

Tolson Building

6591 W Central Avenue, Toledo, OH 43617
Lucas County



HIGHLIGHTS

For Lease
County: Lucas
Type: Office
Total SF: 22,050
Year Built: 1989
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 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

RETAILERS INCLUDE



DEMOGRAPHICS

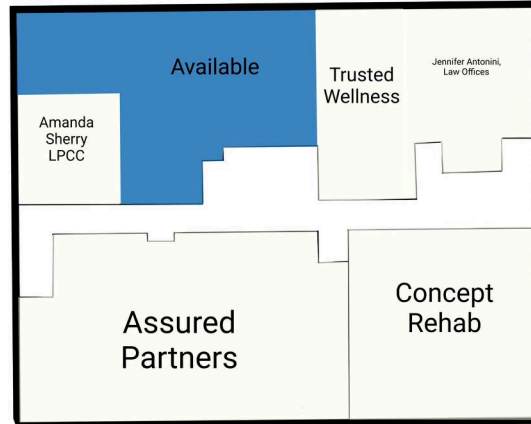
	1 MILE	3 MILES	5 MILES
Population	10,815	58,255	145,230
Households	4,293	24,876	61,347
Average Household Income (\$)	103,158	101,610	91,414
Median Household Income (\$)	84,180	76,007	70,860

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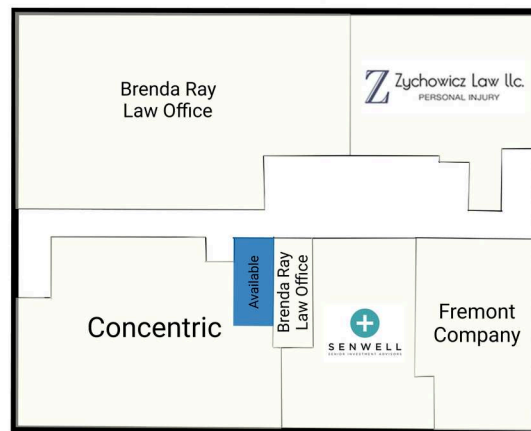
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1st Floor Leasing Plan



2nd Floor Leasing Plan



100	Jennifer Antonini, Law Offices	1,326 SF	201	Zychowicz Law LLC	1,550 SF
101	Trusted Wellness	884 SF	202	Concentric	2,545 SF
102	Available	2,459 SF	203	Brenda Ray Law Office	205 SF
103	Amanda Sherry LPCC	698 SF	205A	Fremont Company	1,267 SF
105	Concept Rehab	2,172 SF	205B	Senwell Senior Investment Advisors	1,334 SF
108	Assured Partners	3,496 SF	206	Brenda Ray Law Office	355 SF
200/204	Brenda Ray Law Office	3,548 SF			