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# exclusive listings

**FEBRUARY 2012**  
**OFFICE/MEDICAL**

## SALES ASSOCIATES

Elliott Bassett  
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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		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Bowling Green</b>					
221 S. Church Street	36,150	13,151	10.99 - 12.99	psf	Germano Bressan, CCIM
N/A	13,151	4,967		N/A Lease N/A	Sam Zyndorf, CCIM
<b>Comments:</b> Class A office space in downtown Bowling Green. Building fronts on 222 S. Main Street. 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.					
130 S. Main Street, Unit: 1st Floor	30,000	11,500	5.95	Plus electric	Germano Bressan, CCIM
N/A	11,500	11,500		N/A Sublease N/A	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	30,000	1,600	169.00	Per month/suite	Germano Bressan, CCIM
N/A	4,200	200		N/A Sublease N/A	Sam Zyndorf, CCIM
<b>Comments:</b> Several suites available. Average square footage per suite is 200.					
100 S. Main Street	6,188	3,094	8.53	psf + utilities	Robert P. Mack, CCIM, SIOR
N/A	3,094	3,094	\$515,000	Sale/Lease \$83.23	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.					
<b>Cygnnet</b>					
157 Bradford	5,365	5,365		N/A	Sam Zyndorf, CCIM
Holy Family Church	5,365	5,365	\$99,000	Sale \$18.45	
<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.					

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
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<b>Erie</b>					
6339 S. Telegraph Road	9,585	400	7.50	NNN	Jason Sheppard
N/A	1,600	400	N/A	Lease	
			N/A		
<b>Comments:</b> Office space has kitchen area and private restrooms. Flex space has 300 square foot office space. Wired for internet and cable. Flexible lease terms available. 4 - 400 sf office units available @ \$250 per month NNN.					
Tenants: The Cleaning Depot, Campbell Durocher Restoration and Shepherd Mechanical.					
<b>Holland</b>					
1545 Timberwolf Drive	12,966	12,966		N/A	Robert P. Mack, CCIM, SIOR
N/A	12,966	12,966	\$1,675,000	Sale	Megan Malczewski, CCIM
			\$129.18		
<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.					
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> 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. 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.					
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> Close to Spring Meadows and I-475/US-23. First floor space available. Includes large open area, lobby, 11 offices, 3 large meeting rooms and a lounge/break room with sink.					

\*Build to Suit

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<b>Maumee</b>					
1702 Tollgate Drive	27,030	27,030	0.00	N/A	Sam Zyndorf, CCIM
N/A	27,030	27,030	\$750,000	Sale	Craig M. Herschel
			\$27.75		
<b>Comments:</b> Former 360 Fitness located in the Arrowhead Park area. Near the Ohio Turnpike (I-80/90) at Reynolds Road interchange. Building is equipped with an elevator. Perfect for an activity/community/conference center or sports related user. Various open areas could accommodate a call center. Rooms on the second floor could be used for offices and conference rooms.					
819 Kingsbury Street	8,293	8,293	8.00	psf NNN	Robert P. Mack, CCIM, SIOR
N/A	8,293	250	\$595,000	Sale/Lease	Megan Malczewski, CCIM
			\$71.75		
<b>Comments:</b> Freestanding office building in move-in condition. Updates throughout - new gas forced air units and interior finishes including carpet, paint and tile floors. Updated lounge. 8 offices, 2 large open office areas, lounge, server/mechanical rooms, workroom (unfinished storage area) with 8' high automated overhead door and unit heater. Abundant parking. A portion of the parking is secured with an automated gate, lighted with mercury vapor pole lights, and covered. Small storage shed inside secured lot. Buckeye cable. Lease rate is for the entire building. Smaller units have a modified gross lease which includes gas, electric, taxes, maintenance, trash pickup and local phone/internet.					
6546 Weatherfield Court	5,080	5,080		N/A	Robert P. Mack, CCIM, SIOR
Buildings B1 and B2	5,080	5,080	\$599,000	Sale	
			\$117.91		
<b>Comments:</b> Located in Hometown Center. Class "A" design and layout. 1 mile to I-475/US 23. ½ mile to traffic light. 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).					
1721 Indian Wood Circle	5,072	5,072	10.00	NNN	Robert P. Mack, CCIM, SIOR
Former Cardinal Services	5,072	5,072	\$595,000	Sale/Lease	
			\$117.31		
<b>Comments:</b> Class "A" office condominium building with many amenities. Built-in cabinets/bookshelves, heated garage with floor drain, utility sink, built-in refrigerator, kitchenette area, parabolic lighting, and patio/picnic area. Access to walking trail. Wooded view. One restroom includes a shower.					
116 W. William Street	3,648	3,648		N/A	Megan Malczewski, CCIM
N/A	3,648	3,648	\$99,000	Sale	
			\$27.14		
<b>Comments:</b> 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. Seller to retain easement to cell phone tower in rear of property.					

\*Build to Suit

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<b>Maumee</b>					
1574 Henthorne Drive	9,918	2,484	11.75	psf NNN	Megan Malczewski, CCIM
Henthorne Professional Building	2,484	2,484	N/A	Lease	Robert P. Mack, CCIM, SIOR
			N/A		
<b>Comments:</b>	Springfield Township location - no City Income Taxes are currently levied. Class A medical office suite in turnkey condition. Subject unit consists of lobby/wait area, staff lounge, manager's office, small office, Physician office, lab area, restroom, 2 kitchens, large open area, file room and 2 procedure/exam rooms.				
	Other tenants - Shadow Valley Dental Group, Auto-Owners Insurance, Dr. J. R. Bennie.				
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.				
385 Dussel Drive	12,000	1,000	8.75	per square foot	Robert P. Mack, CCIM, SIOR
N/A	1,000	1,000	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b>	Located in Arrowhead Park. Public transportation available. Units have private entrances. Signage along Dussel Drive with traffic counts of 24,100 cars per day. Unit 385 consists of a lobby/reception area, large office, meeting room, 2 offices and 2 restrooms.				
	Tenant responsible for all operating expenses including real estate taxes, property insurance, common area maintenance, interior maintenance, utilities, suite janitorial and content/liability insurance. Landlord responsible for roof and structure.				
	\$8.75 psf lease rate + \$2.87 psf NNN charges + \$2.00 psf estimated for utilities = \$13.62 psf total, or \$1,135 per month estimated "grossed up".				
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>	Professional setting with an on-site Owner/Manager. Access to Detroit Avenue and River Road. 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, Sitzestock & Associates, Prospective Counseling, Apex Mortgage and Kaminsky & Associates, Inc., Diann Paulin, LMT and GA Consultants.				

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<b>Monroe</b>					
1771 N. Dixie Highway	13,500	3,100	8.50	per square foot	Jason Sheppard
N/A	3,100	1,500	N/A	Lease	
			N/A		
<b>Comments:</b>	Located 1/4 mile from I-75. 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.				
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>	Located off busy Dixie Highway and close to I-75. Long term tenant in Suite 1/2 with a new 3 year lease agreement executed in 2011.				
<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>	Located 1/2 mile west of I-280. Very clean. Recent improvements include remodeled restrooms and new carpet. Former insurance office on 2nd floor.				
<b>Oregon</b>					
4330 Navarre Avenue	8,078	4,040	12.00	NNN	Ken Marciniak, SIOR
N/A	4,040	4,040	N/A	Lease	
			N/A		
<b>Comments:</b>	Located across from Pearson Park. Triple net charges for 2009 were \$3.25 per square foot. 2 - 2,020 square foot units available. Once space consists of 4 private offices, large general office area, kitchenette with sink and dishwasher, 2 ADA compliant restrooms and storage closets. The second space has a large reception area, 2 large conference rooms, 2 large work areas, kitchenette and 2 ADA compliant restrooms. Other tenant: Maumee Bay Family Practice.				
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.				

\*Build to Suit

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<b>Oregon</b>					
2735 Navarre Avenue, Unit: 102	4,026	2,454	10.00	N/A	Tanya Pipatjarasgit
Horizons IV Office Condominium #102	2,454	2,454	N/A	Lease	Megan Malczewski, CCIM
				N/A	
<b>Comments:</b>	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. 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.				
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>	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. 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).				
3015 - 3019 Navarre Avenue	18,672	925	8.33 - 11.60	per square foot	Megan Malczewski, CCIM
Navarre Plaza	2,095	450	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 209 - 450 sf @ \$435 per month gross.				
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	
<b>Comments:</b>	24' x 34' canopy. Landlord's Tenant Finish Allowance information on file.				
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	
<b>Comments:</b>	In front of Heartland of Oregon and across from the new Tractor Supply and Gordon Food Store. Less than two miles to I-280. 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.  Other tenants are Edward D. Jones, Powell Vision Center, Community Residential Services.				

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<b>Oregon</b>					
3246 Navarre Avenue N/A	9,816 1,400	1,400 1,400	9.50 N/A	NNN Lease N/A	Joe Francis
<b>Comments:</b> Professionally managed building with easy access to I-280. Suite is visible from Navarre Avenue. Building was recently painted and driveway was seal coated. Flexible floor plan. Equipped with CAT5e. 2008 net charges approximately \$2.55 per square foot.					
2467 Woodville Road Oregon Medical Building	5,624 1,185	1,185 1,185	9.00 \$289,900	Plus Utilities Sale/Lease \$51.55	Germano Bressan, CCIM
<b>Comments:</b> 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. Tenant (Brown Chiropractic) will vacate upon request.  Other tenants: S & D Capital, Ski's Training & Consulting and E.S. Wagner (ODOT)					
2735 Navarre Avenue, Unit: 405 Horizons IV Condominium Unit 405	1,080 1,080	1,080 1,080	N/A \$65,000	N/A Sale \$60.19	Megan Malczewski, CCIM Keenan Fields
<b>Comments:</b> Directly across from St. Charles' Hospital. 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.					
<b>Perrysburg</b>					
6360 Levis Commons Boulevard Orleans Building @ Levis Commons	67,081 24,074	8,140 2,295	16.00 - 20.00 N/A	per square foot Sale N/A	Megan Malczewski, CCIM Robert P. Mack, CCIM, SIOR
<b>Comments:</b> 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. 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 & Sushi, Fat Fish/Funny Bone, WTOL, Casa de Monteci and St. Julian's Fitness.					

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<b>Perrysburg</b>					
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		
<b>Comments:</b> Space is currently unfinished. Basement storage area available. 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.  Other tenants: Barefoot Wealth Management, Normand Associates Architects, Image Integration Systems.					
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		
<b>Comments:</b> 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. Space available: Suite 9A - 2,161 sf.					
134 W. South Boundary	22,500	1,200	8.00	psf + utilities	Craig M. Herschel
The Commons	1,628	600	N/A	Lease	
			N/A		
<b>Comments:</b> 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. 1 suite on the first floor and 2 suites on the second floor are available. Suite G has 1,028 sf. NN is 600 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.					
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> 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. 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.					

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<b>Port Clinton</b>					
62 Grande Lake Drive	2,000	2,000	0.00	N/A	Elliott Bassett
N/A	2,000	2,000	\$120,000	Sale	
			\$60.00		
<b>Comments:</b> 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. Downstairs tenant (Medari Wellness) has a lease thru March 1, 2012, with an option to renew for an additional 3 year term.					
<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> 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. \$40.00 per square foot for finished space. Current tax information does not reflect improvements made to the property.					
10060 Old Airport Highway	3,772	3,772	0.00	N/A	Craig M. Herschel
N/A	3,772	3,772	\$195,000	Sale	
			\$51.70		
<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	49,400	2,700	10.67	psf + utilities	Craig M. Herschel
N/A	2,700	900	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b> 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. 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					
7555 Airport Highway	3,300	1,700	9.88	Plus Utilities	Keenan Fields
N/A	1,700	1,700	\$239,000	Sale/Lease	
			\$72.42		
<b>Comments:</b> A freestanding executive office building in move-in condition. Buckeye Telesystem service with internet. Office layout consists of reception area, open office area and 3 large private offices.					

\*Build to Suit

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<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		
<b>Comments:</b> Springfield Township = no city income tax currently levied. Heated sidewalks. Located ½ mile from US 23/I-475 Airport Highway interchange (exit 8). Updated finishes throughout.					
<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		
<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.					
<b>Sylvania</b>					
5800 Monroe Street	5,000	5,000	10.50 - 11.50	psf gross	Megan Malczewski, CCIM
Building A-2	5,000	2,500	N/A	Lease	Robert P. Mack, CCIM, SIOR
			N/A		
<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	8,760	4,949	12.00	psf gross	Megan Malczewski, CCIM
Building A Unit 1	4,949	2,245	\$495,000	Sale/Lease	
			\$56.51		
<b>Comments:</b> 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. 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.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Sylvania</b>					
6419 Monroe Street	3,088	3,088	8.00 - 12.00	psf + utilities	Ken Marciniak, SIOR
N/A	3,088	1,544	N/A	Lease	
			N/A		
<b>Comments:</b>	Great contemporary finish. Private offices, kitchenette and conference room on 1st floor. Lower level has restroom with shower, large conference room and large office. 1st floor available for \$12.00 per square foot plus utilities. Lower level available for \$8.00 per square foot plus utilities.				
6711 Monroe Street	6,000	2,400	9.50	psf NNN	Robert P. Mack, CCIM, SIOR
Building II	2,400	2,400	\$630,000	Sale/Lease	Megan Malczewski, CCIM
			\$105.00		
<b>Comments:</b>	Located in downtown Sylvania in close proximity to other offices, service providers and restaurants. Less than 1 mile to US-23 and 1.1 miles to Flower Hospital. Building is situated in a development of 5 buildings surrounded by wood and Ten Mile Creek. Phone systems and work stations available. Tenant is responsible for utilities (separately metered), suite janitorial, content and liability insurance and prorata share of triple net expenses (CAM, real estate taxes, property insurance). 2009 expenses are estimated to be \$5.75 per square foot.				
5800 Monroe Street	7,438	1,992	12.30 - 13.55	per square foot	Sam Zyndorf, CCIM
Building C	1,992	1,992	N/A	Lease	Joe Francis
			N/A		
<b>Comments:</b>	High image professional office condominium complex in excellent Sylvania location. Suite 101 is 1,992 sf @ \$2,250 per month plus utilities. Space newly remodeled. Private restrooms.				
5800 Monroe Street	5,024	1,901	15.00	Plus Janitorial	Ken Marciniak, SIOR
Building B	1,901	403	\$500,000	Sale/Lease	
			\$97.66		
<b>Comments:</b>	Highly desirable Sylvania location. Well maintained professional condominium complex. Easy access to expressway - 4/10 mile to US-23/475. 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.				
7135 Sylvania Avenue	7,554	1,629	7.37	psf + utilities	Megan Malczewski, CCIM
N/A	1,629	1,629	N/A	Lease	Robert P. Mack, CCIM, SIOR
			N/A		
<b>Comments:</b>	Suite is in move-in condition, ready for immediate occupancy.  Layout consists of: Large reception area, business office with check in/out window, 2 offices, 4 exam rooms with sinks, restroom, nurses' station with lab area.  Basement is finished with restroom, kitchen, open area for storage/staff lounge.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Sylvania</b>					
5663 Main Street	2,160	476	15.13	Plus electric	Megan Malczewski, CCIM
N/A	476	476	N/A	Lease	Tanya Pipatjarasgit
			N/A		
<b>Comments:</b> Meticulously maintained property. Move-in ready storefront in Downtown Sylvania. Hardwood floors, decorative tin ceiling and exposed brick walls. Great natural light from store front windows. Eastern exposure. Large open area, 1 enclosed office and restroom.					
<b>Sylvania Twp.</b>					
5650 - 5652 W. Central Avenue	33,857	8,448	11.50	Plus Janitorial	Robert P. Mack, CCIM, SIOR
N/A	12,548	600	N/A	Lease	Craig M. Herschel
			N/A		
<b>Comments:</b> Less than one mile from I-475/US 23. Sylvania Township location - no payroll taxes levied. Various suites available in different sizes. Landlord pays utilities. Ground level office space.					
3434 Granite Circle	29,050	9,886	10.50	Plus Op. Exp.	Robert P. Mack, CCIM, SIOR
N/A	9,886	4,571	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<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	11,504	6,746	9.50	psf NNN	Robert P. Mack, CCIM, SIOR
N/A	6,746	6,746	\$1,175,000	Sale/Lease	
			\$102.14		
<b>Comments:</b>					
5930 Huntingfield Boulevard, Unit: B & B-1	5,368	5,368		N/A	Megan Malczewski, CCIM
N/A	5,368	5,368	\$200,000	Sale	Robert P. Mack, CCIM, SIOR
			\$37.26		
<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)					
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.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Sylvania Twp.</b>					
2720 Centennial Road Building 2	5,000 5,000	5,000 5,000	11.00 \$375,000	NNN Sale/Lease	Robert P. Mack, CCIM, SIOR Megan Malczewski, CCIM
			\$75.00		
<b>Comments:</b> Newly constructed office condominium with a 3,000 sf basement. The building has not been fully assessed by the Lucas County Auditor. 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).					
2735 N. Holland Sylvania Road N/A	4,615 4,615	4,615 1,410		N/A Sale	Germano Bressan, CCIM
			\$274,900		
			\$59.57		
<b>Comments:</b> 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. Currently two condominium units combined but can be split.  Unit A-3 is 3,205 sf and can be purchased separately for \$199,900. The condo fee is \$675.25 per month and annual taxes are \$6,233.02.  Unit B-3 is 1,410 sf and can be purchased separately for \$75,000. Condo fee is \$303.50 per month and the annual taxes are \$3,498.22.					
5414 Monroe Street N/A	4,106 4,100	4,100 1,600	4.80 - 11.25	psf NNN Sale/Lease	Megan Malczewski, CCIM
			\$450,000		
			\$109.60		
<b>Comments:</b> Located in Sylvania Township where no City income taxes are currently levied. Water line extended to the property in July, 2009. 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.					
7846 - 7862 W. Central Avenue Timberstone Square	31,700 3,000	3,000 3,000	5.00	psf NNN Lease	Germano Bressan, CCIM Keenan Fields
				N/A	
				N/A	
<b>Comments:</b> Fast growing area in Sylvania Township just west of King Road. 1.6 miles to US-23/I-475. Suite 7862A is available. Consists of 1,800 sf office and 1,200 sf warehouse.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Sylvania Twp.</b>					
7640 Bancroft Street	3,584	1,260	6.19 - 9.15	psf + utilities	Megan Malczewski, CCIM
N/A	2,506	1,246	\$340,000	Sale/Lease	
			\$94.87		
<p><b>Comments:</b> Freestanding office building located in Sylvania Township where no City income taxes are currently levied. Beautiful wooded setting with pond, creek traversing property and patios on first and second floors. Move in condition. Building in excellent condition. Recent updates include: new roof, updated office areas on the first floor, second floor with new carpet, kitchen with new appliances and wood laminate floor, restrooms with ceramic tile floors and shower, new fixtures and fresh paint. First floor office layout consists of four offices and open areas plus kitchen. Second floor finished as an apartment and consists of a kitchen, restroom, closets, one bedroom/office and open area. Attic storage.</p> <p>2 suites available for lease. 1st floor West Office A - 1,246 square feet @ \$950 per month plus utilities. 2nd floor Apartment/Office Loft - 1,260 square feet @ \$650 per month plus utilities.</p>					
5757 Park Center Court	6,000	2,159	15.00	psf + utilities	Megan Malczewski, CCIM
N/A	2,159	2,159	N/A	Lease	Robert P. Mack, CCIM, SIOR
			N/A		
<p><b>Comments:</b> 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. Move-in condition office suite. Space consists of: Lobby, 4 offices, open work area, conference room, kitchenette. Potential for expansion into adjacent 1,915 sf suite (Exam One) for a total of 4,074 sf. Basement storage available (per terms of lease).</p> <p>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.</p>					
3351 Silica Road	5,520	1,600	7.50 - 75.00	per square foot	Joe Francis
N/A	1,600	1,600	N/A	Lease	
			N/A		
<p><b>Comments:</b> Very clean. Great location. Office portion only. Up to 5 private offices. Reception area.</p>					
7643 Kings Pointe Road	5,203	1,500	10.50	psf NNN	Megan Malczewski, CCIM
N/A	1,500	1,500	N/A	Lease	Robert P. Mack, CCIM, SIOR
			N/A		
<p><b>Comments:</b> Located in Sylvania Township where no city income taxes are currently levied. New construction - space will be finished to suit. Competitive pricing in market.</p> <p>\$10.50 psf lease rate + \$ 2.00 psf (estimated utilities) + \$ 3.00 psf (estimated NNN charges) = \$15.50 psf "grossed up"</p> <p>Tenant responsible for gas, electric and prorata share of NNN charges which include, but are not limited to, water, real estate taxes, insurance and CAM. Tenant is also responsible for 30% of costs for common areas (the vestibule, breakroom and restroom = 532 square feet).</p>					

\*Build to Suit

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Sylvania Twp.</b>					
4829 Sadalia Road	1,413	1,413	0.00	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 foot	Bill Cosgrove, CCIM
Kalniz, Iorio & Feldstein	1,350	1,350	N/A	Lease	
			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.					
2727 Holland Sylvania Road	832	832		N/A	Tanya Pipatjarasgit
Huntington Field III Condo Unit F	832	832	\$79,900	Sale	
			\$96.03		
<b>Comments:</b> 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					
<b>Temperance</b>					
1600 W. Smith Road	9,924	9,924		N/A	Jason Sheppard
The Commons at Greenbriar	9,924	9,924	\$499,000	Sale	Keenan Fields
			\$50.28		
<b>Comments:</b> Multi-tenant buildings with a common entry foyer and restrooms. Lot has site plan approval allowing two additional buildings of 3,276 and 4,032 square foot to be constructed on the site.					
30,000 square feet of asphalt surfaced parking and drive area. The westerly parking area of 14,500 square feet needs the final layer of 2" asphalt to be applied. 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 (vacant) is unfinished (no buildout has been done).					
Building B - Building is vacant. Suite 1 is built out with 6 offices, reception area and conference room.					
Building D - Building is vacant. Suite 1 has a custom office buildout with 7 private offices, reception area, conference room and storage room. Basement is built out with 3 finished rooms, restroom and storage area.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
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		
<b>Comments:</b>	Premiere, Class A office building located in the Central Business District of Toledo. Unparalleled views overlooking downtown and scenic Maumee River. Large conference center, vending machine area, secured parking in an underground garage with 438 spaces and elevators on each level. Space can be divided according to Tenant's requirements. 1 parking space per 1,100 sf leased.  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 & Ressler, Big Brothers Big Sisters of Northwest Ohio, Polofka & Van Berkom, Marshall & Melhorn, Robison, Curphey & O'Connell and Social Security Administration. See Comments				
425 Jefferson Avenue	150,000	44,722	9.75	Gross	Bill Cosgrove, CCIM
The Secor Building	44,722	325	N/A	Lease	
			N/A		
<b>Comments:</b>	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. Tenant responsible for in-suite janitorial and in-suite maintenance. Most tenants have control of the HVAC in their suites. Rental rate will be quoted if tenant requires buildout.				
5732 Douglas Road	33,052	33,052		N/A	Jason Sheppard
N/A	33,052	33,052	\$1,300,000	Sale	
			\$39.33		
<b>Comments:</b>	The property consists of 2 buildings. The Church facility with a Fellowship Hall in the finished basement is 24,952 sf. 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. The school building is 8,100 sf.				
4234 Monroe Street	24,485	24,485		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.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
2272 Collingwood Boulevard	23,345	23,345		N/A	Germano Bressan, CCIM
St. Mark's Episcopal Church	23,345	23,345	\$199,900	Sale	Jason Sheppard
			\$8.56		
<b>Comments:</b>	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. * Tax amount reflects assessments only.				
6145 Hill Avenue	20,000	20,000	0.00	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>	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. 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.				
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.				
2158 Collingwood Boulevard	16,661	16,661		N/A	Craig M. Herschel
Church of Living God	16,661	16,661	\$129,000	Sale	
			\$7.74		
<b>Comments:</b>	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. Average utility costs on file.				
	* Current tax amount is based on the property's tax-exempt status. Should the property status change, taxes will be recalculated.				
3715 Airport Highway	16,583	1,880	8.00	Plus Utilities	Craig M. Herschel
Parkcrest Medical Forum	16,583	1,177	\$585,000	Sale/Lease	
			\$35.28		
<b>Comments:</b>	Well maintained, multi-tenant building conveniently located between Byrne Road and Reynolds Road. Close to University of Toledo Health Science campus. 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.				

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			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
4841 Monroe Street	61,023	6,375	13.50	Full service	Robert P. Mack, CCIM, SIOR
Harvest Square	15,287	443	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b>	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. 2 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.				
235 N. Michigan Street	14,880	14,880		N/A	Megan Malczewski, CCIM
Space 237	14,880	14,880	\$600,000	Sale	Bill Cosgrove, CCIM
			\$40.32		
<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.				
407 Washington Street	13,500	13,500	10.00	psf NNN	Keenan Fields
N/A	13,500	4,500	N/A	Lease	
			N/A		
<b>Comments:</b>	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. 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.				
5640 Southwyck Boulevard	18,768	7,500	8.00	psf gross	Keenan Fields
N/A	12,120	900	\$190,000	Sale/Lease	Bill Cosgrove, CCIM
			\$10.12		
<b>Comments:</b>	Easily located building with great access and exposure. Nicely decorated, well maintained. Space Available for Lease: 1st floor - Minimum of 900 square feet up to 7,500 square feet. 2nd floor - Minimum of 1,000 square feet up to 4,620 square feet				
1642 Ralston Circle	10,184	10,184		N/A	Joe Francis
N/A	10,184	10,184	\$825,000	Sale	
			\$81.01		
<b>Comments:</b>	Former dental office (first floor). Recently remodeled - very good condition. General offices upstairs. Basement storage is sprinklered. Centrally located. Equipment is not included in the sale.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
2100 W. Alexis Road	10,140	9,951	7.00	psf NNN	Craig M. Herschel
N/A	9,951	2,708	\$255,000	Sale/Lease	Megan Malczewski, CCIM
			\$25.15		
<b>Comments:</b>	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. 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.				
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>	High profile office building in West Toledo. Easy, convenient access to I-475.  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.  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.				
1111 Adams Street	16,000	9,000	8.00 - 14.00	Net (see below)	Bill Cosgrove, CCIM
N/A	7,500	1,500	N/A	Lease	
			N/A		
<b>Comments:</b>	Turn of the century building at a great location on Adams Street with easy in/out access. 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. Street and lot parking.				
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>	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. 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  Current tenants are month-to-month.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
404 S. Reynolds Road	5,404	5,404	8.50	psf gross	Joe Francis
Hazcorp Building	5,404	5,404	\$240,000	Sale/Lease	
			\$44.41		
<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	5,040	5,040		N/A	Craig M. Herschel
N/A	5,040	5,040	\$295,000	Sale	Megan Malczewski, CCIM
			\$58.53		
<b>Comments:</b>	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. Currently used as an attorney's office. Would easily convert to various other professional uses.				
3131 Douglas Road	4,758	4,758	8.20	psf NNN	Bill Cosgrove, CCIM
N/A	4,758	4,758	\$235,000	Sale/Lease	Craig M. Herschel
			\$49.39		
<b>Comments:</b>	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. Tenant responsible for utilities, suite janitorial, suite interior maintenance, content, plate glass and liability insurance, refuse removal, real estate taxes and insurance.				
624 Adams Street	4,600	4,600	12.00	Plus Utilities	Ken Marciniak, SIOR
N/A	4,600	2,300		N/A Lease	
				N/A	
<b>Comments:</b>	Building was completely refurbished in 2008. Storage available in basement. Located across the street from the Lucas County Courthouse. Can lease 1 floor (2,300 sf) or both.				
4352 W. Sylvania Avenue	20,824	4,500	15.00	per square foot	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.				

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
3445 Manhattan Boulevard	4,389	4,389	0.00	N/A	Joe Francis
Kingdom Hall of Jehovah's Witness	4,389	4,389	\$129,900 \$29.60	Sale	
<b>Comments:</b> Very clean. Large corner lot. Idea for day care or church. Equipment not included in sale but available.					
* Current taxes reflect church tax status.					
5301 Southwyck Boulevard	19,584	1,903	10.50	Gross + Janit.	Martin Gregory
The David Building	4,376	1,107	N/A	Lease	
<b>Comments:</b> Very well maintained office building close to expressway interchange. 3 suites available: Suite 203 - 1,107 sf; Suite 206 - 1,903 sf and Suite 207 - 1,366 sf.					
1837 Alexis Road	3,534	3,534	8.00	per square foot	Joe Francis
N/A	3,534	3,534	N/A	Lease	
<b>Comments:</b> Very clean. Centrally located. Good visibility. Flexible zoning.					
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
<b>Comments:</b> 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. 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).					
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
<b>Comments:</b> High traffic location between Central Avenue and Bancroft Street. Offers high visibility on Reynolds Road. Appealing professional exterior. Recently updated façade. 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.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
662 Phillips Avenue	3,000	3,000	0.00	N/A	Germano Bressan, CCIM
N/A	3,000	3,000	\$79,900	Sale	
			\$26.63		
<b>Comments:</b>	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..				
300 Madison Avenue	232,000	3,000	6.99	per square foot	Germano Bressan, CCIM
Edison Plaza	3,000	3,000	N/A	Sublease	Sam Zyndorf, CCIM
			N/A		
<b>Comments:</b>	Well maintained Class A office space in Downtown Toledo. In common conference rooms for tenants' use. Underground parking may be available from Kwik-Park. Concession area and outdoor terrace for tenants' use. 1st floor space. Current lease expires 1/31/2012. Sublease is contingent upon Landlord's approval.				
3125 Douglas Road	2,745	2,745	8.74	per square foot	Bill Cosgrove, CCIM
N/A	2,745	2,745	\$170,000	Sale/Lease	Tanya Pipatjarasgit
			\$61.93		
<b>Comments:</b>	Medical office near Central Avenue. Building dimensions approximately 40' 5" x 67' 11". Please note - Lucas County AREIS has square footage of building as 2,080. Great for owner/occupant or redevelopment. Call to schedule an appointment.				
1546 W. Alexis Road	2,544	2,544		N/A	Craig M. Herschel
N/A	2,544	2,544	\$140,000	Sale	
			\$55.03		
<b>Comments:</b>	2 freestanding buildings. Great exposure on Alexis Road near Jackman. Traffic count on Alexis Road is 25,720 as of 2007. 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.				

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
956 - 1004 S. Reynolds Road	4,935	2,540	8.18 - 8.33	psf plus CAM	Craig M. Herschel
N/A	2,540	1,100	\$250,000	Sale/Lease	Megan Malczewski, CCIM
			\$50.66		
<b>Comments:</b>	Well maintained 8 suite office building. Located at a signalized intersection. Great investment opportunity for an owner/user.				
	Suite 962 (1,440 sf) has 2 private offices, open bull pen area, restroom and 2 storage areas. Existing furniture and work stations could be available for purchase through current tenant. It is available for \$1,000 per month.				
	Suite 958/960 (1,100 sf) includes 3 office areas, 2 restrooms and a storage area. Space can be split into two 550 sf units. It is available for \$750 per month.				
	Owner receives income from leased billboard on property.				
	Income/Expense statement, Rent Roll and Net Cost of Space Analysis available upon request.				
2515 W. Central Avenue	2,463	2,463	9.74	Plus Utilities	Joe Francis
N/A	2,463	1,200	N/A	Lease	
			N/A		
<b>Comments:</b>	Excellent location for limited medical, accountant, insurance agent, attorney, etc. Great street visibility. Owner will divide the space and lease 1,200 square feet for \$1,000 per month. TARTA bus stop in front of building.				
3306 Executive Parkway	23,040	2,291	15.00	psf gross	Robert P. Mack, CCIM, SIOR
N/A	2,291	2,291	N/A	Lease	
			N/A		
<b>Comments:</b>	Automatic "after hours" front door locking mechanism. 2,291 sf on second floor available for \$15.00 psf gross.				
	Other tenants: Buckenmeyer & King, Preferred RE/MAX, BizTech, Computer Works, Louisville Title and Farmers Insurance - Hurst Agency.				
240 Tenth Street		1,200	6.75	psf	Bill Cosgrove, CCIM
N/A	2,200	1,000	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b>	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. 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. On street parking plus lots.				

Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Toledo</b>					
415 Michigan	3,360	1,205	11.09 - 14.94	per square foot	Ken Marciniak, SIOR
N/A	2,125	920	N/A	Lease	
			N/A		
<b>Comments:</b> Walking distance to the Courthouse and Government Center. 48 car parking lot in rear plus additional parking on street. 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.					
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> 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. 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.					
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> Across the street from the Lucas County Courthouse. 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.					
3520 Heatherdowns Boulevard	8,000	1,100	8.25 - 9.00	per square foot	Robert P. Mack, CCIM, SIOR
N/A	1,900	800	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b> Highly visible South Toledo location. Well maintained owner occupied shopping center. Suite 2 - 800 sf @ \$550 per month. Suite 4 - 1,100 sf @ \$825 per month plus electric, interior maintenance, suite janitorial and content/liability insurance. Suite is located within the breezeway.					
Other tenants: Dave Walbon Insurance, Becki Ballenger Insurance, Dr. J. Glanzman, Dr. R. Clines, Snip N Clip, B. Damrauer, Ph.D. and State Farm.					
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> Close to the Reynolds Road/Central Avenue intersection. 1/2 mile to I-475/US-23. 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.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<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		
<b>Comments:</b> Great location. Reception area. CAT V wired. Buckeye Cable/AT&T.					
Neighbors include Christ the King Church, Hooters, Penn Station, Sun Federal Credit Union and Famous Dave's. Tenant responsible for gas, electric, water, suite janitorial, suite interior maintenance, insurance (content, liability, plate glass) and refuse removal.					
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		
<b>Comments:</b> Nice fourth floor office condo located directly across from the Main Library. Adjacent to Kwik Parking. 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.					
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		
<b>Comments:</b> Very accessible location just off I-75/Alexis Road exit in North Cross Industrial Park. Private entrance. 20' x 14' office with private restroom. 2 - 10' x 12' offices. Reception/work station. Parking at private entrance.					
919 Madison Avenue		950	6.76	psf	Bill Cosgrove, CCIM
aka 240 10th Street	950	950	N/A	Lease	Megan Malczewski, CCIM
			N/A		
<b>Comments:</b> Close to Courthouse. Across from SSOE and the main library. Many windows providing pleasant natural lighting. Views overlooking the library. Private entrance to 2nd floor. Private restroom. Move-in condition. Rent includes real estate taxes and insurance.					
5207 Secor Road	840	840	11.43	psf gross	Craig M. Herschel
N/A	840	840	N/A	Lease	
			N/A		
<b>Comments:</b> 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. Lease rate includes normal consumption of utilities! Great for insurance, accountant or other professional users seeking visibility.					

\*Build to Suit

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Property Address Building Name	Total Building SqFt Total Available SqFt	Max Contiguous Min Contiguous	Rental Rate		Associate(s)
			Sale Price Price Per SqFt	Lease Type Sale Type	
<b>Waterville</b>					
1197 Farnsworth Road	5,416	800	12.00	per square foot	Megan Malczewski, CCIM
N/A	1,500	700	\$595,000	Sale/Lease	
			\$109.86		
<b>Comments:</b>	Tax abatement in place - expires January 1, 2010. 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.				
<b>Whitehouse</b>					
5825 Weckerly Road	3,522	3,522	12.00	psf NNN	Ken Marciniak, SIOR
N/A	3,522	3,522	\$450,000	Sale/Lease	
			\$127.77		
<b>Comments:</b>	Two separate basement sections - 1 side is finished, the other is unfinished. 2,400 sf total basement size.				