

Central Professional Building

6545 W Central Avenue, Toledo, OH 43617

Lucas County



HIGHLIGHTS

For Lease
County: Lucas
Type: Office
Total SF: 21,693
Year Built: 1988
Market: Toledo

CONTACT

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- Sylvania Township tax structure benefits
- Traffic Signalized access directly to Central Ave.
- I-475/SR 23 Interchange sits within 1/8 mile
- Tenant Improvement allowance or turnkey construction services available through Landlord contractors, engineers and architects
- Upgraded smart design interiors/ ADA Compliant elevators
- Signage/Visibility- 31,800 cars per day pass on Central Ave
- Affordability and flexibility for space needs now and in the future
- Convenient shopping, restaurants and services within minutes
- Outdoor wooded park-like setting for employees use
- TARTA bus service located within steps
- Secure environment
- Convenient Business Location:
 - 10 minutes to down town Toledo
 - 5 minutes to Sylvania, OH
 - 8 minutes to Maumee, OH - 80/90 Turn Pike
 - 10 minutes to Levis Commons- I 75
 - 40 minutes to Ann Arbor, MI
 - 45 minutes to Detroit, M

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,496	59,572	149,169
Households	3,432	25,121	62,030
Average Household Income (\$)	75,777	82,450	71,334
Median Household Income (\$)	60,602	57,691	50,381

RETAILERS INCLUDE



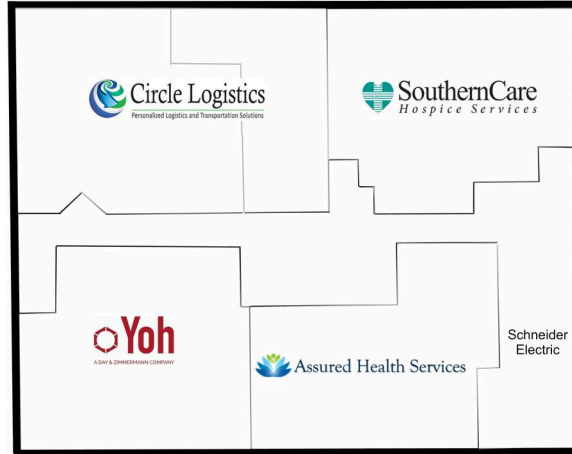
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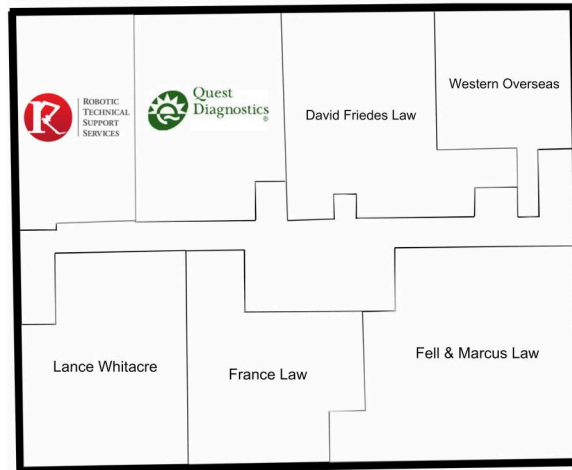
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1st Floor Leasing Plan



2nd Floor Leasing Plan



101	Circle Logistics	3,232 SF	202	Fell & Marcus Law	2,277 SF
102	Yoh	2,261 SF	203	France Law	1,374 SF
103	Southern Care	2,319 SF	206	Robotic Technical Support Services	1,254 SF
105	Schneider Electric	1,009 SF	208	Quest Diagnostics	1,569 SF
106	Assured Health Services	1,979 SF	209	David Friedes Law	1,717 SF
201	Lance Whitacre	1,583 SF	210	Western Overseas	1,067 SF