

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



Central Professional Building

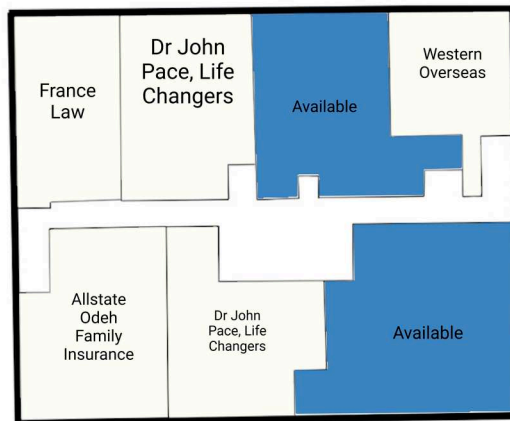
6545 W Central Avenue, Toledo, OH 43617
Lucas County



1st Floor Leasing Plan



2nd Floor Leasing Plan



101	Circle Logistics	3,232 SF	202 Available	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	209 Available	1,754 SF	
201	Allstate Odeh Family Insurance	1,615 SF	210	Western Overseas	1,067 SF