, OH 43560		net/net/net
County:	Lucas	Improvements:	By tenant; Vanilla Box by landlord
Closest Intersection:	King and Sylvania	Contact:	George Lathrop
Interstate Access:	US 23 – I 475 – 4 miles		419.893.0334
Lease Term:	Five years		

Building and Site Details			
Building SF:	44,490 sf	Type of Construction:	II-B masonry with steel bar joist roof framing
Space Available:	31,065 sf (7638 W. Sylvania)	Roof:	Single ply TPO roof membrane
	2,730 SF (7614 W. Sylvania)	Floor:	Concrete
	1,570 SF (7632 W. Sylvania)	Public Transportation:	TARTA, Sylvania Call-A-Ride
	4,785 SF (7602 W. Sylvania)	No. of Floors:	One (1)
Lot Size:	3.403 acres	Sprinkler System:	As required, by tenant
Parking:	223	Heat:	Gas, rooftop
Zoning:	B-2 General Business	Air Conditioning:	Electric, rooftop
Building Type:	Retail		
Year Built:	2007		

2019 Actual Expenses		Utilities	
RE Tax & Ass't:	\$2.97	Water:	Supplied by City of Toledo
Insurance:	\$0.14	Gas:	Columbia Gas
CAM:	<u>\$0.99</u>	Electric:	Toledo Edison
Total Expenses:	\$4.10	Janitorial:	By tenant
All of above:	Pro rata share by tenant		

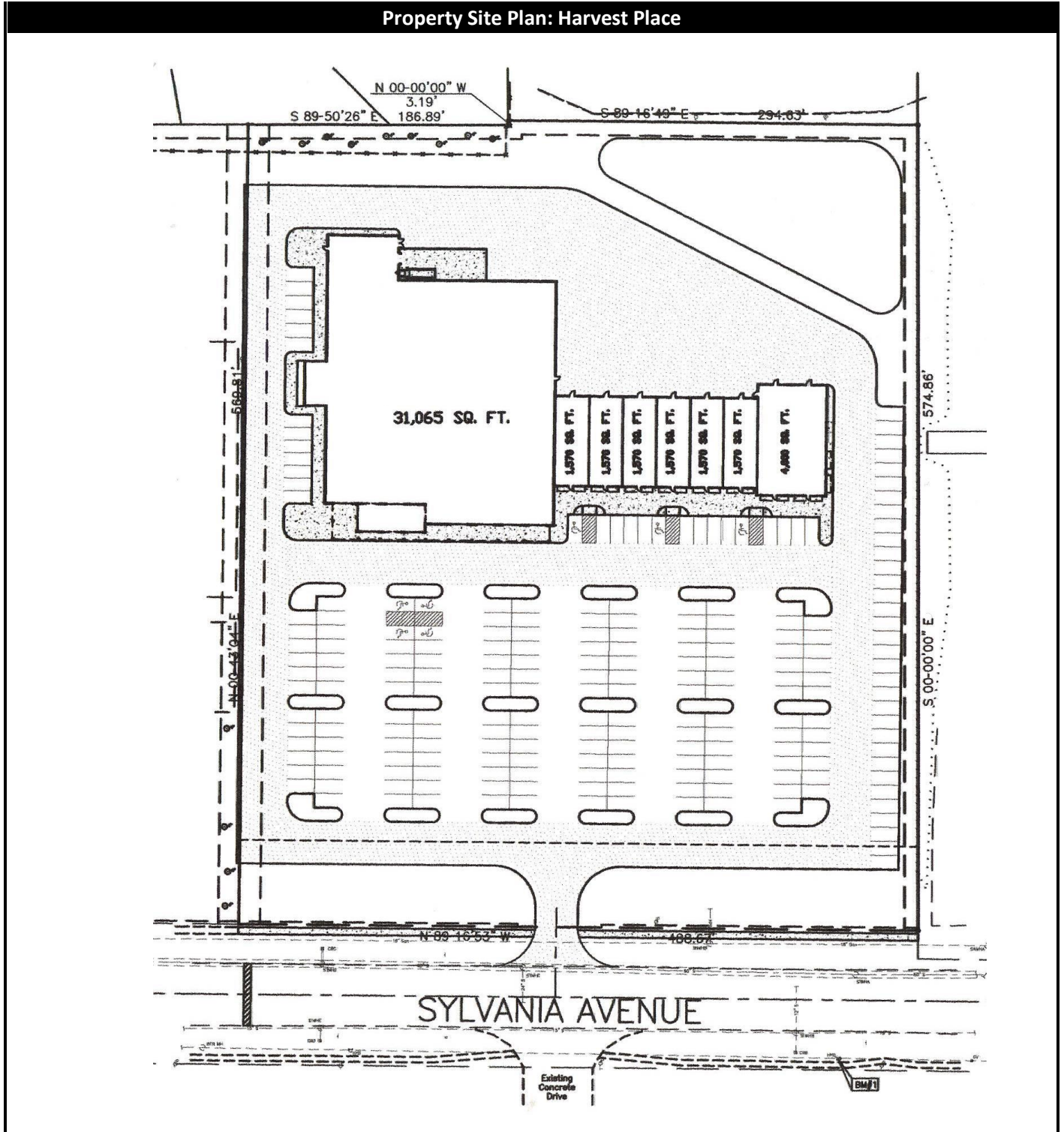
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Property Location



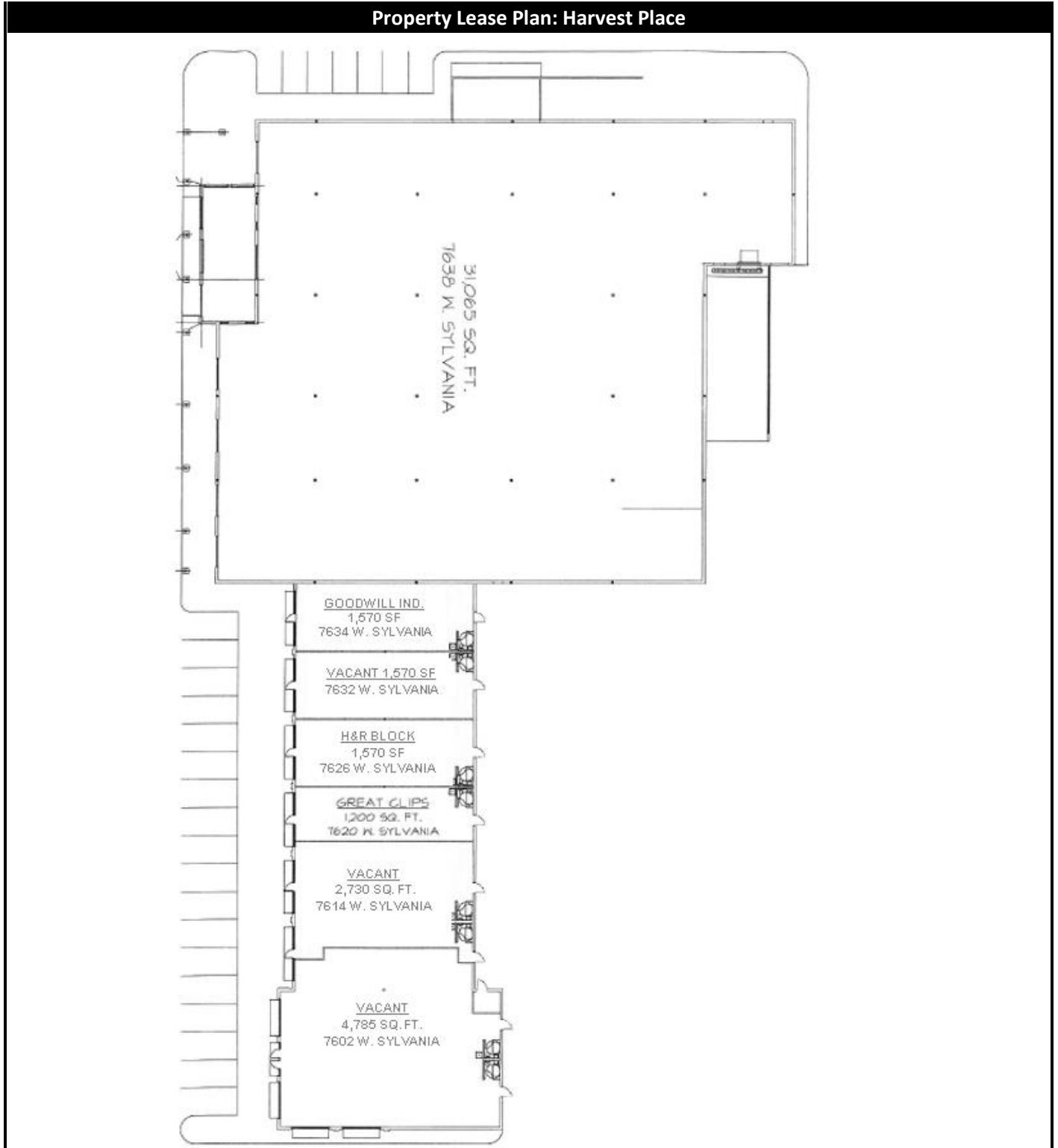
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Property Site Plan: Harvest Place



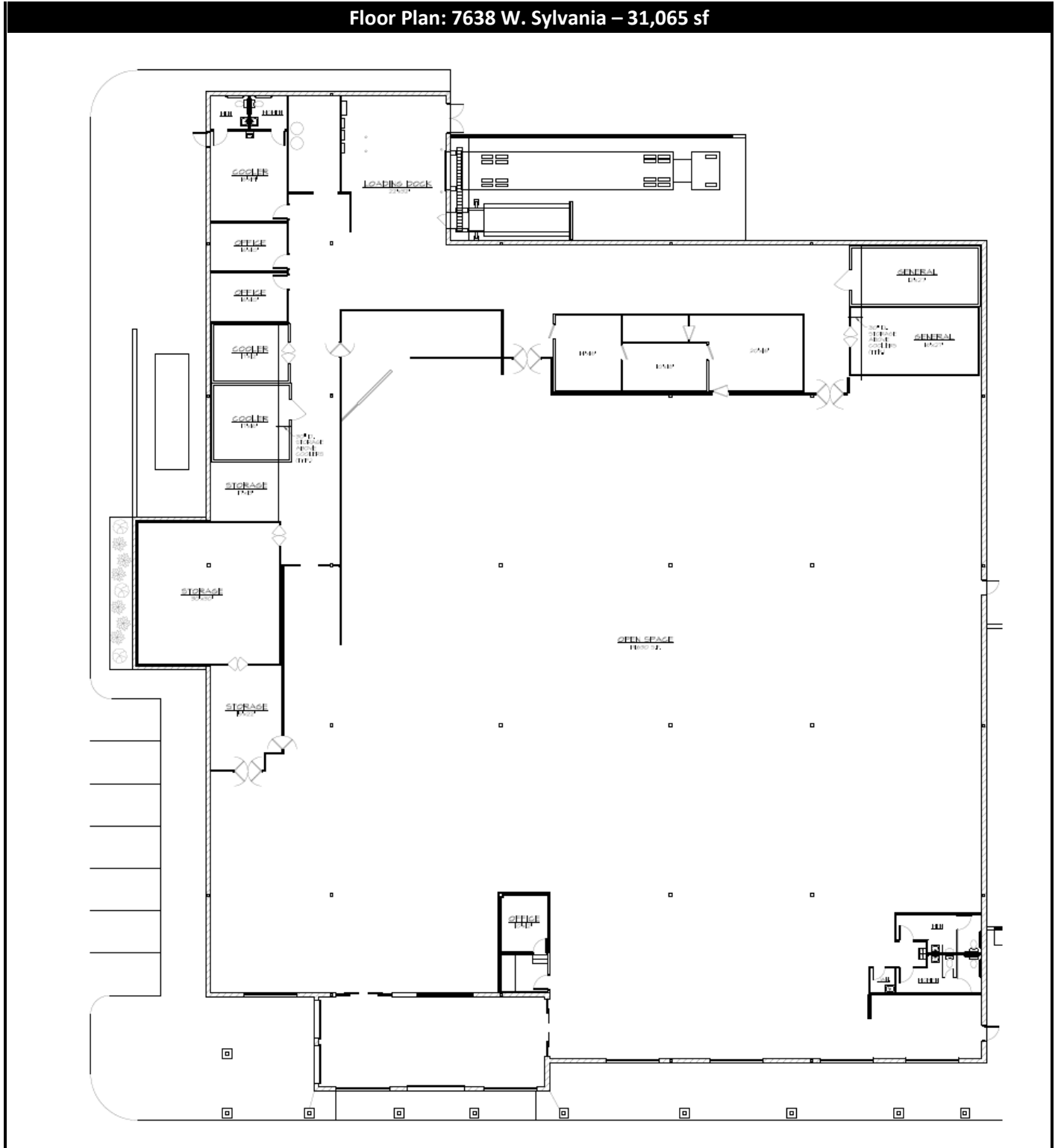
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Property Lease Plan: Harvest Place



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Floor Plan: 7638 W. Sylvania – 31,065 sf



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