

# Central Professional Building

6545 W Central Ave, 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

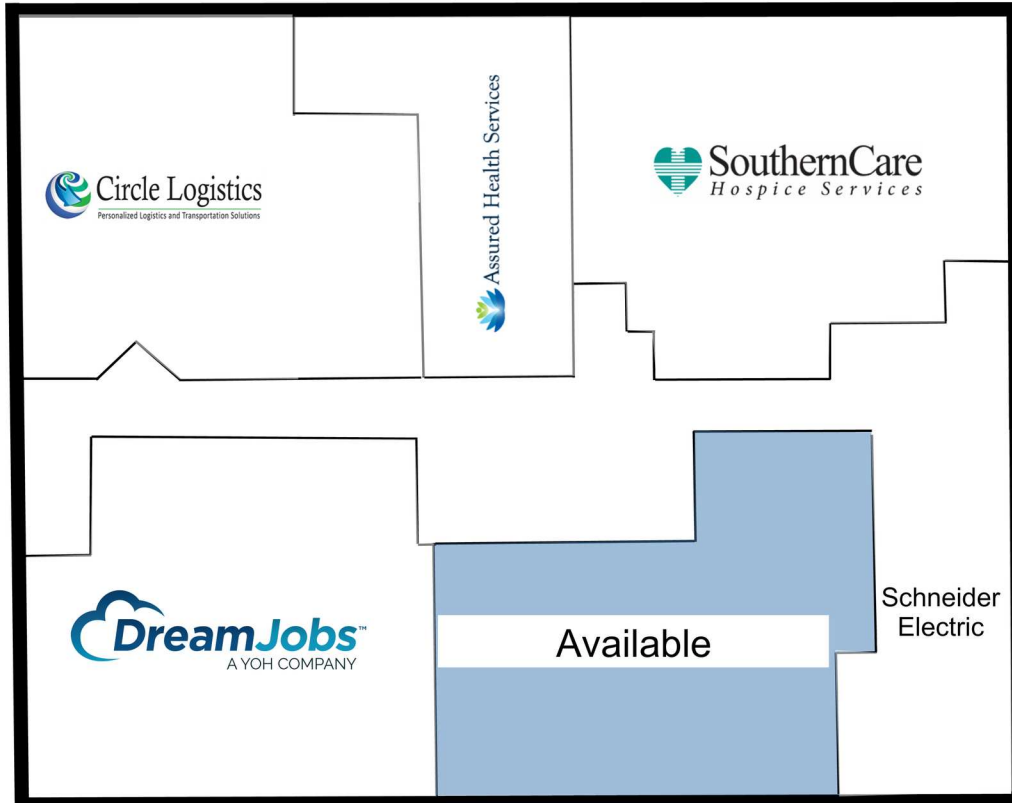
	1 MILE	3 MILES	5 MILES
Population	8,496	59,572	149,169
Households	3,432	25,121	62,030
Average Household Income (\$)	75,777	82,450	71,334
Median Household Income (\$)	60,602	57,691	50,381

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## Central Professional Building 1st Floor Leasing Plan



101 Circle Logistics	1,729 SF	104 Available	1,979 SF
102 Dream Jobs	2,261 SF	105 Schneider Electric	1,009 SF
103 Southern Care	2,319 SF	106 Assured Health Services	1,503 SF

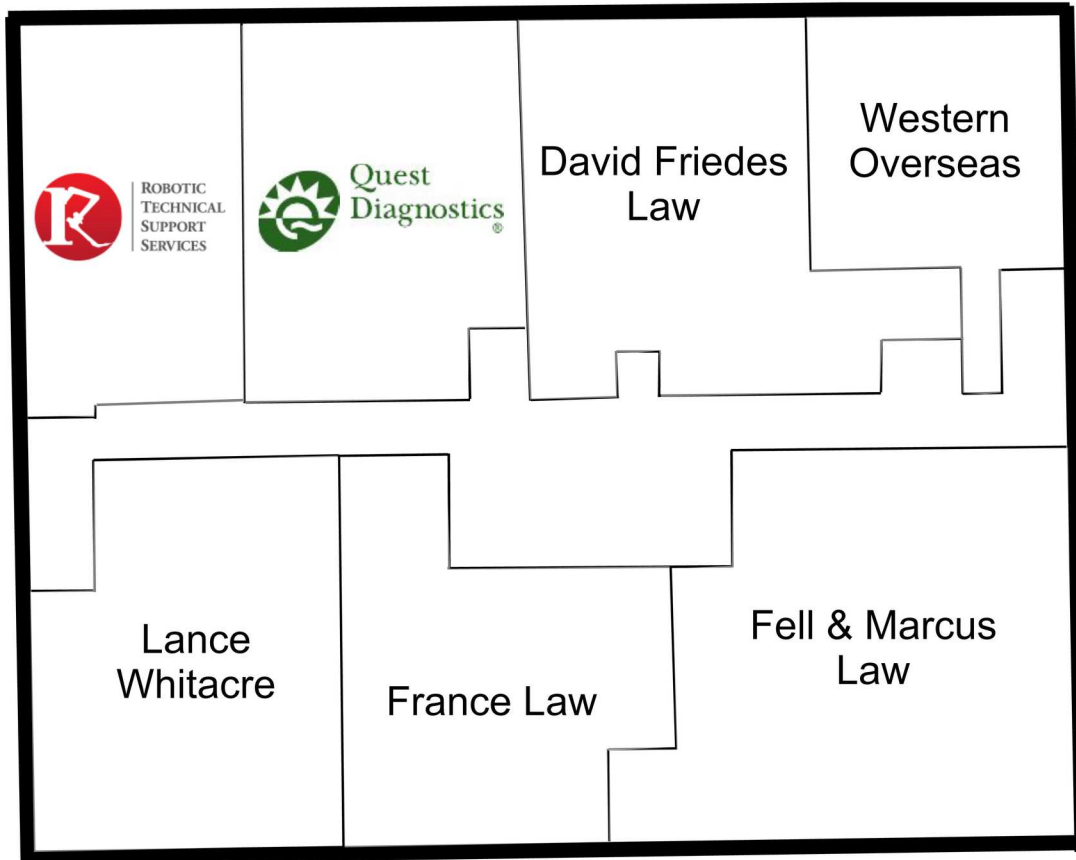
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## Central Professional Building 2nd Floor Leasing Plan



201 Lance Whitacre	1,583 SF	208 Quest Diagnostics	1,569 SF
202 Fell & Marcus Law	2,277 SF	209 David Friedes Law	1,717 SF
203 France Law	1,374 SF	210 Western Overseas	1,067 SF
206 Robotic Technical Support Services	1,254 SF		