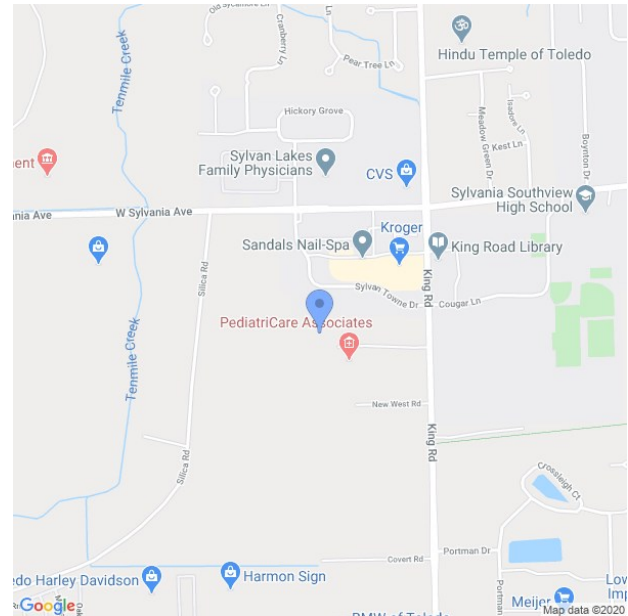


# Better Business Bureau Building

7668 KINGS POINTE RD, TOLEDO, OHIO 43617



COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$13.50/SQFT NNN**  
ZONING **20-C4 COMMERCIAL OFFICE**  
BLDG TYPE **MULTI-TENANT**  
CLASS **A**  
STATUS **EXISTING**  
YEAR BUILT **2006**  
STORIES **1**

GROSS BLDG **12,160 SQFT**  
TOTAL AVAIL **4,000 SQFT**  
AVAIL **4,000 TO 0 SQFT**  
RBA **4,000 SQFT**  
LAND AREA **1.23 ACRES**  
CEILING HEIGHT **9.0 FT**  
IMPROVEMENTS **THE SITE IS A LARGE LOT AT THE  
END OF A QUIET CUL-DE-SAC  
BUSINESS PARK, KINGS POINTE.  
BEAUTIFULLY LANDSCAPED AND  
NICELY VISIBLE WITH  
MONUMENT SIGNAGE.**  
MARKET **TOLEDO**

- Sylvania Township - no personal income tax
- Fit & finish to tenant specifications w/\$200,000 improvement allowance
- Adjacent conference center and kitchen available at no extra cost
- The conference room has seating for over 100
- Private entry and restrooms
- Ample parking
- Quiet cul-de-sac location
- Monument signage

**Stephanie Kuhlman**

Sr. Development, Sales & Leasing Agent  
NAI Harmon Group

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**NAI Harmon Group**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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