



905 N. 21st Street

Newark, OH 43055



Offering Summary

Lease Rate:	\$1,985.00 - \$4,999.00 per month (Gross)
Building Size:	8,000 SF
Available SF:	1,465 - 3,690 SF
Lot Size:	0.82 Acres
Year Built:	1979
Renovated:	2019
Zoning:	General Business
APN:	054-259746-00.000

Property Overview

Sublease available for a fully renovated medical/office building, completed in 2019, features this spacious top floor area ranging from 1,465 - 3,690 SF. ADA compliant with elevator access, this unit boasts a reception area, six private offices/exam rooms (three equipped with hand washing sinks), a conference room, workstation, kitchenette, and multiple restrooms including a full bathroom and laundry facilities. Ample parking is available, along with a shared marquee road sign. The lower level is occupied by the owners' business.

Location Overview

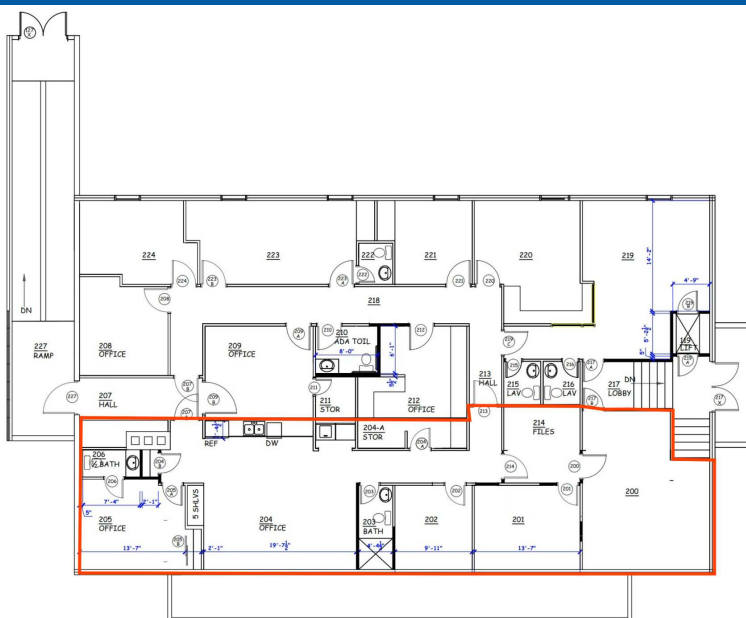
Excellent location along highly sought after N 21st Street with over 30,000 vehicles per day.





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UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,465 – 3,690 SF	Lease Rate:	\$1,985.00 – \$4,999.00 per month

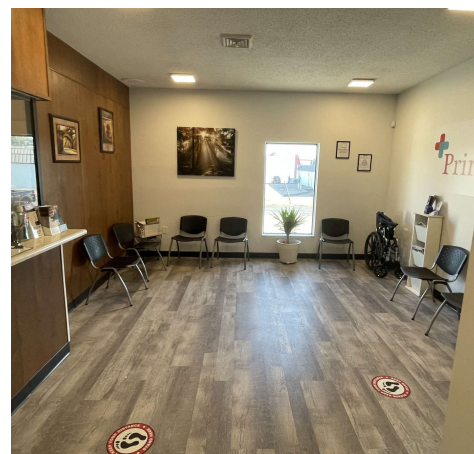
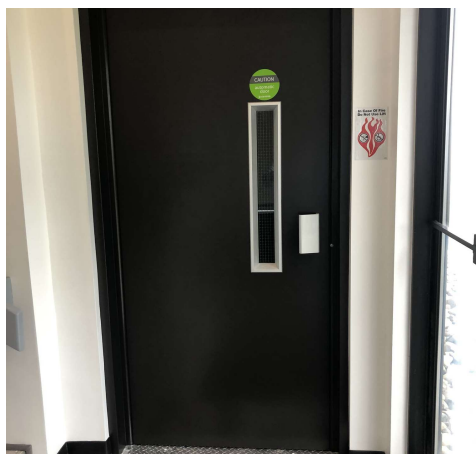
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
202	Available	3,690 SF	Gross	\$4,999 per month	–
202 A	Available	1,465 SF	Gross	\$1,985 per month	–
202 B	Available	2,225 SF	Gross	\$3,015 per month	–



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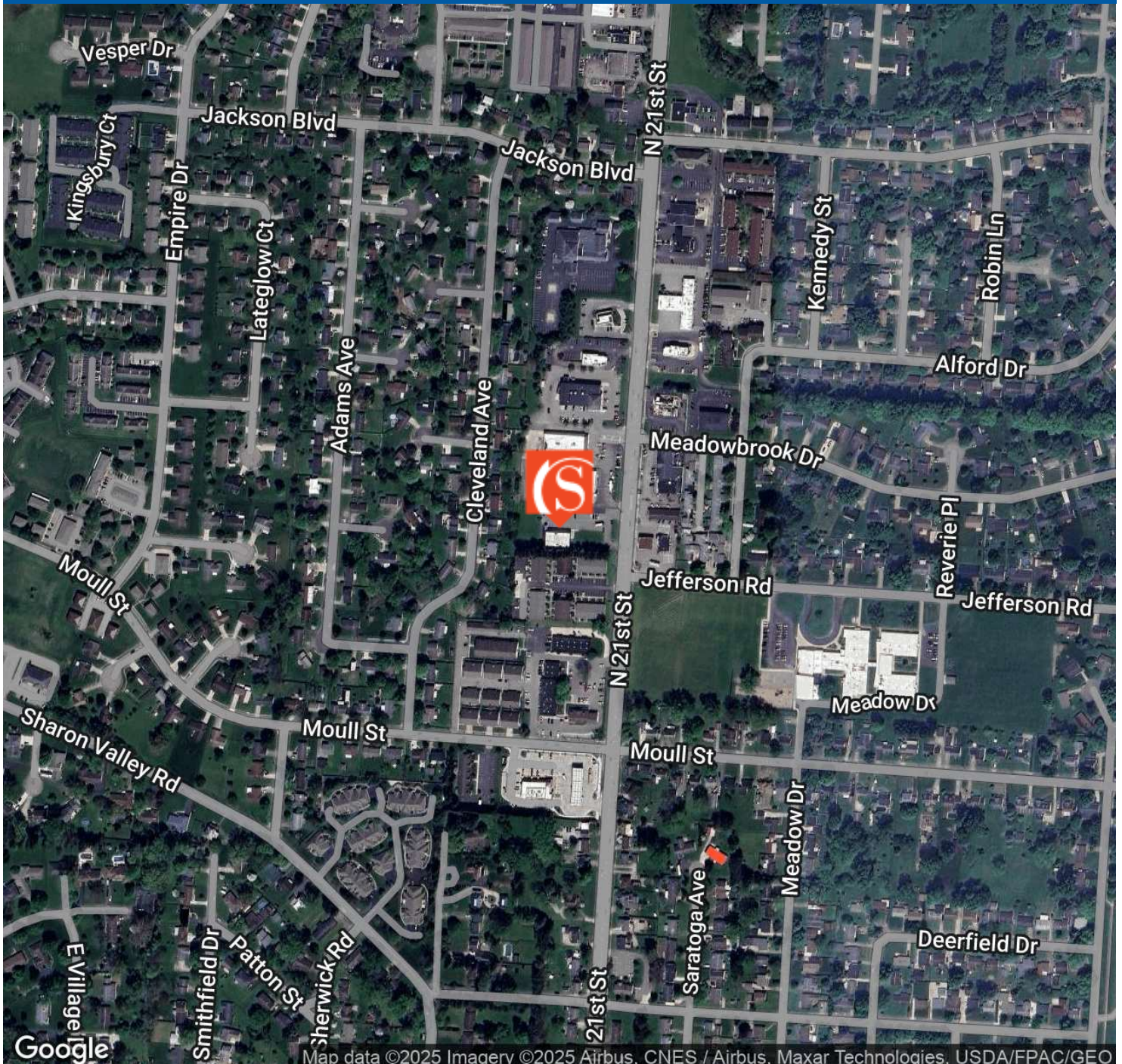
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Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

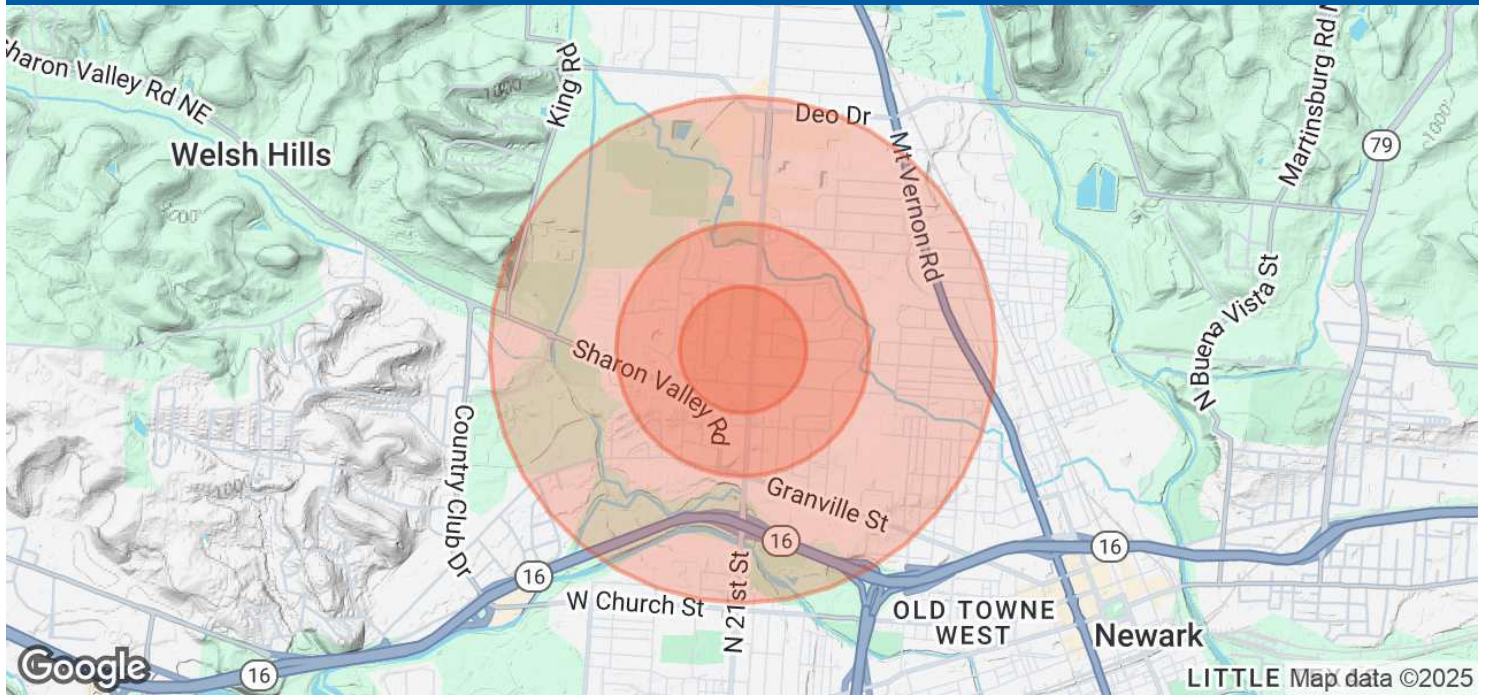
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	641	2,501	9,567
Average Age	45.9	45.1	41.8
Average Age (Male)	44.5	44.2	40.6
Average Age (Female)	55.9	50.2	43.7

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	354	1,251	4,512
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$48,461	\$55,098	\$56,340
Average House Value	\$137,034	\$144,521	\$128,246

* Demographic data derived from 2020 ACS - US Census

