

# 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

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

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

- 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

## DEMOGRAPHICS

Population  
Households  
Average Household Income (\$)  
Median Household Income (\$)

### 1 MILE

8,391  
3,432  
89,115  
73,882

### 3 MILES

58,255  
25,121  
101,610  
76,007

### 5 MILES

145,230  
62,030  
91,414  
70,860

## RETAILERS INCLUDE



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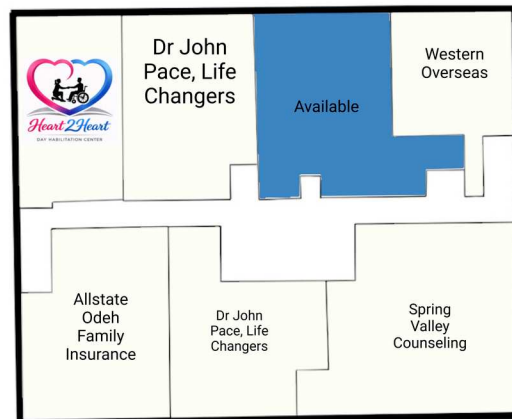
Lucas County



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 | Heart 2 Heart Day Hab       | 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 | 209 | Available                   | 1,754 SF |
| 107 | Available                      | 1,482 SF | 210 | Western Overseas            | 1,067 SF |
| 201 | Allstate Odeh Family Insurance | 1,615 SF |     |                             |          |