

# 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

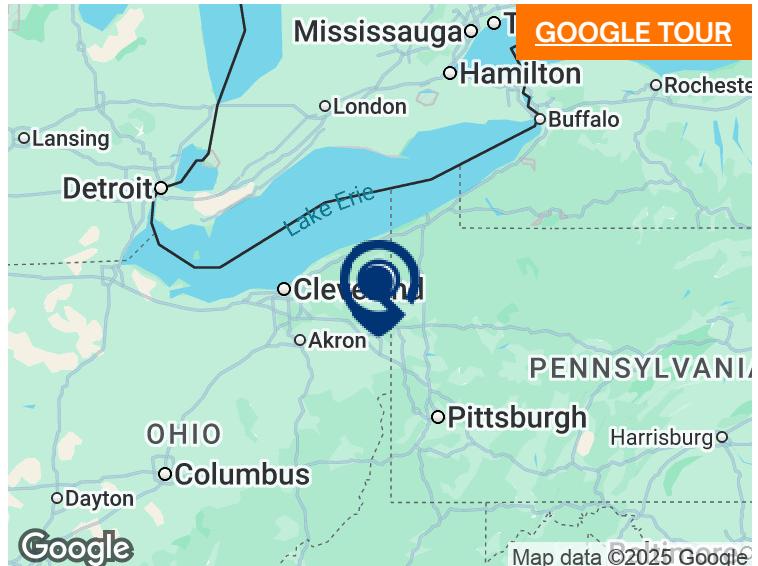


**21,122 SF**  
SIZE



**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](http://PROPERTIES.LQCRE.COM/YOUNGSTOWN-OFFICE)



**5-MILE POPULATION**  
**137,491**



**5-MILE AVG. AGE**  
**38.9**



**5-MILE EMPLOYEES**  
**67,838**



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1614 Colonial Blvd #101

Fort Myers, FL 33907

[LQCRE.COM](http://LQCRE.COM)

**Rokki Rogan, CDPE**

Founding Principal

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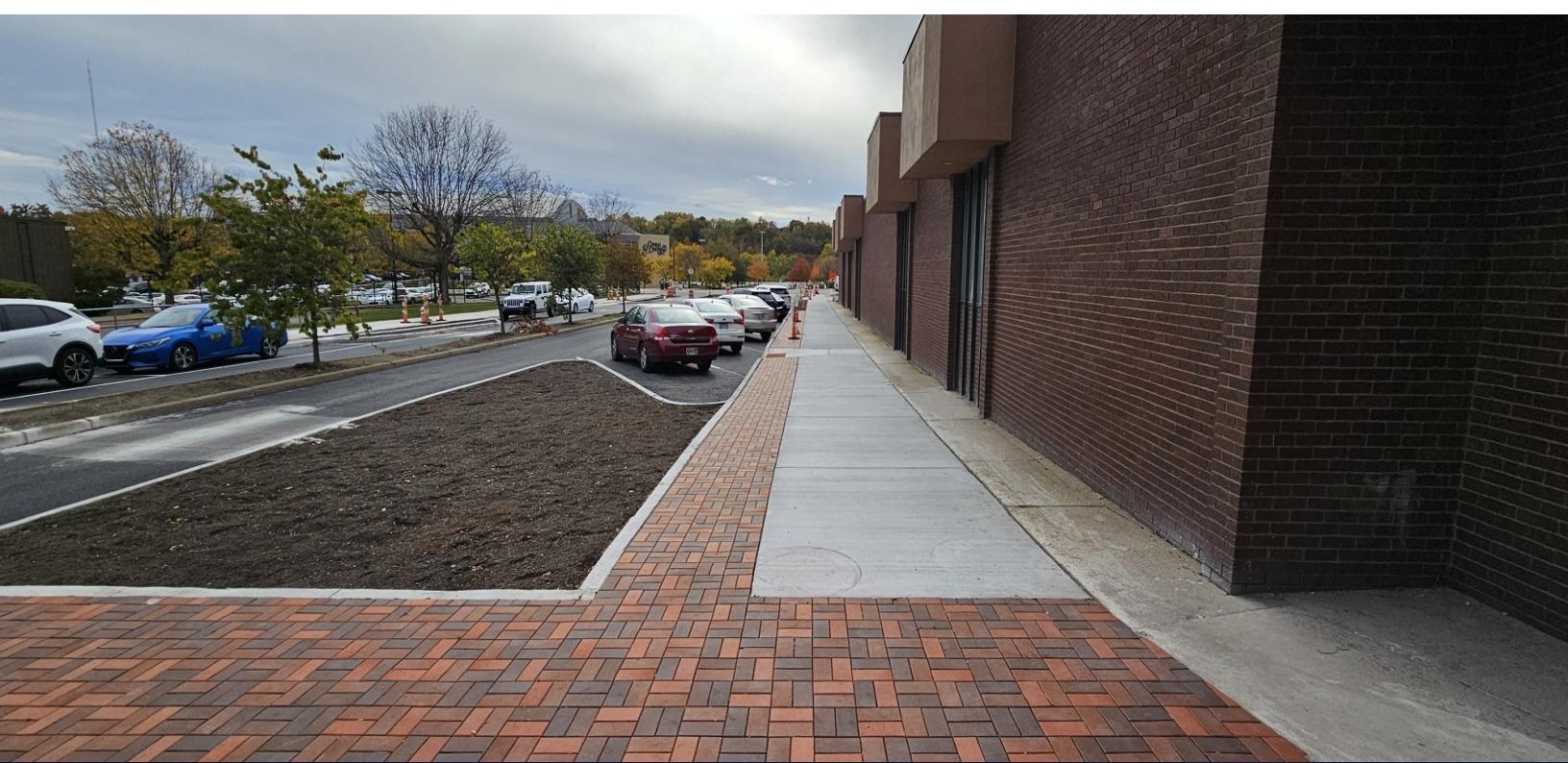
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