



## 941 Steubenville Ave

941 Steubenville Ave, Cambridge, OH 43725



### Chris Dower

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## 941 Steubenville Ave

\$16.55 /SF/YR

Experience the very best that Cambridge has to offer at 941 Steubenville Ave—the most remarkable professional building in town. Newly renovated from top to bottom, this premium two-story facility is unmatched in quality, design, and location. Located one block from downtown and within walking distance of the Guernsey County Courthouse, major banks, popular restaurants, and all the amenities of the central business district, this stunning property provides the ideal setting for businesses seeking a top-tier...

- Prime location & accessibility (in the downtown close to business district, courthouse, medical centers and restaurants)
- Competitive & transparent agreement
- Quality visual & virtual tours available
- Modern amenities & recent upgrades - turnkey/ move in ready.
- Full, off-street parking - Lighted and handicap designated parking w/ ramp
- Fully furnished - desks, chairs and filing cabinets for conference rooms, private offices and cubicles.



Rental Rate:	\$16.55 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	6,469 SF
Year Built:	1995
Walk Score ®:	80 (Very Walkable)
Rental Rate Mo:	\$1.38 /SF/MO

## 1st Floor

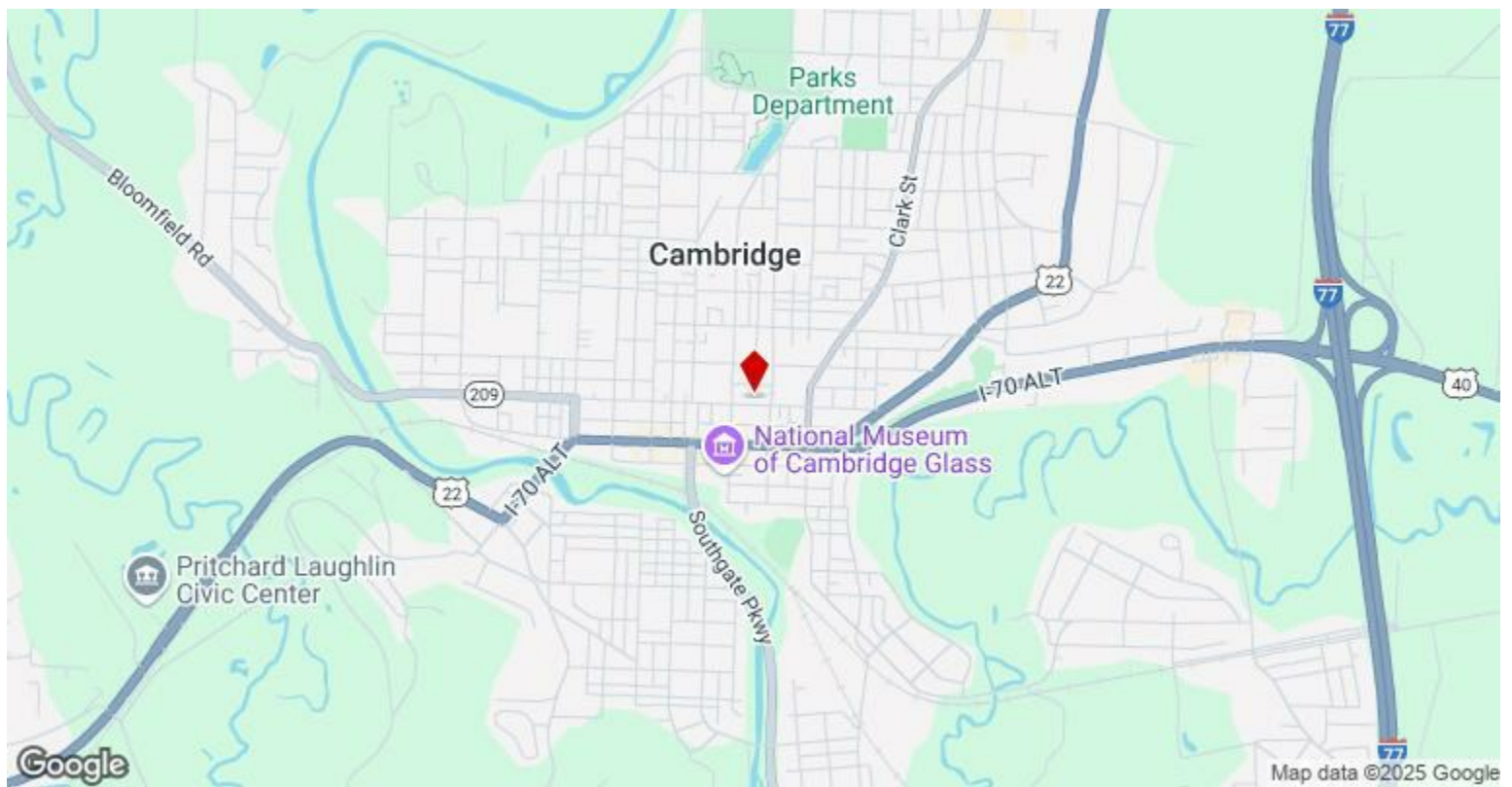
Space Available	3,418 SF
Rental Rate	\$16.55 /SF/YR
Contiguous Area	6,469 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Two-story commercial building for lease located one blocked from downtown Cambridge and less than two blocks to the Guernsey County courthouse, Cambridge Police Station and Fire Department, multiple banks, attorney offices and various businesses. More than 6469 square feet of office space with private parking located to the rear of the building to include 18 paved spaces. From this entrance you will find a reception area, file and copy room, public restrooms, six offices, and two conference rooms. The second, lower level includes two restrooms, utility room, file and storage room, kitchen/break room, and five offices. All office space is equipped with furniture. Modifies gross lease with shared landlord expenses with a negotiable term.

## 2nd Floor

Space Available	3,051 SF
Rental Rate	\$16.55 /SF/YR
Contiguous Area	6,469 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Two-story commercial building for lease located one blocked from downtown Cambridge and less than two blocks to the Guernsey County courthouse, Cambridge Police Station and Fire Department, multiple banks, attorney offices and various businesses. More than 6469 square feet of office space with private parking located to the rear of the building. From this entrance you will find a reception area, file and copy room, public restrooms and six offices to include a conference room. The two levels could easily be divided into separate office space. The second level includes two restrooms, utility room, file and storage room, kitchen, and five offices. All office space is equipped with furniture. Triple net lease with the tenant responsible for taxes, insurance and general maintenance of the building and parking lot.



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### Key Features & Highlights

- **Exceptional Downtown Location:** Steps away from the courthouse, financial institutions, and dining options, placing you at the heart of Cambridge's bustling professional scene.
- **6,469 SF of Flexible Space:** The building's two floors can be easily subdivided to meet a range of space requirements, accommodating 8 to 25 employees comfortably.
- **Newly Renovated & Furnished:** Enjoy a modern interior design featuring two conference rooms, abundant storage space, and fully equipped kitchen/break room. High-quality office furniture is included throughout, making it truly move-in-ready.
- **24-Hour Access & Security:** Benefit from around-the-clock entry and monitored security for total peace of mind.
- **ADA Accessibility:** Handicap parking and an accessible ramp ensure comfortable entry for all visitors and staff members.
- **Secure Off-Street Parking:** 18 surface parking spaces provide convenient, secure parking located at the rear of the building.
- **Modified Gross Lease:** Buildouts or minor remodeling can be negotiated, and lease terms are flexible. Choose short- or long-term options, with a minimum lease of one year.

### Why 941 Steubenville Ave?

This Class B office building offers more than just prime real estate—it delivers a prestigious, turnkey environment that speaks volumes about your company's professionalism. Take advantage of a newly renovated space, comprehensive security measures, and a central location that puts everything you need just moments away.

## Property Photos



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