

18 N Sandusky St

DELAWARE, OH 43015

FOR LEASE

Office Building



Features

- Completely renovated - offices are move in ready!
- Exposed brick walls, wood floors, and wood ceilings (with sound absorption)
- Common area restrooms and central stair
- New lighting and HVAC systems
- Kitchenette with sink and small refrigerator in each suite
- Secured building and independent suite, security available
- Fully sprinklered building

Units Available

SPACE	SIZE (SF)	LEASE RATE
Suite 201	576 SF	\$1,500 per month
Suite 202	585 SF	\$1,500 per month



Tim Treasure

PRINCIPAL

614.403.8162

tim.treasure@sperrycga.com

OH #2009002222

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (MG)
Available SF:	576 - 585 SF
Lot Size:	4,369 SF
Building Size:	16,836 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	405	1,183	3,860
Total Population	952	3,174	9,912
Average HH Income	\$94,443	\$86,403	\$86,816



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PROPERTY DESCRIPTION

Discover a harmonious blend of modern comfort and historic charm at this remarkable property. Boasting a complete renovation, the offices are move-in ready, featuring exquisite exposed brick walls, wood floors, and ceilings designed for sound absorption. The building offers common area restrooms, a central stairwell, new lighting, and HVAC systems for superior efficiency. Each suite is equipped with a convenient kitchenette and secured, independent access. With a fully sprinklered interior and the option for additional security measures, this space provides a safe and inviting environment for your business to thrive. Experience the perfect fusion of character and contemporary amenities at this exceptional leasing opportunity.

LOCATION DESCRIPTION

Discover the charm of Delaware, Ohio, where rich history meets modern opportunity. Situated in the heart of downtown, the area boasts vibrant shops, restaurants, and cultural attractions within walking distance of the property. Nearby amenities include the Strand Theatre, Olentangy River Brewing Company, and several picturesque parks, providing a perfect balance of work and leisure. The location's historic architecture and tree-lined streets create an inviting atmosphere, ideal for fostering creativity and productivity. With its convenient proximity to local favorites and a thriving business community, the area offers an exceptional setting for your next office venture.



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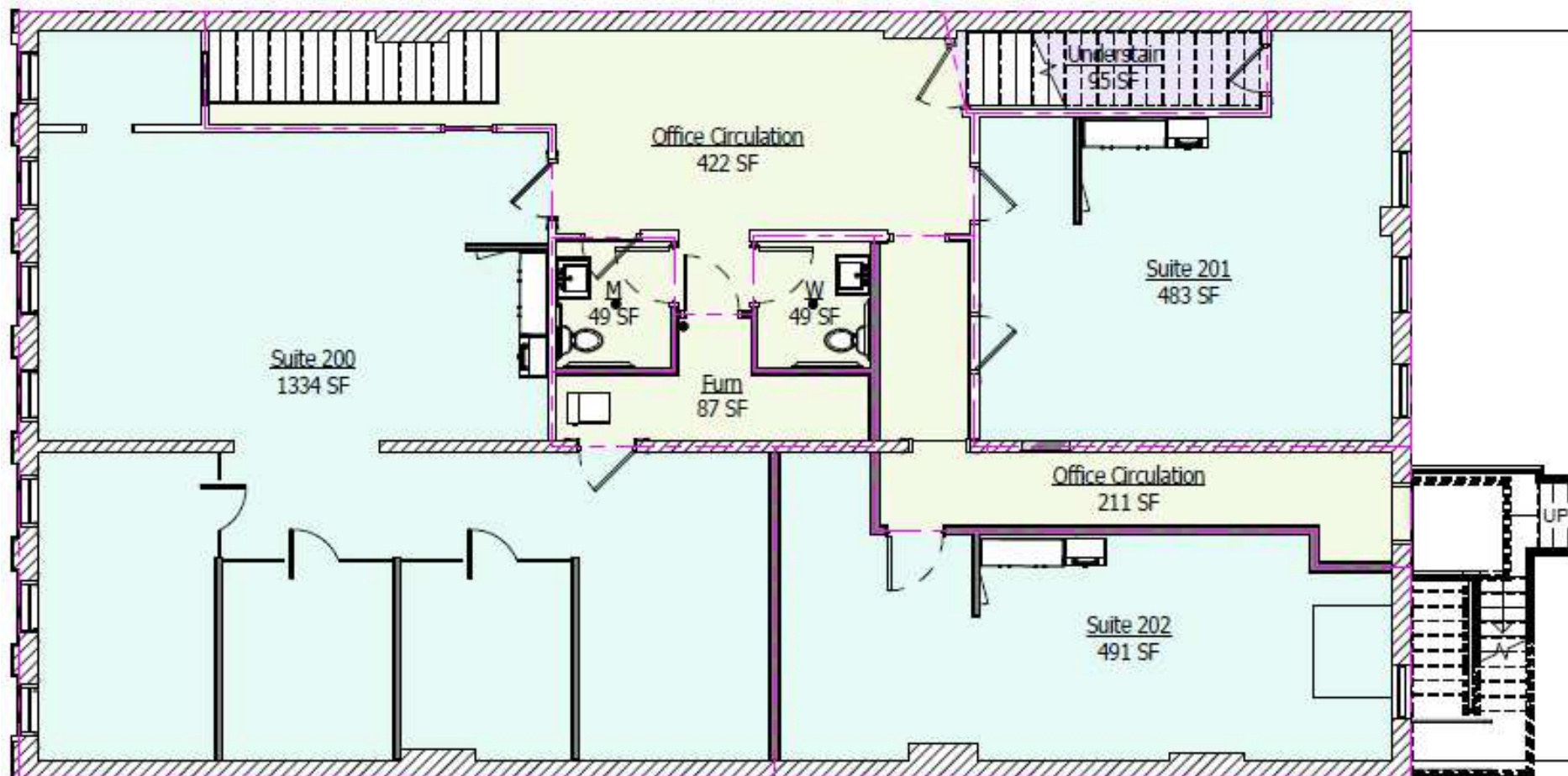
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1 L2 - Rentable Area

1/8" = 1'-0"



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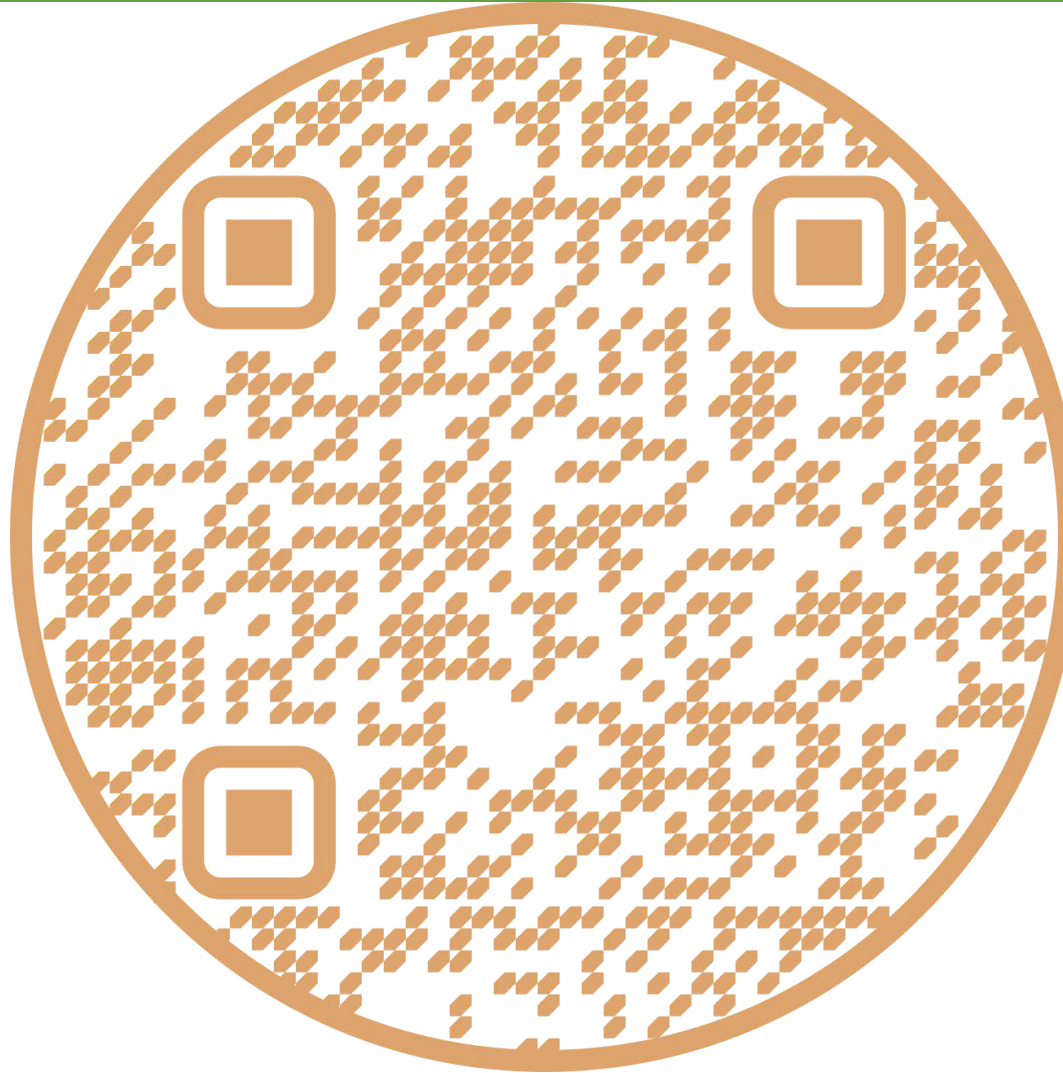
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