



..... Est. 1985 .....

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O • 330-498-4400 | F • 330-498-3800  
4065 Fulton Dr. NW, Canton, OH 44718

### Joey Shirkey

Cell: (330) 472-2295

E-Mail: jshirkey@putmanproperties.com

Co-Listing Agent: Spencer Hartung

Cell: (330) 936-0276

E-Mail: spencer@putmanproperties.com



## 4,800 SQ.FT. OFFICE/MEDICAL SPACE

1260 Monroe Avenue NW, Suites 13G & 15H, New Philadelphia, OH, 44663

Directions: I77 to Exit 83, Dover, Rt.39, turn left and veer right on Tusc., left on Wabash.

### BUILDING INFO

Previous:	Office/Medical
Total Sq. Ft.:	92,000
Available Office:	<b>4,800</b>
Available Office:	<b>0</b>
Units:	1-2
Floor(s):	1
Year Built:	1973
Roof:	Newer Rubber
Ceiling Height:	10'-14
Sprinklers:	no
Elevator:	yes
Heat:	Roof top gas heat
Air:	Roof top air

### UTILITIES

Gas:	East Ohio Gas
Electric:	AEP
Water:	New Philadelphia
Sewer:	New Philadelphia
Internet:	

### SITE INFO

Acre(s):	7.00
Frontage:	Monroe/Fillmore
Depth:	N/A
County:	Tuscarawas
Township:	New Philadelphia
Zoning:	Commercial
Topo:	Level
Nearby Hwy:	Exit 83
Distance:	3 miles

Traffic Count:

Bus Lines:

Rail Name:

Miscellaneous:

Located in the heart of Dover - New Philadelphia, over 300 parking spaces, five major entrances, separately metered utilities. Nice glass entry from parking lot and interior atrium. Broker interest. Owners will renovate for credit tenant. CAM fee is \$2.56 per sq.ft. or \$1,024 per month.

### SALE INFO

Sale Price:	<b>\$0.00</b>
Terms/Finance:	
Gross Income:	\$0.00
RE Taxes/Year:	\$0.00
Expenses:	\$0.00
Net Oper Income:	\$0.00
Occupied By:	Multiple Tenants

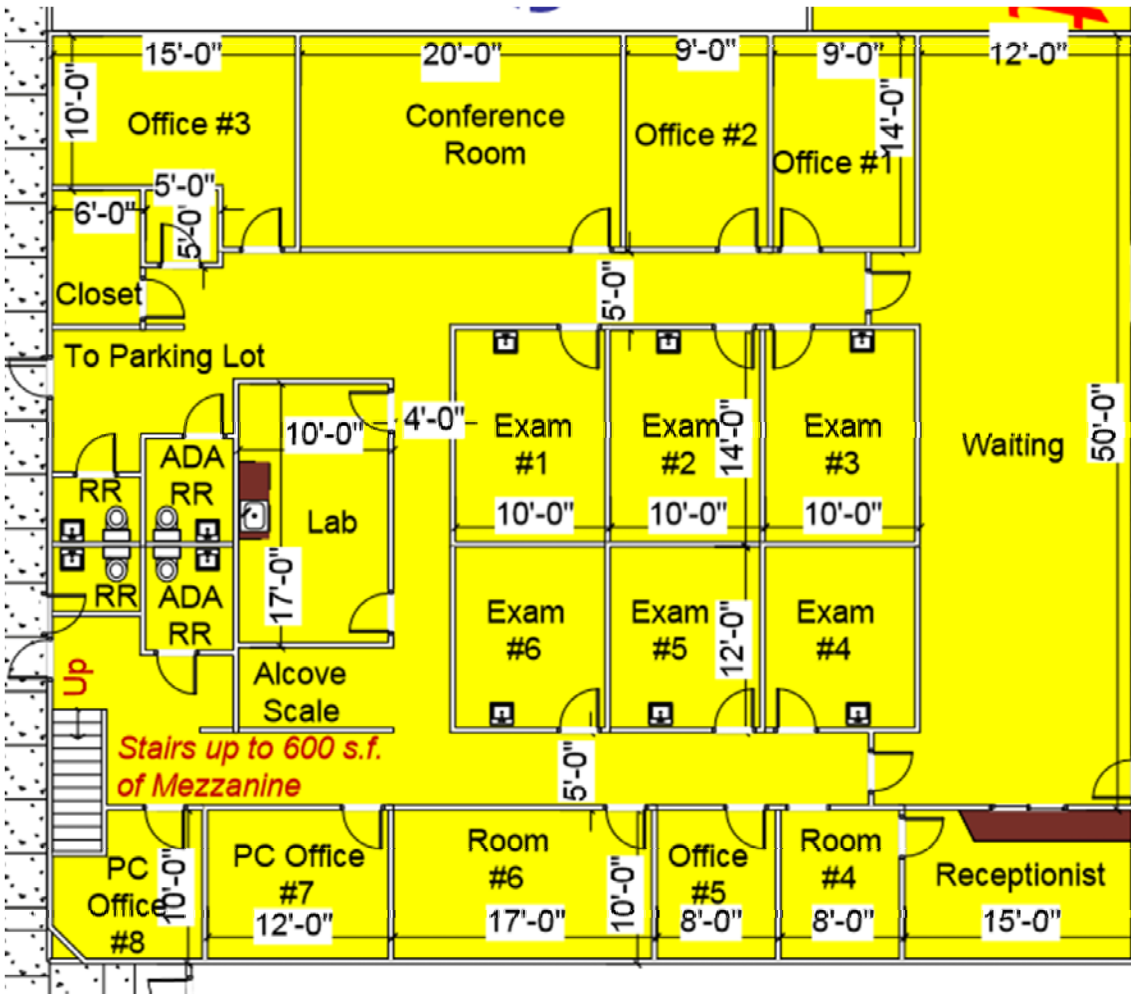
### LEASE INFO

	Office	Office
S.F. Avail:	4800	0
\$/S.F.:	\$8.00	\$0.00
\$/Mo:	\$3,200.00	\$0.00
Terms/Poss:		Negotiable

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### OTHER

Unit/Bay Size:	Divisible	Ideal medical office featuring large waiting area, receptionist counter, six (6) exam rooms, one (1) conference/group room, one (1) lab, eight (8) offices/rooms, plus two (2) ADA restrooms and two (2) employee restrooms, locked supply closet, 2nd floor employee break room and front and rear entrances. May be split in half creating two, 2,400 sq.ft. suites.
Construction:	Steel/Brick/Block	
Docks:		
OH Doors:		



**4,800 Sq.Ft. Office / Medical / Service Space for Lease  
 Monroe Centre – 1260 Monroe Ave, Suites 13G & 15H  
 New Philadelphia, Ohio 44663**

Former Veterans Administration & Percheron offices

Ideal large office, medical or service suite.

Could be split in half creating two, 2,400 sq.ft. suites.  
 Each with 2 restrooms and exterior door to parking lot.

**\$8.00 per sq.ft. Base Rate**

**\$2.56 per sq.ft. CAM**

**\$10.56 per sq.ft. x 4,800 sq.ft. = \$50,688 per annum or \$4,224 per month**

Marketed By:

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EMAIL: [info@putmanproperties.com](mailto:info@putmanproperties.com)

