



 **JLL** SEE A BRIGHTER WAY

For sale or lease

Office Building
32,582 RSF Available

Property Overview

Discover this exceptional two-story office building offering 32,582 square feet of versatile workspace on an expansive 6.38-acre site. This property combines functionality with professional appeal through its distinctive wood siding exterior and prominent tombstone signage for excellent visibility.



Sales Price: \$2,750,000

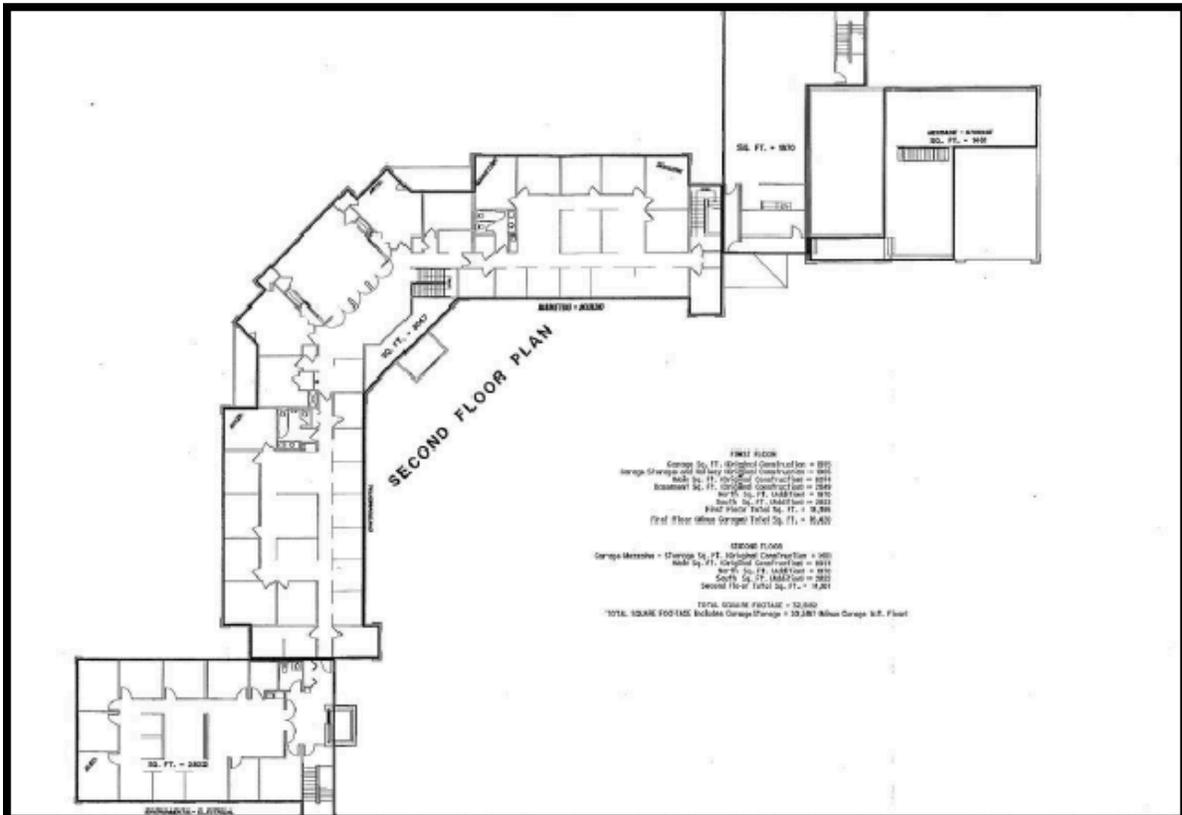
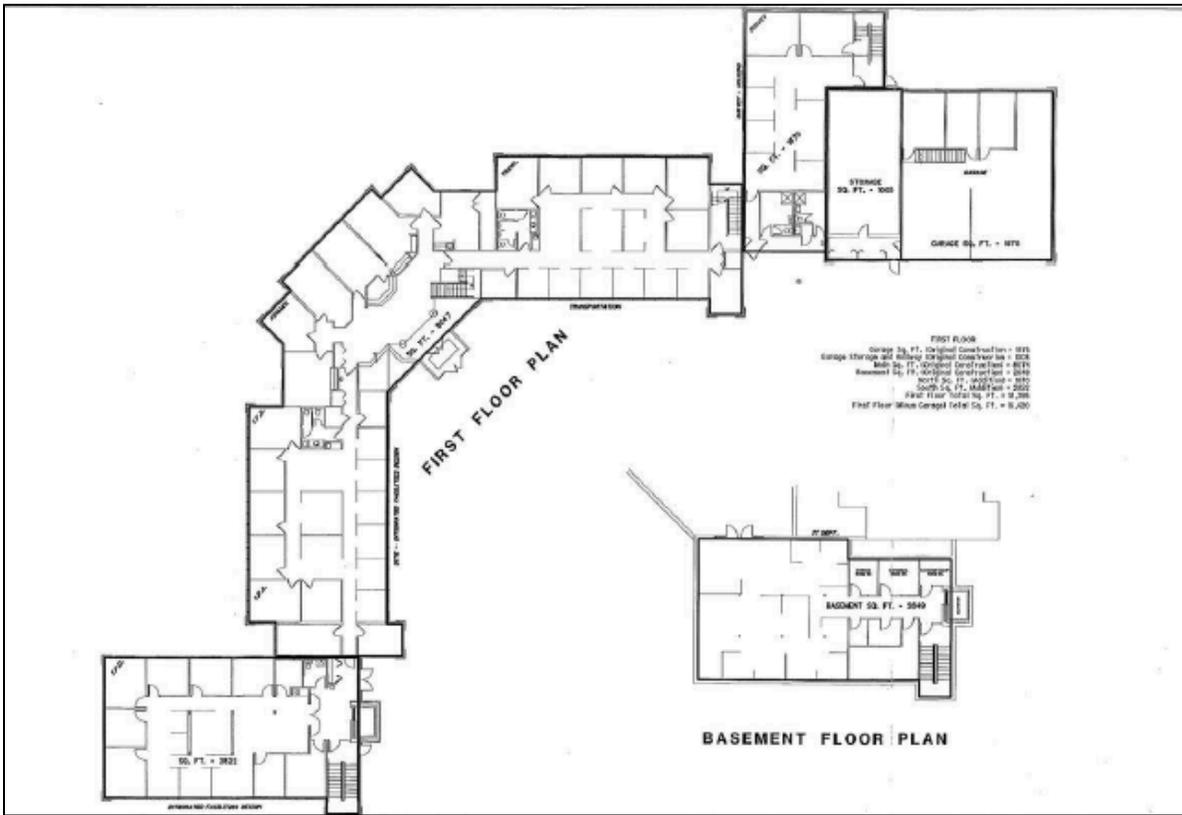
Lease Rate: \$7.75/SF NNN

Features

- Combination of private offices, cubicle workstations conference rooms and collaboration spaces throughout two story space
 - First Floor: 18,395 SF with 1,975 SF garage
 - Second Floor: 14,187 SF
 - Basement: 2,649 SF
- Kitchennette
- Copy/Mailroom
- Attached garage with garage door access
- Ceiling Height: 8' - 10'
- Central air with various furnace HVAC systems zoned throughout the building
- Restrooms: 4
- Security System: Yes
- 129 on-site parking spaces
- Tombstone signage in front with prominent street visibility
- Building constructed in (1990) with addition added in (1997)



Floorplan



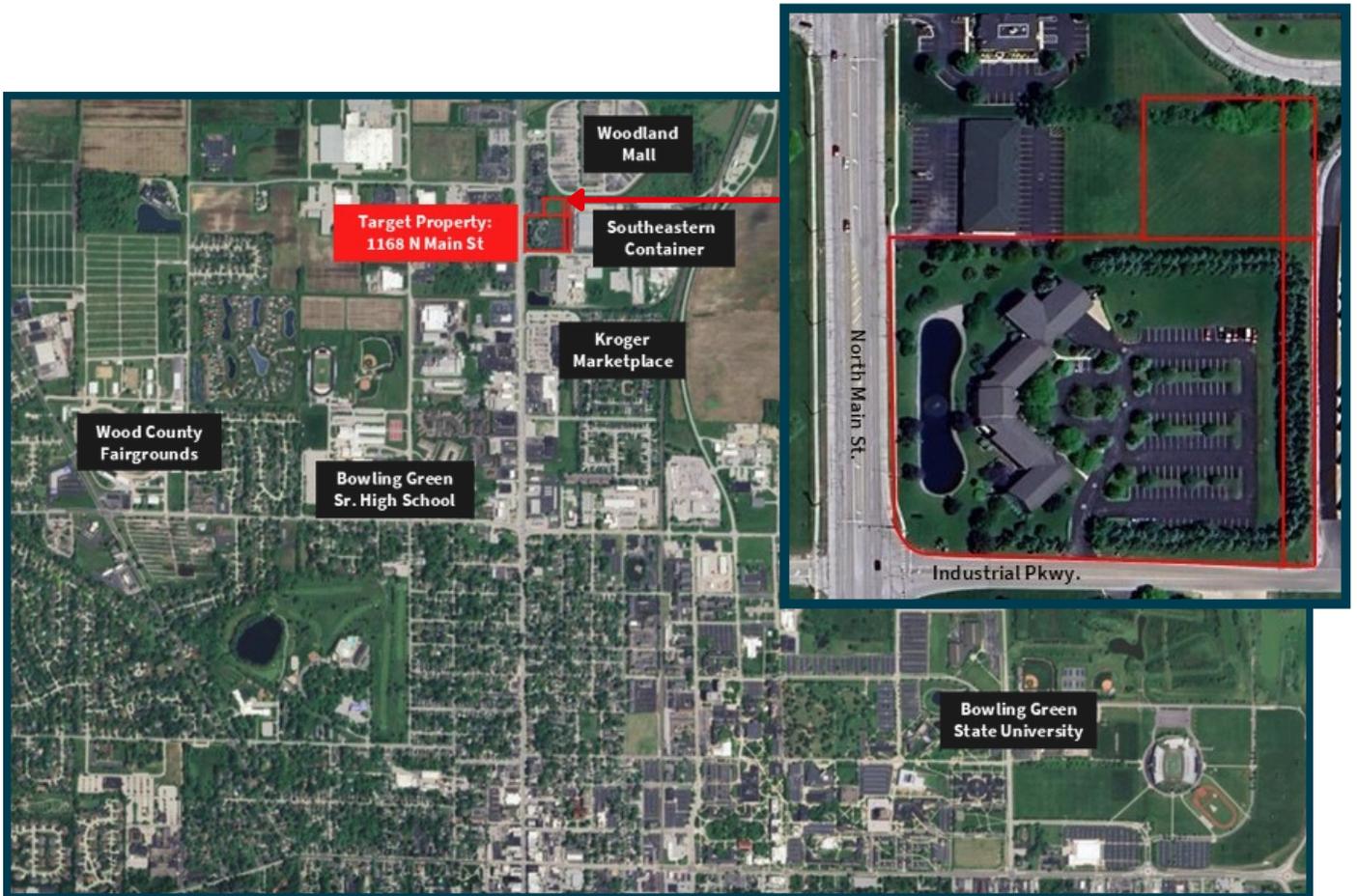
Location

Located off US Route 25 (Main Street) which is the primary north-south corridor through Bowling Green with close proximity to Interstate 75.

Bowling Green is a vibrant college town located in northwestern Ohio, serving as the county seat of Wood County. Located approximately 20 miles south of Toledo and about 60 miles southeast of Detroit, Michigan. Easy access to Interstate 75, providing connectivity to major Midwest markets.

Key Economic Drivers

- Bowling Green State University - Major employer and economic anchor
- Wood County Hospital - Healthcare services
- Manufacturing - Several industrial facilities in the area
- Retail and hospitality - Supporting both residents and university community
- Agriculture - Surrounding rural areas contribute to regional economy



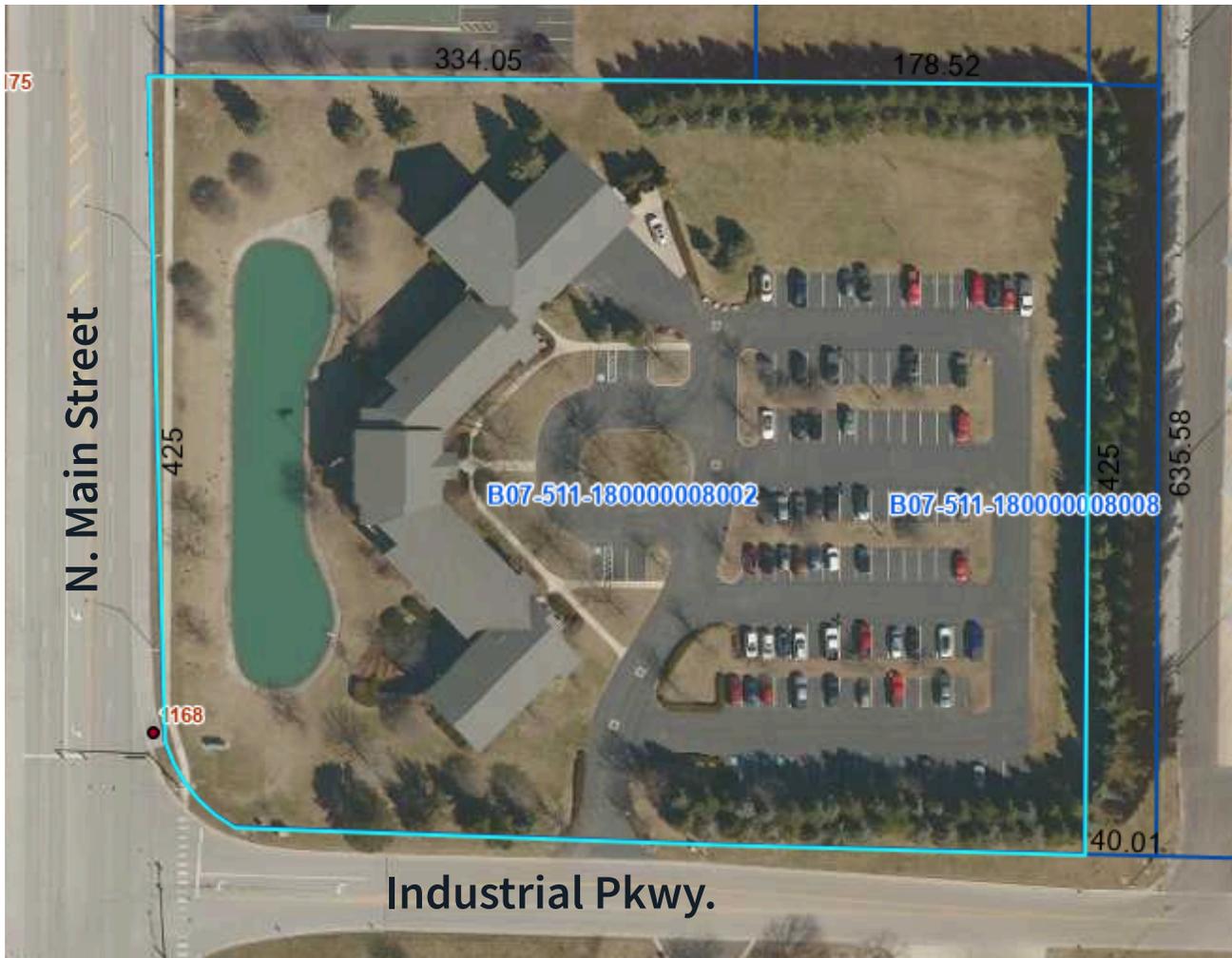
Zoning Details

Property recently rezoned to Innovation and Employment (IE)

Permitted Uses

- Automotive – refueling station, repair
- Distribution Center
- Government Services
- Indoor Sports Training
- Light Industrial
- Medical
- Microbrewery / Micro distillery
- Office
- Religious Assembly
- Restaurant
- Retail Center
- Self Storage
- Warehouse

** For additional conditional and permitted uses available, please inquire with brokerage team



Financials

Operating Expense (estimates)	
Property Taxes	\$52,000.00
Maintenance	\$24,800.00
Lawn Maintenance	\$3,600.00
Pond Maintenance	\$700.00
Elevator Maintenance	\$500.00
Maintenance Allowance	\$20,000.00
Snow Removal	\$2,700.00
Security/Fire	\$2,500.00
Utilities	\$32,500.00
Gas	\$6,000.00
Electric/Water/Sewage	\$25,000.00
Internet	\$1,500.00
Total Operating Expenses	\$115,700.00

2024 Real Estate Taxes					
Parcel ID#	Acreage	Taxes	Land Valuation	Improvement Valuation	Total Valuation
B07-511-180000008002	4.94	\$47,546.60	\$629,400	\$1,619,500	\$2,248,900
B07-511-180000008003	0.86	\$1,939.10	\$91,300	\$0	\$91,300
B07-511-180000008006	0.19	\$428.96	\$20,200	\$0	\$20,200
B07-511-180000008008	0.39	\$879.16	\$41,400	\$0	\$41,400
TOTALS	6.38	\$50,793.82	\$782,300	\$1,619,500	\$2,401,800

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