

**1905 W. Main St.  
Springfield, Ohio 45504**

**FOR SALE or LEASE**



**Property Highlights:**

- **7,500 sq. ft. building**
- **.31 acre lot**
- **Corner location**
- **Newley updated**
- **Pylon Signage**
- **Multiple entrances for multi-tenant possibilities**
- **16,000+ cars/day on North St.**

**Sale Price: \$549,900**  
**Lease Price: \$6,000/month**

**TONY MILLER**

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**Well Kept Office Bldg. Available Now.**

Very well maintained office building available on busy street corner in Springfield Ohio. Former audiology test center also housed administrative offices, exam rooms, training area and many other amenities. Great location, ease of access and high visibility make this a great opportunity for the business looking to move or expand into the Springfield market.

**Call for more info.**

**HRI**  
Commercial Realty

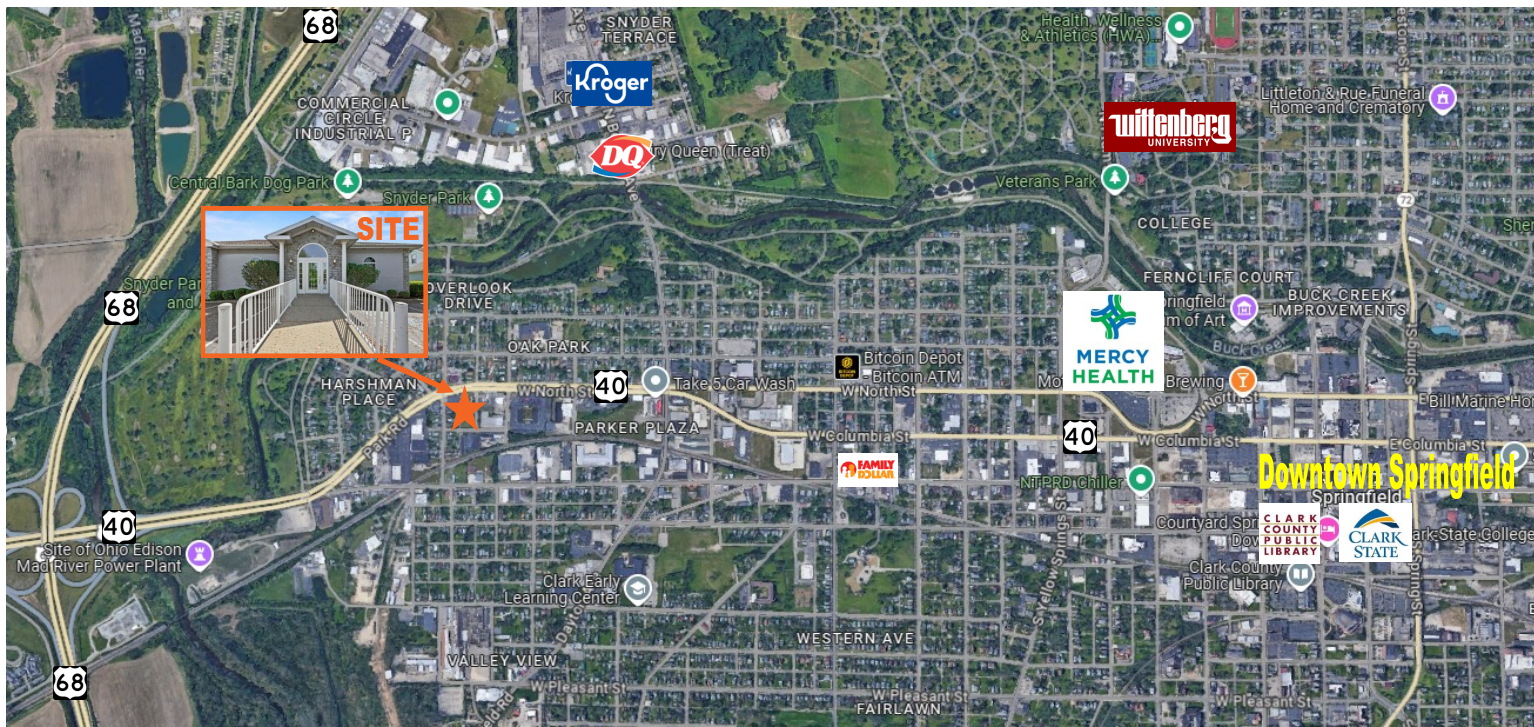
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.



# LOCATION

Close proximity to:

- US Rt 68 (.75 miles)
- I-70 (2.8 miles)
- St. Rt. 72 (1.5 miles)
- Downtown Springfield (1.5 miles)



**1905 W. North St (US Route 40)** is located on one of the major thoroughfares in Springfield. Centrally located with many nearby amenities including Clark State College, Wittenberg University, Mercy Medical Center, Clark County Public Library, Kroger and many more.



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Handicap entrance



Executive offices



Main entrance



Exam rooms



Lab areas



Large training area



Admin offices entrance

The **1905 W. North St** building's 7,500 sq.ft. is divided between 3 levels (all with separate entrances): the main level is made up of the main entrance and exam rooms, the upper level is comprised of the administrative/executive offices and the lower level being set up for group training with full audio visual capabilities and group seating for up to 30+ people.

