

**SHAI•HESS**  
COMMERCIAL REAL ESTATE LLC.

Brokerage, Development, Management  
[www.shai-hess.com](http://www.shai-hess.com)



For Sale  
\$8,500,000

1500 E Main Street  
Newark, OH 43055



**Brandon Hess**

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# 1500 E Main Street

Newark, OH 43055



## Offering Summary

Sale Price:	\$8,500,000
Lease Rate	Negotiable
Building Size:	180,000 SF
Lot Size:	21.5 Acres
Year Built:	1997
Zoning:	General Commercial District
APN:	055-282708-00.000

## Property Overview

A landmark Class A office asset of this scale is a rare offering in today's market. Built in 1997 and situated on a 21.5-acre campus, this seven-story, 180,000 SF building offers an impressive professional setting with high-end finishes throughout. The property features a media room, on-site workout facility, glass elevators overlooking the atrium, and locally sourced woodwork that adds warmth and character to the space. Zoned General Commercial District and designed to support 500+ employees, the building also includes 25 heated underground executive parking spaces and 555 total parking spaces, making it a premier opportunity for office investors or users.

## Property Highlights

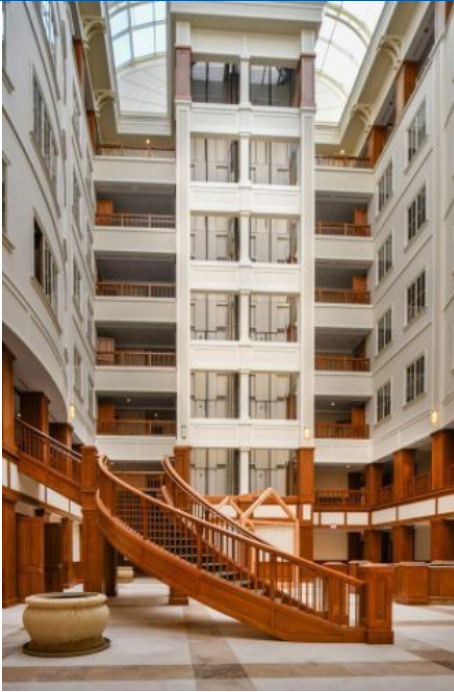
- Building Capacity: 500 + employees
- Number of Windows: 84
- 25 Heated underground executive parking spaces
- 555 Total parking spaces





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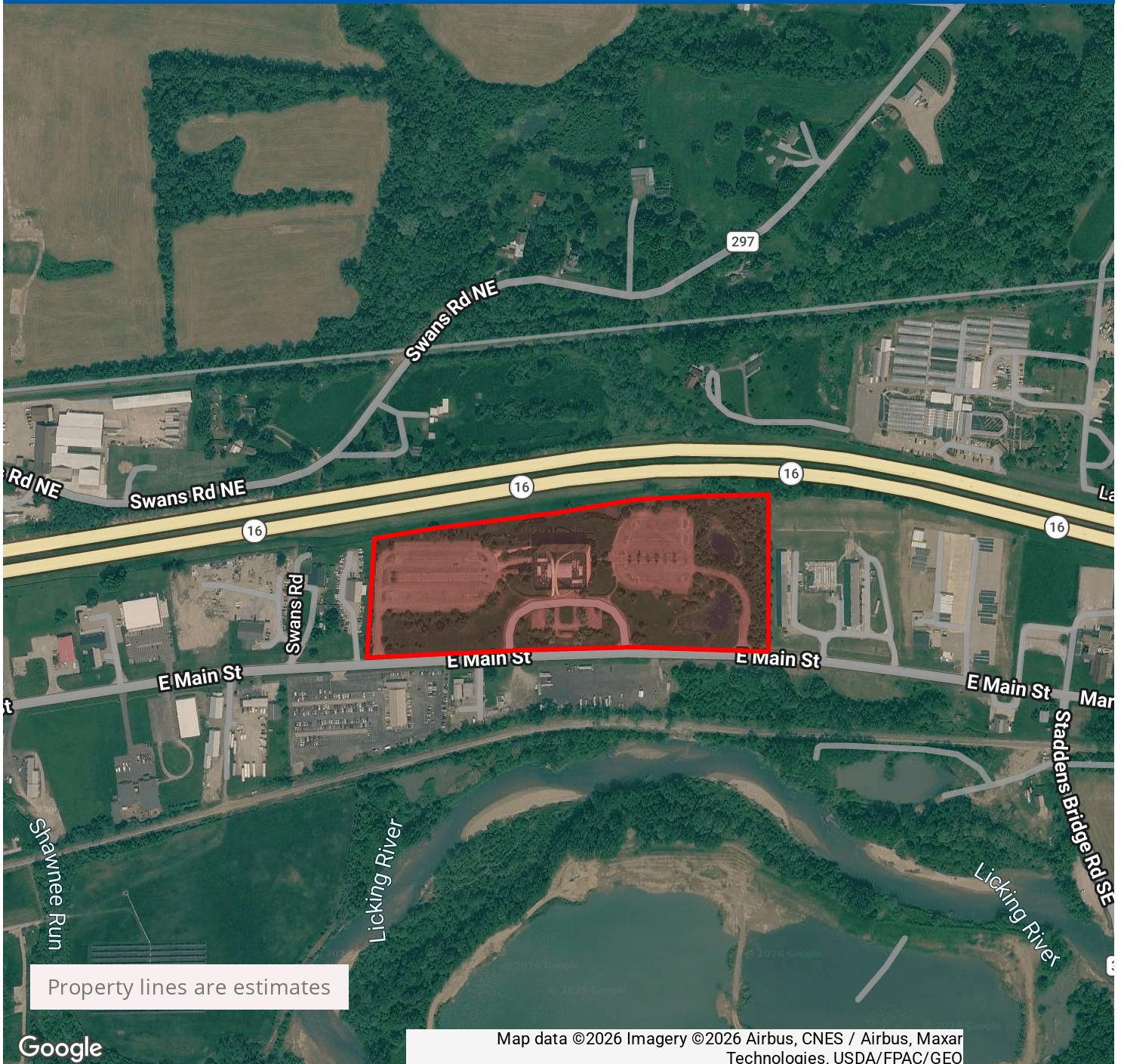
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Google

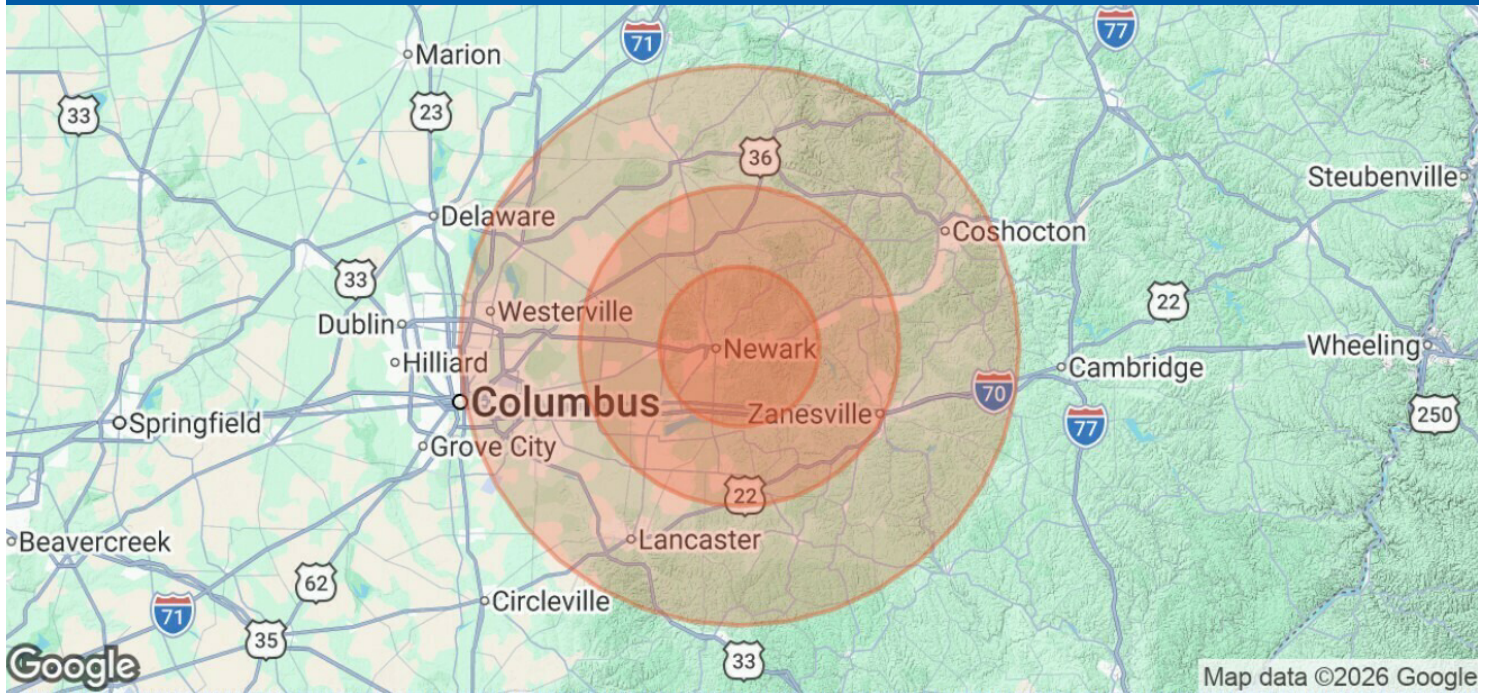
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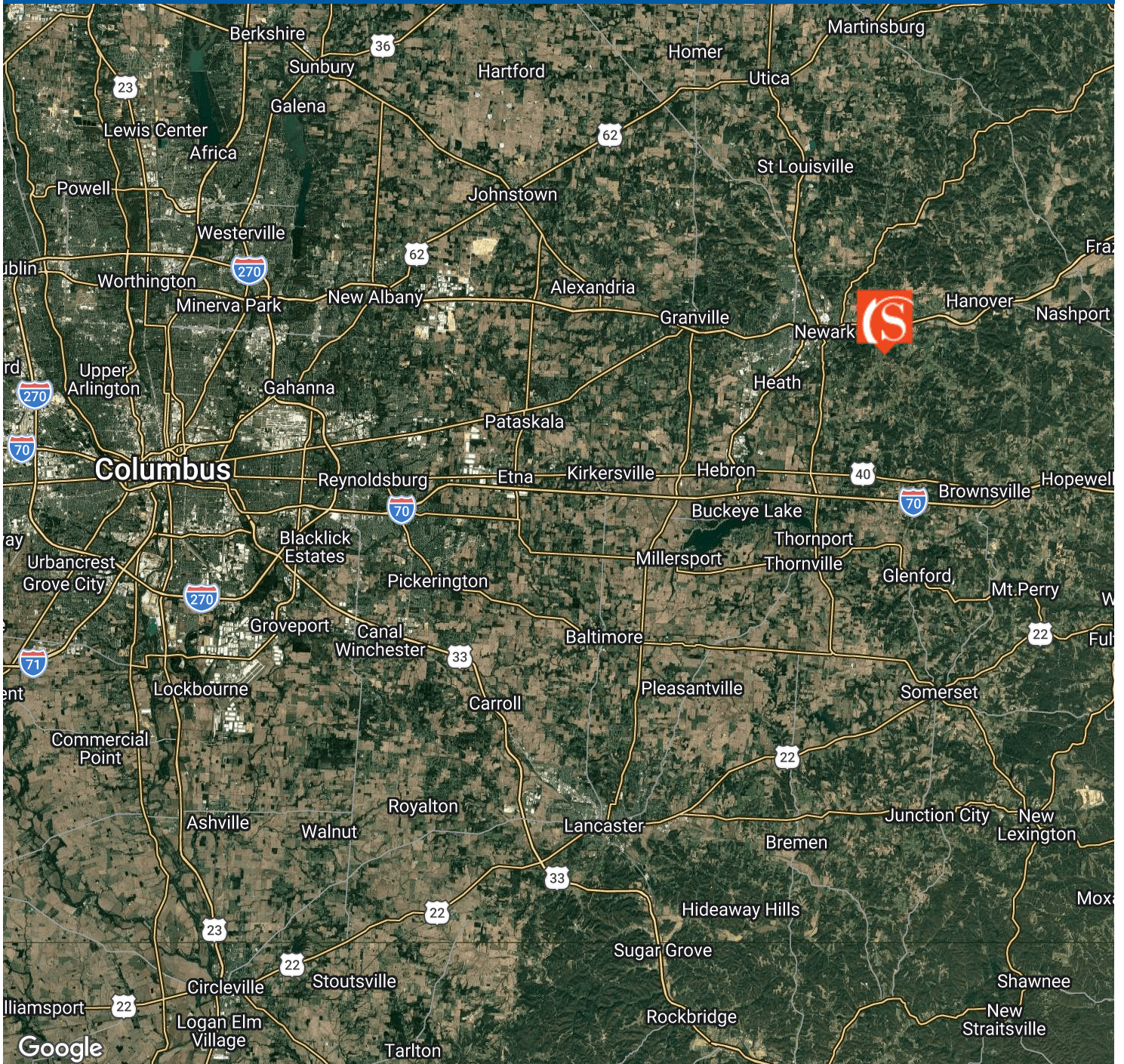
### Within Close Proximity:

- Within 5 Miles The Ohio State Newark Campus
- Within 10 Miles Denison University
- Within 25 Miles to New Albany's Intel Site
- Within 35 Miles of Port Columbus Airport
- Within 8 Miles of the Newark-Heath Airport
- Within 7 Miles of the Virtues Golf Club (Formally Longaberger Golf Club) Ranked # 65 Best Golf Courses in America



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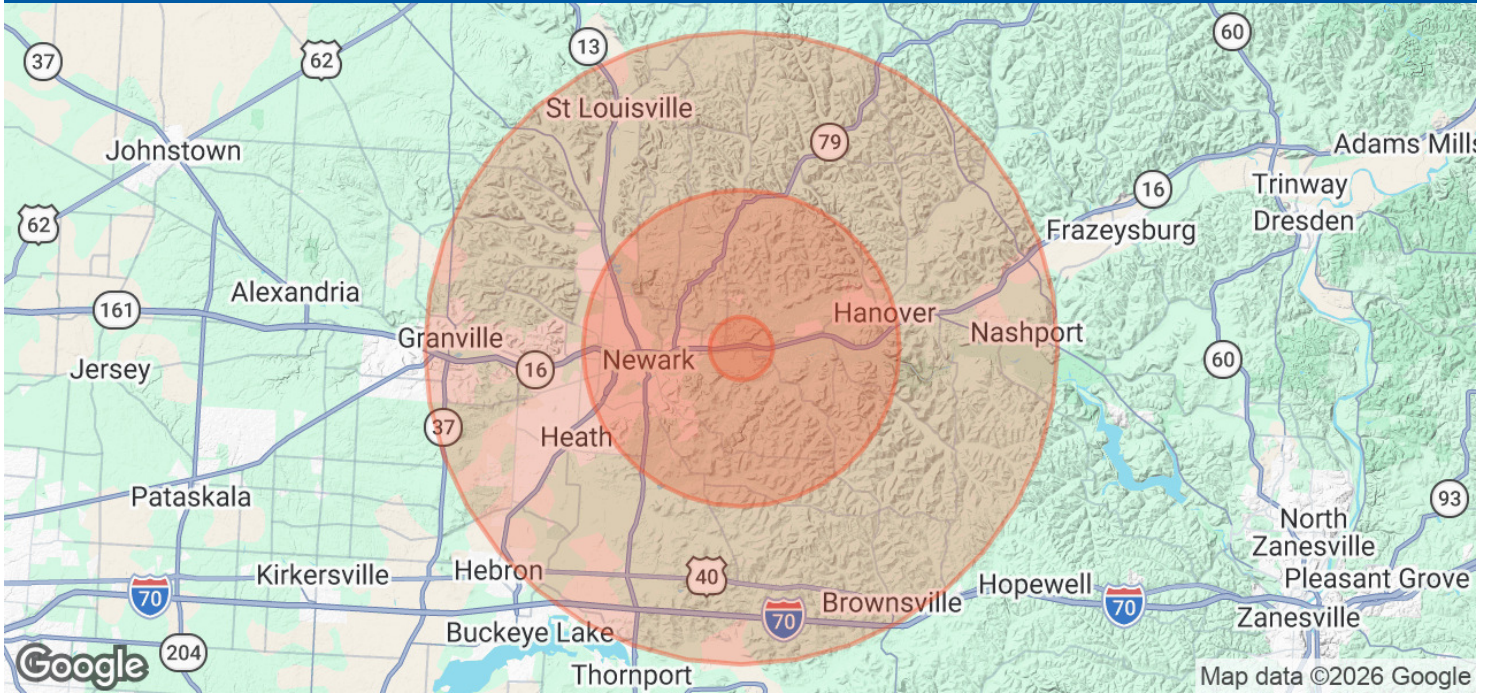
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**Population**

	1 Mile	5 Miles	10 Miles
Total Population	1,181	46,893	96,311
Average age	38.5	39.9	40.4
Average age (Male)	38.5	38.5	39.0
Average age (Female)	38.9	41.4	41.5

**Households & Income**

	1 Mile	5 Miles	10 Miles
Total households	427	18,897	37,617
# of persons per HH	2.8	2.5	2.6
Average HH income	\$71,498	\$74,925	\$93,957
Average house value	\$200,060	\$190,139	\$243,927

\* Demographic data derived from 2020 ACS - US Census

