

130 S. MAIN STREET  
BOWLING GREEN, OH 43402

OFFICE SPACE FOR LEASE



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

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

### AVAILABLE SPACE

Floor	Square Footage	RATE
Main Floor	700-10,000	\$7.00 - \$10.00 SF Gross
2 <sup>nd</sup> Floor	200-10,000	\$7.00 - \$10.00 SF Gross
3 <sup>rd</sup> Floor	500-10,000	\$7.00 - \$10.00 SF Gross



For more information, please contact:

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Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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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

Exterior Walls:	Brick and stone
Structural System:	Steel & wood joist
Roof:	Built up
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	11'
Basement:	Yes
Heating:	Boiler & individual baseboard units
Air Conditioning:	Main floor – central air 2nd floor – window units 3rd floor – central air
Power:	600 amps, 3 phase, 4 wire
Security System:	Card access after hours
Restrooms:	Numerous restrooms on main floor & basement Men's/women's on upper floors
Sprinklers:	No
Signage:	On door and tenant directory
Delivery Area:	In rear

### BUILDING INFORMATION

Current Tenant:	See roster
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Open during business hours

### LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable

#### Tenant Responsible for:

Tenant responsible for suite electric, suite janitorial, phone and internet service and liability insurance.

#### Landlord Responsible for :

Real estate taxes, insurance, and CAM

### 2020 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
B08-510-240415053000	0.2686	\$7,502.27	\$105,300	\$213,400	\$318,700
B08-510-240415054000		\$6.79	\$300	\$0	\$300
B08-510-240415055000	0.1343	\$1,441.84	\$52,700	\$0	\$52,700
B08-510-240415056000	0.1159	\$3,249.57	\$45,500	\$96,500	\$142,000
<b>Totals:</b>		\$12,200.47	\$203,800	\$309,900	\$513,700

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

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### 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.

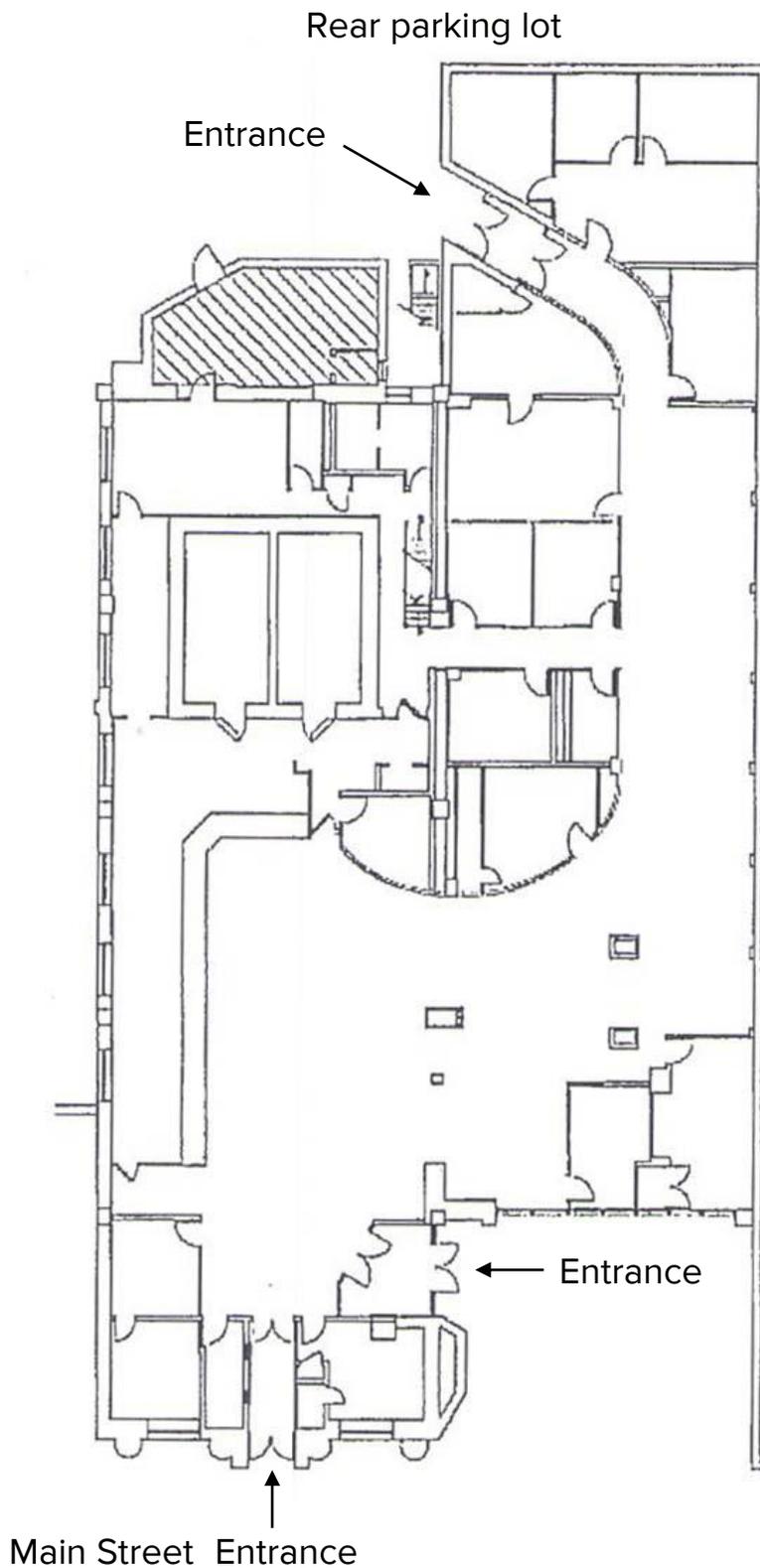


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**Main Floor**



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### Main Floor



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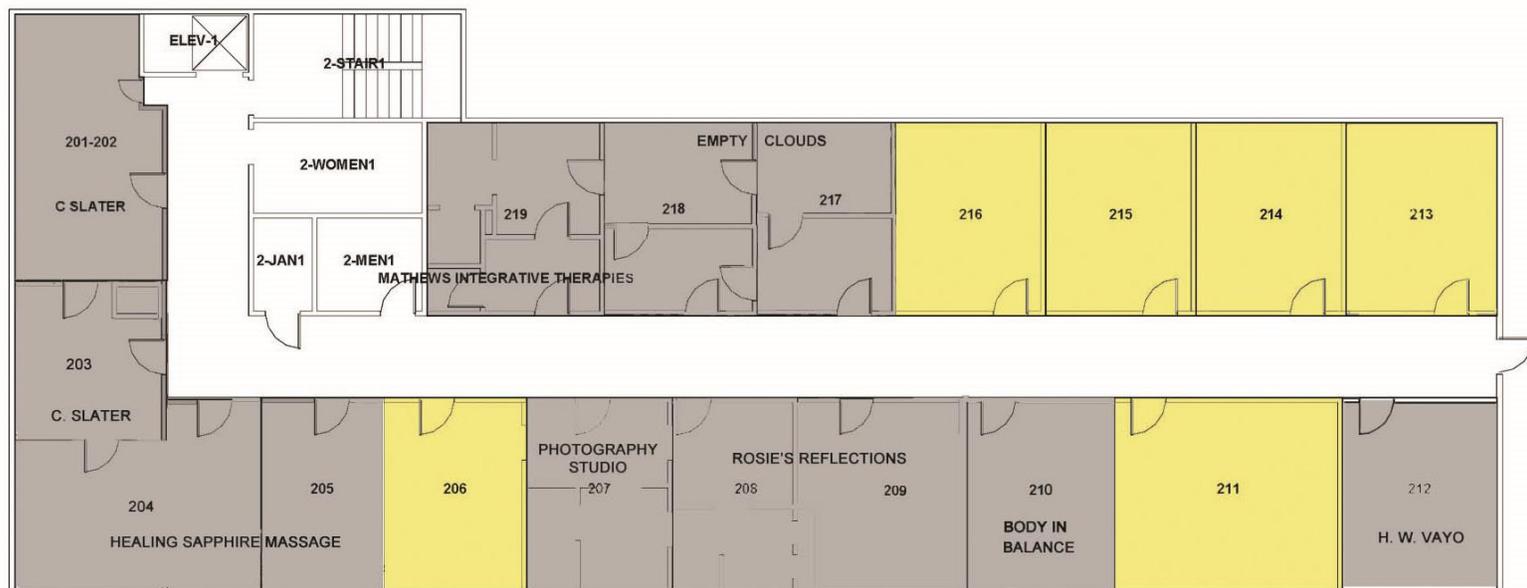
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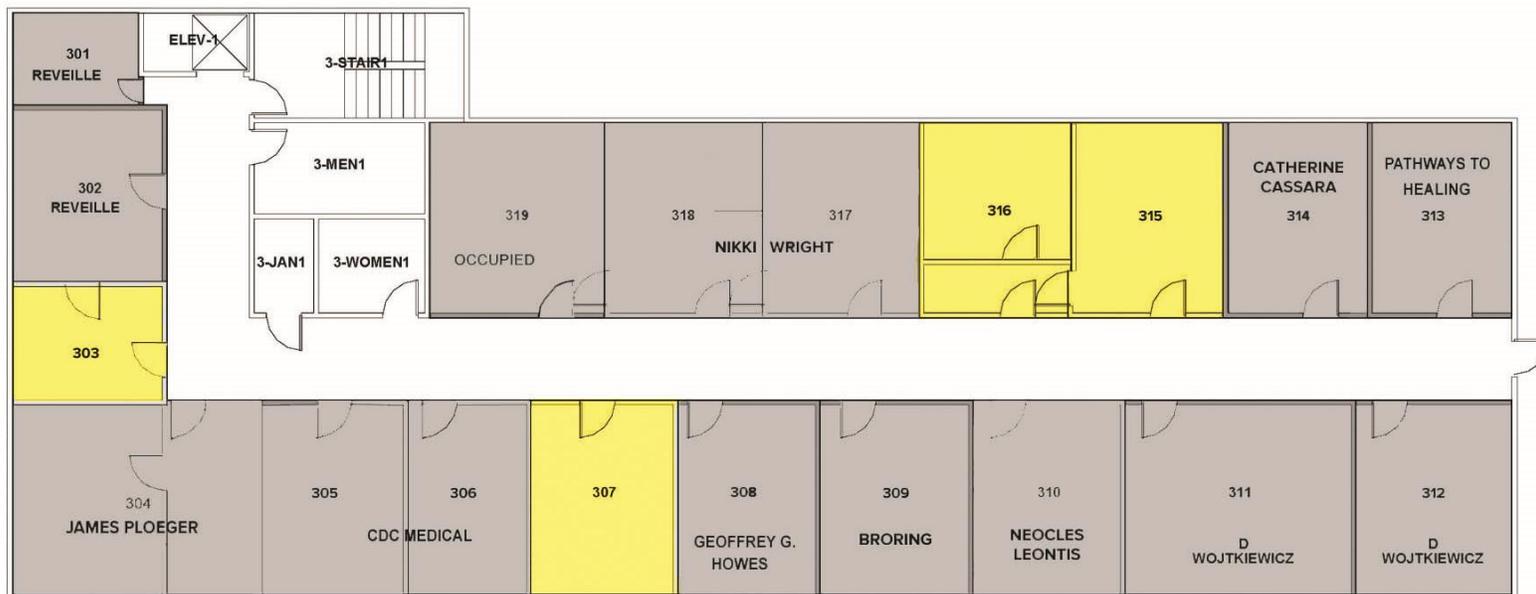
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### Second Floor



### Third Floor

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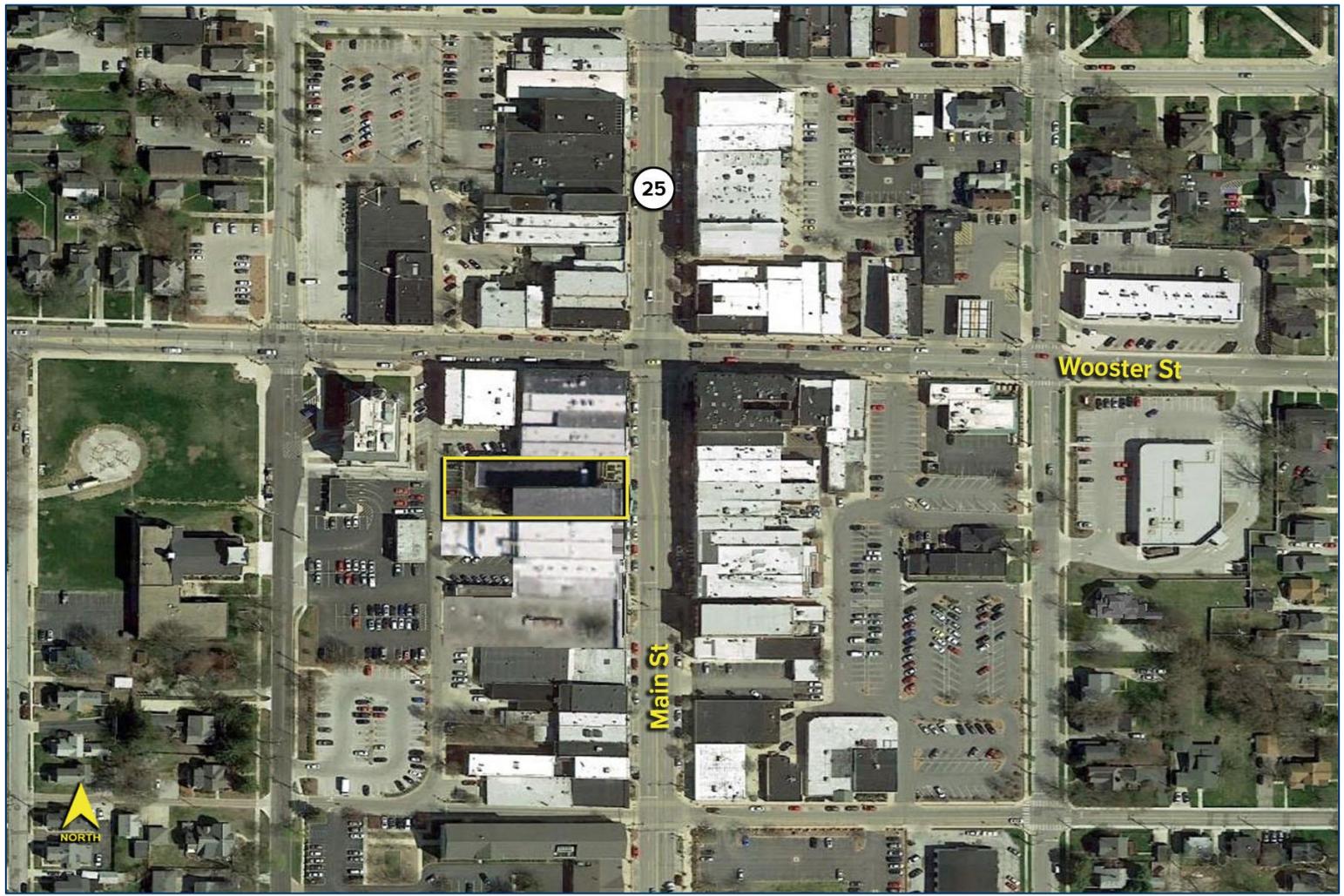
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