130 S. MAIN STREET
BOWLING GREEN, OH 43402
OFFICE SPACE FOR LEASE

GENERAL INFORMATION

Building Size: 30,000 square feet
Number of Stories: 3 + basement
Year Constructed: 1926 and 1973
Condition: Good
Closest Cross Street: Wooster Street
County: Wood
Zoning: B-3 Central Business District
Parking: On street & municipal lots + 7 spaces east of the alley
Curb Cuts: None
Street: 4 lane with center turn lane

AVAILABLE SPACE

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Footage</th>
<th>RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Floor</td>
<td>700-10,000</td>
<td>$7.00 - $10.00 SF Gross</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>200-10,000</td>
<td>$7.00 - $10.00 SF Gross</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>500-10,000</td>
<td>$7.00 - $10.00 SF Gross</td>
</tr>
</tbody>
</table>

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130 S. Main Street, Bowling Green, OH 43402
Office Space For Lease

Up to 30,000 Square Feet AVAILABLE

BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Walls</td>
<td>Brick and stone</td>
</tr>
<tr>
<td>Structural System</td>
<td>Steel &amp; wood joist</td>
</tr>
<tr>
<td>Roof</td>
<td>Built up</td>
</tr>
<tr>
<td>Floors</td>
<td>Concrete</td>
</tr>
<tr>
<td>Floor Coverings</td>
<td>Carpet &amp; tile</td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>11'</td>
</tr>
<tr>
<td>Basement</td>
<td>Yes</td>
</tr>
<tr>
<td>Heating</td>
<td>Boiler &amp; individual baseboard units</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Main floor – central air</td>
</tr>
<tr>
<td>Power</td>
<td>600 amps, 3 phase, 4 wire</td>
</tr>
<tr>
<td>Security System</td>
<td>Card access after hours</td>
</tr>
<tr>
<td>Restrooms</td>
<td>Numerous restrooms on main floor &amp; basement</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>No</td>
</tr>
<tr>
<td>Signage</td>
<td>On door and tenant directory</td>
</tr>
<tr>
<td>Delivery Area</td>
<td>In rear</td>
</tr>
</tbody>
</table>

BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Tenant</td>
<td>See roster</td>
</tr>
<tr>
<td>Occupancy Date</td>
<td>Upon lease execution</td>
</tr>
<tr>
<td>Sign on Property</td>
<td>Yes</td>
</tr>
<tr>
<td>Key Available</td>
<td>Open during business hours</td>
</tr>
</tbody>
</table>

LEASE DETAILS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term</td>
<td>3 to 5 years</td>
</tr>
<tr>
<td>Security Deposit</td>
<td>Equal to 1 month’s rent</td>
</tr>
<tr>
<td>Options</td>
<td>Negotiable</td>
</tr>
<tr>
<td>Improvement Allowance</td>
<td>Negotiable</td>
</tr>
<tr>
<td>Tenant Responsible for:</td>
<td>Tenant responsible for suite electric, suite janitorial, phone and internet service and liability insurance.</td>
</tr>
<tr>
<td>Landlord Responsible for:</td>
<td>Real estate taxes, insurance, and CAM</td>
</tr>
</tbody>
</table>

2020 REAL ESTATE TAXES

<table>
<thead>
<tr>
<th>Parcel #</th>
<th>Acreage</th>
<th>Taxes</th>
<th>Land Valuation</th>
<th>Improvements Valuation</th>
<th>Total Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>B08-510-240415053000</td>
<td>0.2686</td>
<td>$7,502.27</td>
<td>$105,300</td>
<td>$213,400</td>
<td>$318,700</td>
</tr>
<tr>
<td>B08-510-240415054000</td>
<td>0.1343</td>
<td>$1,441.84</td>
<td>$52,700</td>
<td>$0</td>
<td>$52,700</td>
</tr>
<tr>
<td>B08-510-240415055000</td>
<td>0.1159</td>
<td>$3,249.57</td>
<td>$45,500</td>
<td>$96,500</td>
<td>$142,000</td>
</tr>
<tr>
<td>Totals:</td>
<td>0.5288</td>
<td>$12,200.47</td>
<td>$203,800</td>
<td>$309,900</td>
<td>$513,700</td>
</tr>
</tbody>
</table>

3-year average of electric, water and sewer is $2,116.00 per month according to City of Bowling Green Municipal Utility Department records.

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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Toledo, Ohio 43604
www.signatureassociates.com

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130 S. Main Street, Bowling Green, OH 43402
Office Space For Lease

Up to 30,000
Square Feet
AVAILABLE

Comments:
- 10 parking spaces on the west side of the alley are available.
- Numerous municipal and on street parking options available.
- Ideal low-cost location for general office use – accountant, attorney, insurance agent, etc.
- Convenient to BGSU campus and downtown businesses.
- Former main branch for Huntington Bank. The building has the potential for keycard access.
- Surplus space available in the basement.
- Main level and front courtyard space could present an opportunity for restaurant use with outside dining.

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Office Space For Lease

Main Floor

Rear parking lot

Entrance

Main Street

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Main Floor

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