



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.

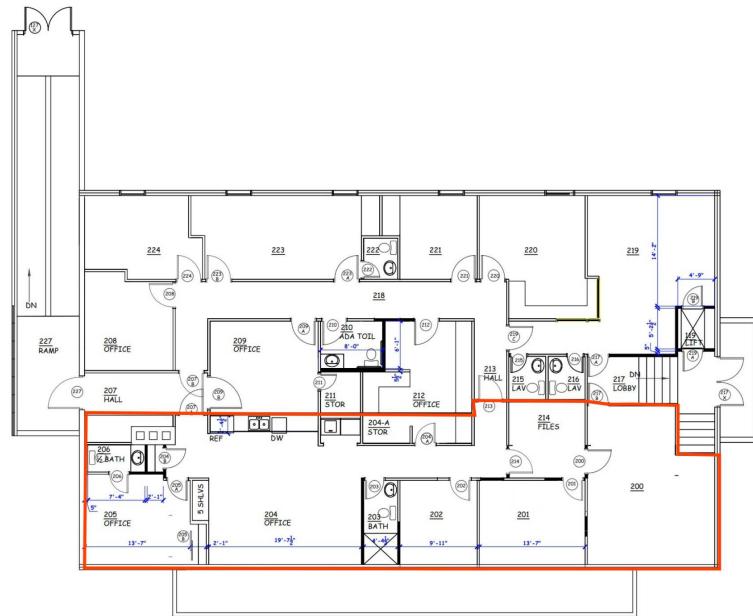




Lease Spaces

Brokerage, Development, Management
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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 | - |



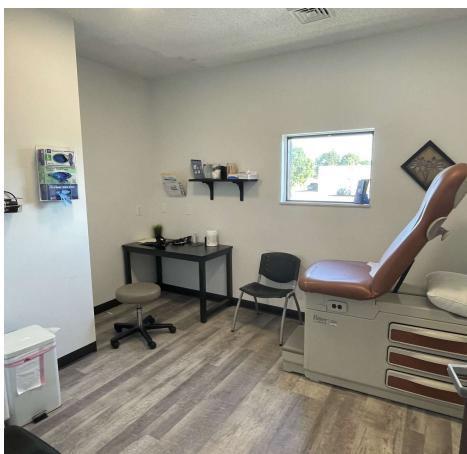
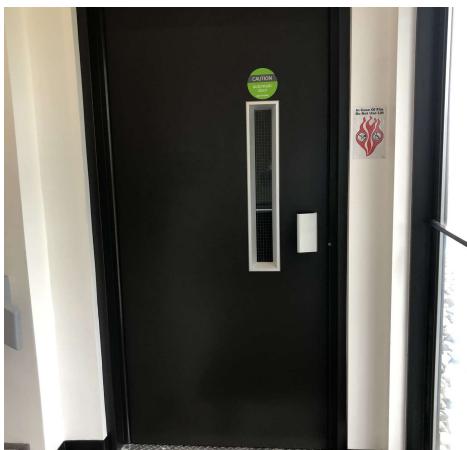
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Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





Additional Photos

905 N. 21st Street Newark, OH 43055



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COMMERCIAL REAL ESTATE LLC.

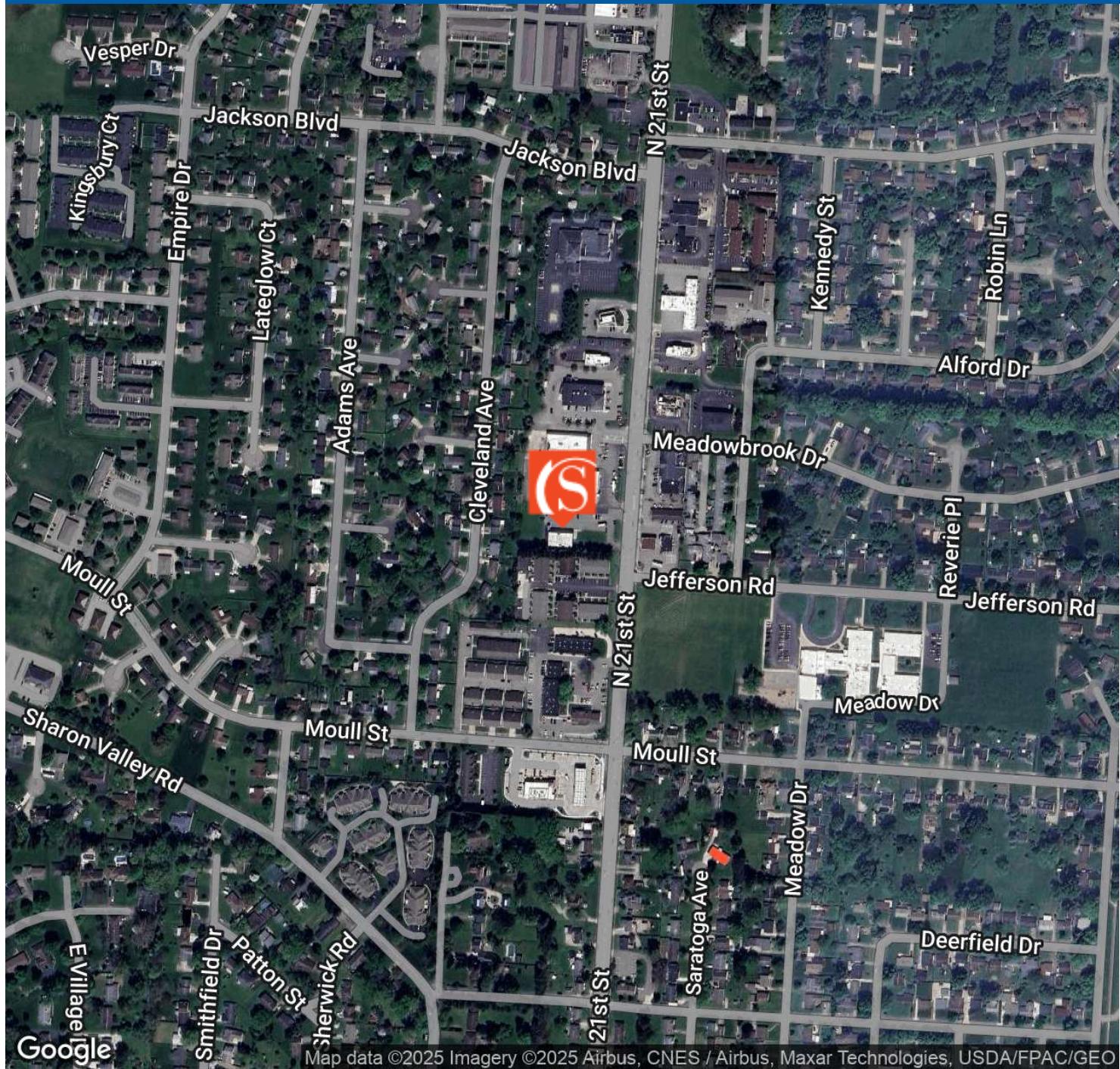
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Location Map

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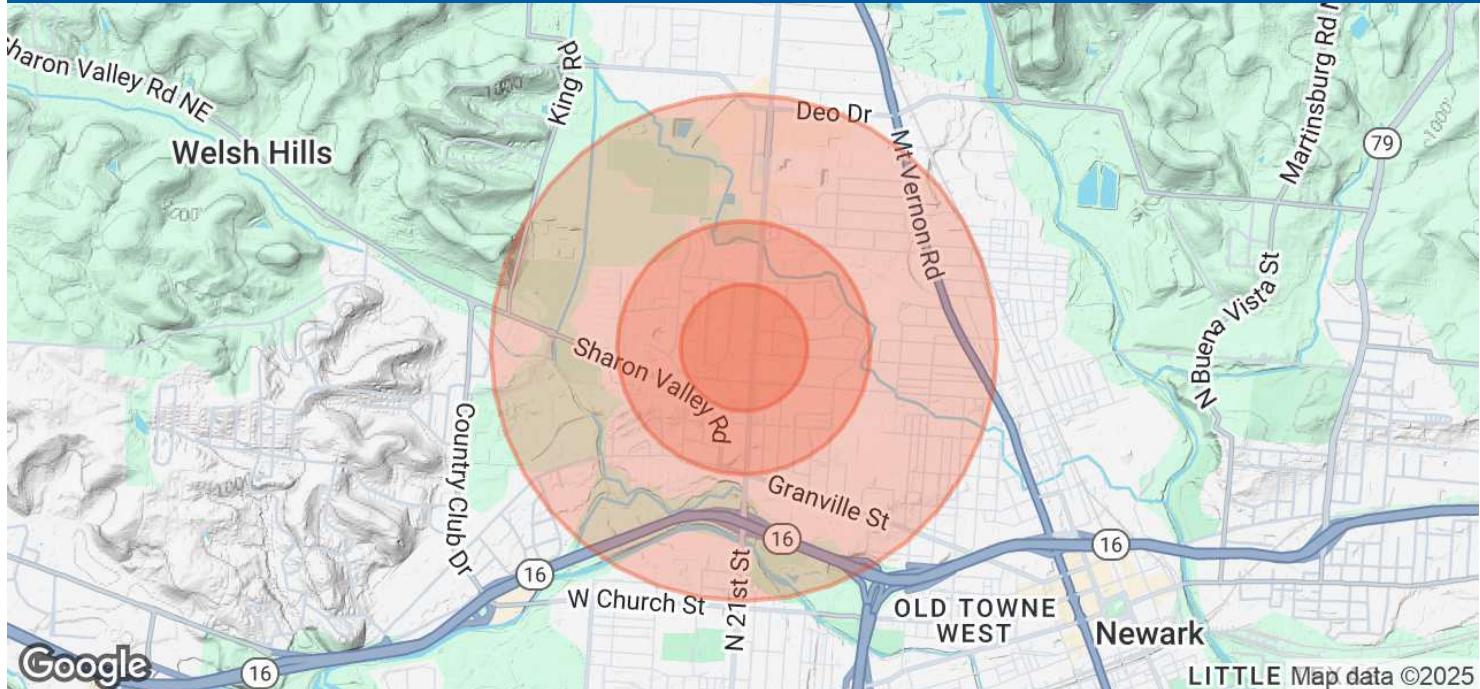
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| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 641 | 2,501 | 9,567 |
| Average Age | 45.9 | 45.1 | 41.8 |
| Average Age (Male) | 44.5 | 44.2 | 40.6 |
| Average Age (Female) | 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



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