

DOWNTOWN YOUNGSTOWN OFFICE BUILDING

139 East Boardman Street | Ohio, OH 44503

Office Building For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$1,875,000
PRICE



8.5%
CAP RATE

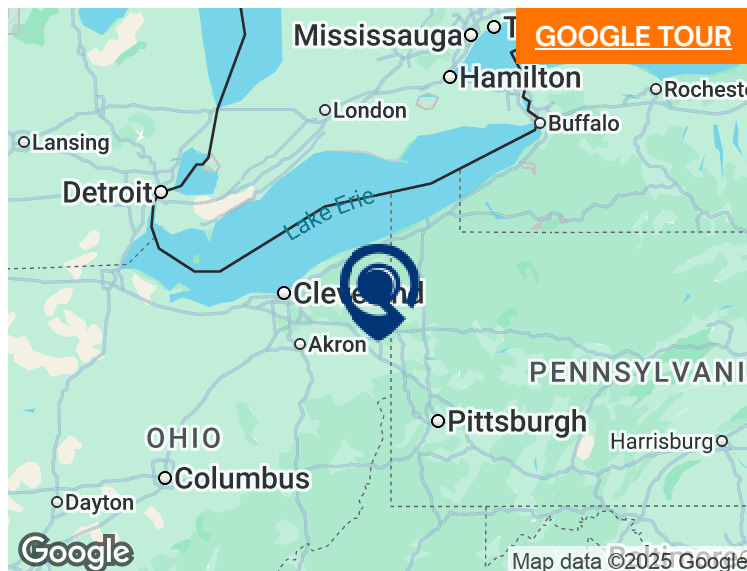


21,122 SF
SIZE



100%
OCCUPIED

- Fully leased, multi-tenant office building for sale
- Suite 1: 10,467 SF (Academy For Urban Scholars)
- Suite 2: 11,655 SF (Windstream Holdings, Inc., a FORTUNE 500 company)
- On the highly visible corner of Boardman St., Front St. and Walnut St. next to three parking garages.
- Easy ingress/egress
- Close to Interstate 80 and 680 as well as State Routes 62, 422, 193 and 711.
- Across from Covelli Center - Youngstown's premier sports and entertainment facility
- Commercial standby generator on site.



[PROPERTIES.LQCRE.COM/YOUNGSTOWN-OFFICE](https://properties.lqcre.com/youngstown-office)



5-MILE POPULATION
137,491



5-MILE AVG. AGE
38.9



5-MILE EMPLOYEES
67,838



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Rokki Rogan, CDPE
Founding Principal
D: 239.275.4922 x227
C: 239.823.5500
rrogan@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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