



# OFFICE SUITE FOR LEASE

5180 E Main St, Suite C Whitehall, OH 43213

Up to 956 sf of Office Space @ \$18 psf modified gross

Contact: Ann Adams 614-483-2315 or Desmond Todd 614-202-9945



PRESENTED BY

**Jeffrey T. Keller**

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## PROPERTY DESCRIPTION

Flexible Medical or Professional Office Space for Lease

Now available for lease — up to 5,824± square feet of adaptable office space in the Wyandotte Professional Building along East Main Street in Whitehall. Formerly home to a long-standing dental practice (yes — complete with a built-in slide!), this space offers unique character and endless potential for your business vision.

Currently configured as a dental office, the suite can easily be re-imagined to fit your operational needs. Whether you're envisioning a medical office, professional services firm, wellness center, or creative workspace — ownership is ready to partner with you to customize the build-out.

Flexible Leasing Options:

Entire space: 5,824± SF

Divisible configurations: approximately 1,872 SF, 948 SF, 956 SF, 956 SF, and 1,092 SF

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	1-5
Available SF:	956 SF
Lot Size:	42,143 SF
Building Size:	12,226 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	610	1,912	5,755
Total Population	1,623	4,891	13,815
Average HH Income	\$47,019	\$49,128	\$62,394

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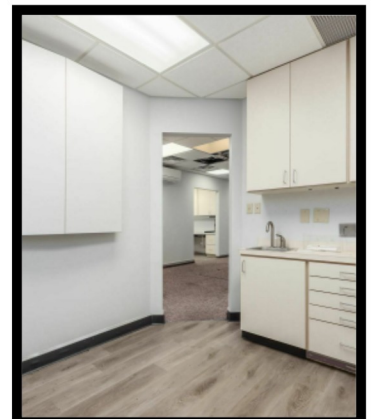
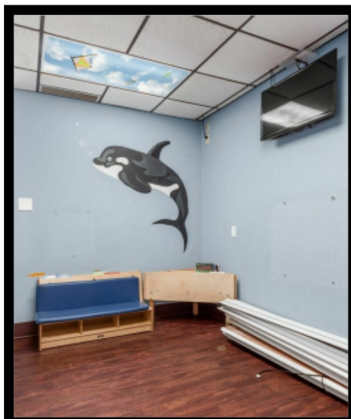
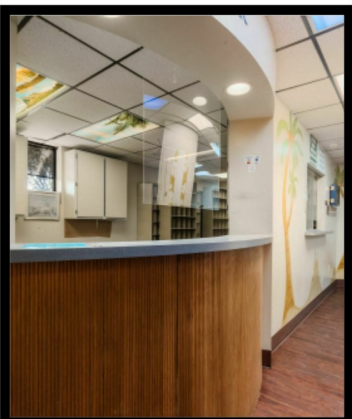
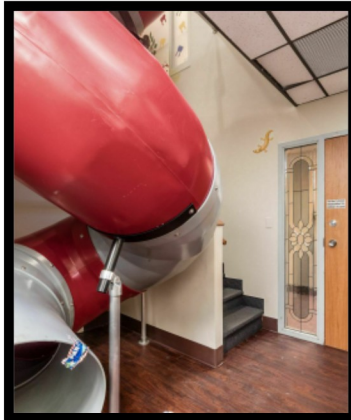
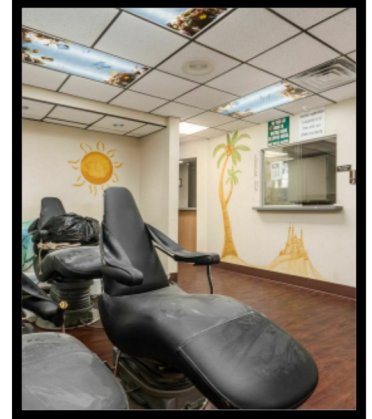
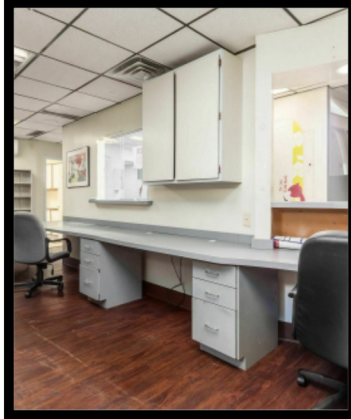
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## DISCLAIMER

The information presented in this marketing package is believed to be accurate, but it is not guaranteed. The buyer shall investigate the property to determine its suitability for the buyer's requirements.

Real Estate Opportunity and its agents do not have the authority to bind the seller to any terms, whether in writing or orally. Only written and signed communication between the buyer and the seller shall be considered part of any contract between the buyer and the seller.

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