

# 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

- Sylvania Township tax structure benefits
- Traffic Signalized access directly to Central Ave.
- I-475/SR 23 Interchange sits within 1/8 miles
- Tenant Improvement allowance or turnkey construction services available through Landlord contractors, engineers and architects
- Upgraded smart design interiors/ ADA Compliant elevators
- Signage/Visibility- 35,594 vehicles per day pass on Central Ave (2017)
- 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, MI

## CONTACT

Chad Greeley  
 419-843-6265  
 cgreeley@tolsonent.com

Bradley Koltz  
 419-843-6265  
 bkoltz@tolsonent.com

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,391	58,255	145,230
Households	3,432	25,121	62,030
Average Household Income (\$)	89,115	101,610	91,414
Median Household Income (\$)	73,882	76,007	70,860

## RETAILERS INCLUDE



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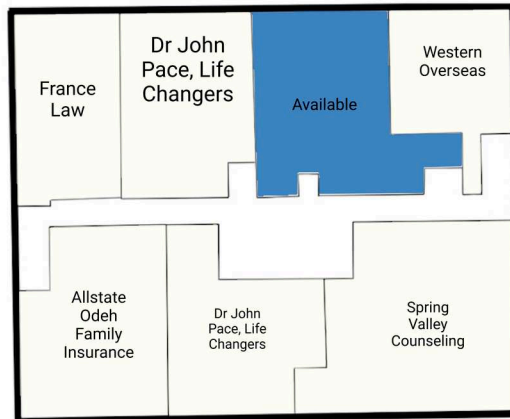
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1st Floor Leasing Plan



2nd Floor Leasing Plan



101	Circle Logistics	1,750 SF	202	Spring Valley Counseling	2,277 SF
102	Assured Health Services	2,261 SF	203	France Law	1,254 SF
103	Southern Care	2,319 SF	206	Dr John Pace, Life Changers	1,374 SF
105	Decorative Commercial Services	1,009 SF	208	Dr John Pace, Life Changers	1,569 SF
106	Assured Health Services	1,979 SF	<b>209</b>	<b>Available</b>	<b>1,754 SF</b>
<b>107</b>	<b>Available</b>	<b>1,482 SF</b>	210	Western Overseas	1,067 SF
201	Allstate Odeh Family Insurance	1,615 SF			