

BUILDING FOR THE FUTURE OF DOWNTOWN SANDUSKY



A Prospectus for
Potential
Commercial
Tenants

Another  *Production*

6/25/2023 version

EXCLUSIVE LOCATIONS IN THE HEART OF DOWNTOWN SANDUSKY



**H2 PROPERTIES DOWNTOWN GIVE
YOU BUILT - IN FOOT TRAFFIC FOR
BUSINESS**

**PRIMARY LOCATION FOR ALL
BUSINESS TYPES
RESTAURANT/OFFICE/RETAIL**

**COMMERCIAL PROPERTIES AVAILABLE
DOWNTOWN SANDUSKY
H2 PROPERTY MANAGEMENT
419-502-0200**

**The Hogrefe Building
156 Columbus Ave
3 Spaces**



**The Schmidt Building
246 E. Market St
3 spaces**

**The Lea Building
172 E. Market St
1 spaces**



**Marketplace Downtown
133 E. Market Street
3 Spaces**

THE HOGREFE BUILDING AT 156 COLUMBUS AVE

1ST FLOOR RETAIL SPACE

- ▶ 7090 sf rentable space
- ▶ Currently designed into 4 separate spaces. Can combine spaces. All front facing spaces on Columbus Ave, the most valuable store frontage in downtown. Great location for your Restaurant, Office, Retail or Entertainment Venue.
 - ▶ 3243 sf
 - ▶ 1027 sf
 - ▶ 1950 sf
 - ▶ 874 sf (interior space) - **Rented**



160-162 Columbus Ave.
This corner space is ideal
for a restaurant, retail or
an entertainment venue -
3243 sf

158 Columbus Ave. great
Location in the heart of
downtown. -1027 sf



150 Columbus Ave. Perfect
location and connected to
the Marketplace
Downtown -1950sf

THE SCHMIDT BUILDING

246 E. MARKET STREET

► 6366 sf rentable space

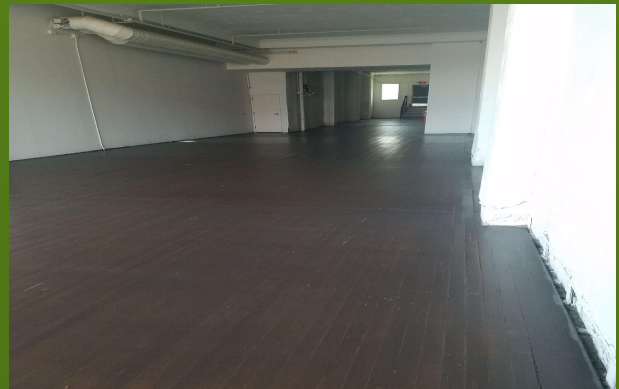
- Currently designed into 3 separate spaces. Two or more spaces can be combined
 - 2110 sf
 - 2069 sf
 - 2187 sf

This is an undeveloped retail/office location. Prime location next to the BGSU/Falcon Point Lofts Apartments, 1 block from the Marketplace Downtown and Hogrefe Building and just 2 blocks from Jackson St. Pier.



Suite 1- 2110 sf
\$14 sf/yr. plus NNN

Suite 2- 2069 sf
\$14 sf/yr. plus NNN



Suite 3- 2187 sf
\$14 sf/yr. plus NNN

THE LEA BUILDING

172 E. MARKET STREET

A beautiful historic and urban feel, these store front locations are perfect for any retail/office space. Located beneath the soon to be Feick Apartment Building and 1 block from the Falcon Point Lofts, so many people, so much foot traffic.

You are across the street from the Marketplace Downtown and The Hogrefe Building.



Large front space and 3 office spaces in back

174 E. Market Street 1450 sf
Street level/great store front
location
\$12 sf/yr. plus NNN

The Marketplace Downtown

133 E. Market Street

An indoor Shopping Experience in Downtown Sandusky
Located in the heart of downtown Sandusky this indoor retail space will have a mix of local shops, food and entertainment.
Families can enjoy this location for all activities.
EAT*DRINK*SHOP*PLAY.



1007 sf center space
\$12 sf/yr. plus NNN
Directly across from Noble Axes

275 sf w/shared common space with Doughin Crazy

Great space for pizza, ,bagels, panini, sandwich, salad, vegan. Includes ventless hood



The Marketplace Downtown 133 E. Market Street

An indoor Shopping Experience in Downtown Sandusky
Located in the heart of downtown Sandusky this indoor retail space will have a mix of local shops, food and entertainment.
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The street level 2259 sf space



Lower level approx. 2000 sf space

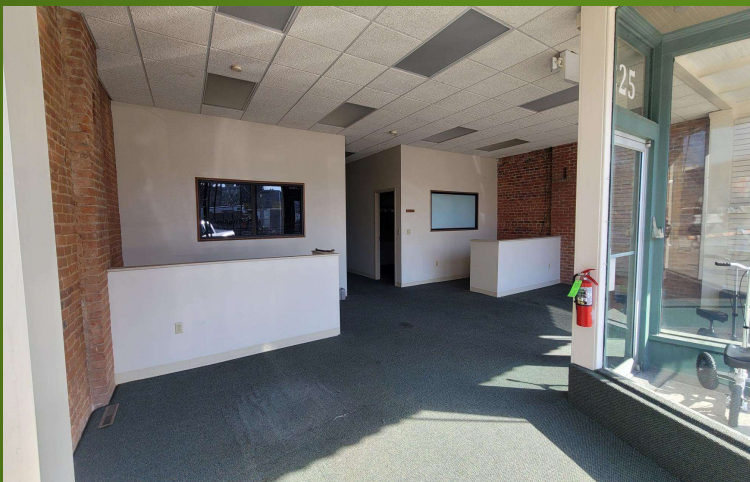
Shoreline Building 225 W. Water Street

Great location downtown on Water Street, across from the State Theater, Next to the Hotel Kilborne 1 block from Jackson Street Pier.

1027 sf window front
location

\$16 sf/yr. plus NNN

RENTED



RENTAL TERMS

CONTACT H2 PROPERTY MANAGEMENT-419-502-0200

- ▶ **Hogrefe Building 156 Columbus Ave**
- ▶ **\$19/sf Base Rent**
 - ▶ Possible Tenant Improvement credit available.
- ▶ **Triple Net and Utilities**
 - ▶ NNN expenses estimated at \$0.40/sf/month.
- ▶ **10 and 20 year leases available**
 - ▶ Shorter leases possible

- ▶ **Shoreline Building 225 W. Water Street**
- ▶ **\$16/sf Base Rent**
 - ▶ Possible Tenant Improvement credit available.
- ▶ **Triple Net and Utilities**
 - ▶ NNN expenses estimated at <\$0.40/sf/month.
- ▶ **5-10 year leases available**
 - ▶ longer leases possible

RENTAL TERMS

CONTACT H2 PROPERTY MANAGEMENT-419-502-0200

▶ Schmidt Building 246 E. Market St

▶ \$14/sf Base Rent

- ▶ Possible Tenant Improvement credit available.

▶ Triple Net and Utilities

- ▶ NNN expenses estimated at <\$0.40/sf/month.

▶ 5-10 year leases available

- ▶ longer leases possible

▶ Lea Building 172 E. Market St

▶ \$12-14/sf Base Rent

- ▶ Possible Tenant Improvement credit available.

▶ Triple Net and Utilities

- ▶ NNN expenses estimated at <\$0.40/sf/month.

▶ 5-10 year leases available

- ▶ longer leases possible

RENTAL TERMS

CONTACT H2 PROPERTY MANAGEMENT-419-502-0200

- ▶ **Marketplace Downtown 133 E. Market St.**
- ▶ **Inside the MARKETPLACE DOWNTOWN**
- ▶ **\$10-\$16/sf Base Rent**
- ▶ **possible Tenant Improvement credit available.**
- ▶ **Shared space- from \$1000 monthly w/ NNN**
- ▶ **Triple Net and Utilities**
 - ▶ **NNN expenses estimated at <\$0.40/sf/month.**
- ▶ **5-10 year leases available**
 - ▶ **longer leases possible**

CONTACT INFORMATION

- ▶ H2 Property Management, LLC

- ▶ Main Contact: Sharon Salmon

- ▶ ssalmon@h2productions.co
 - ▶ 419-502-0200 office
 - ▶ 419-370-1037 cell
 - ▶ 152 Columbus Ave. Sandusky, OH 44870

- ▶ H2 Property Holdings, LLC

- ▶ Main Contact: Richard Hogrefe, Ph.D.

- ▶ rhogrefe@H2productions.co
 - ▶ mhogrefe@h2productions.co



DOWNTOWN SANDUSKY HIGHLIGHTS

***2019 And 2023 Voted Best Coastal Town in America
USA today***

- Home of Cedar Point (3.7 miles away) more than 3 million visitors a year
- Kelly's Island and Put-In -Bay (ferry access daily)
- Canada's Pelee Island (daily trips)
- Goodtime and Jet Express Cruise
- Iron Man 2022 & 2023 host city
- Jackson Street Pier including the Summer Concert Series
- DORA zoned
- Neighboring district of the Sports Force Park at Cedar Point Sports Center (3.8 miles away)
- Marketplace Downtown- Eat-Drink- Shop-Play all in 1 location.

