

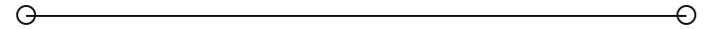


PROPOSAL

Park Professional Building

70 PARK AVENUE WEST

Mansfield, OH 44902



PRESENTED BY:

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OH #2015001037

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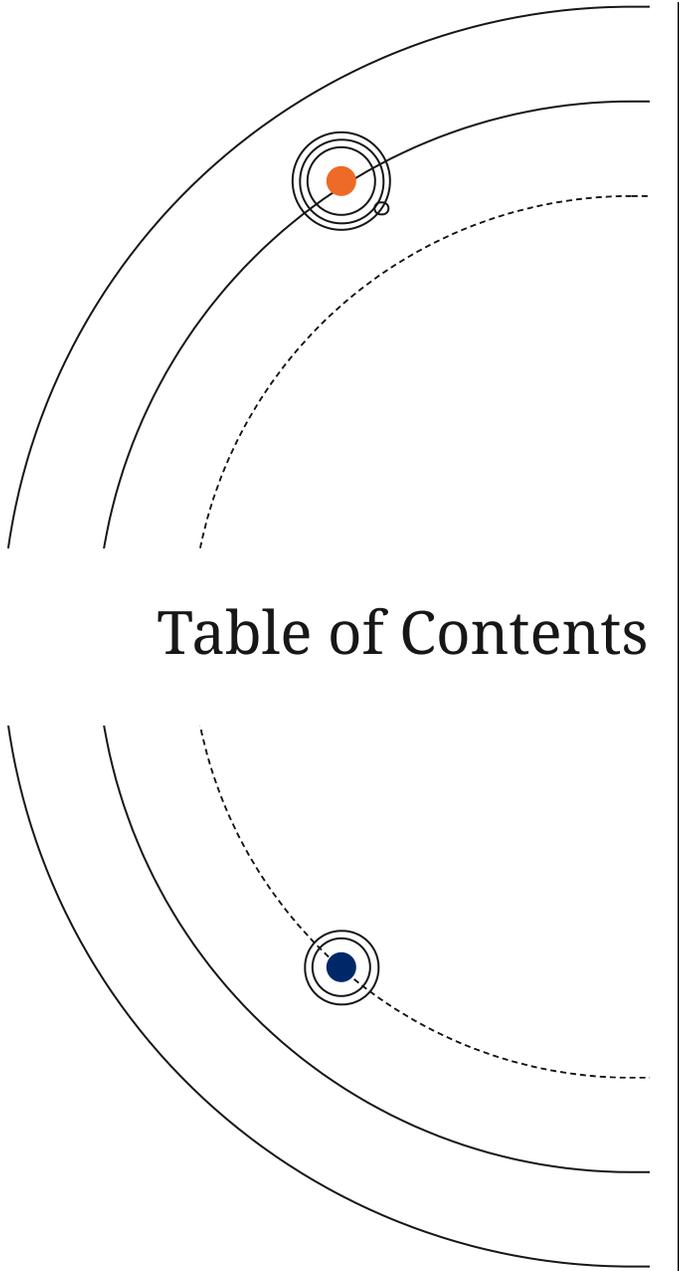


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DISCLAIMER

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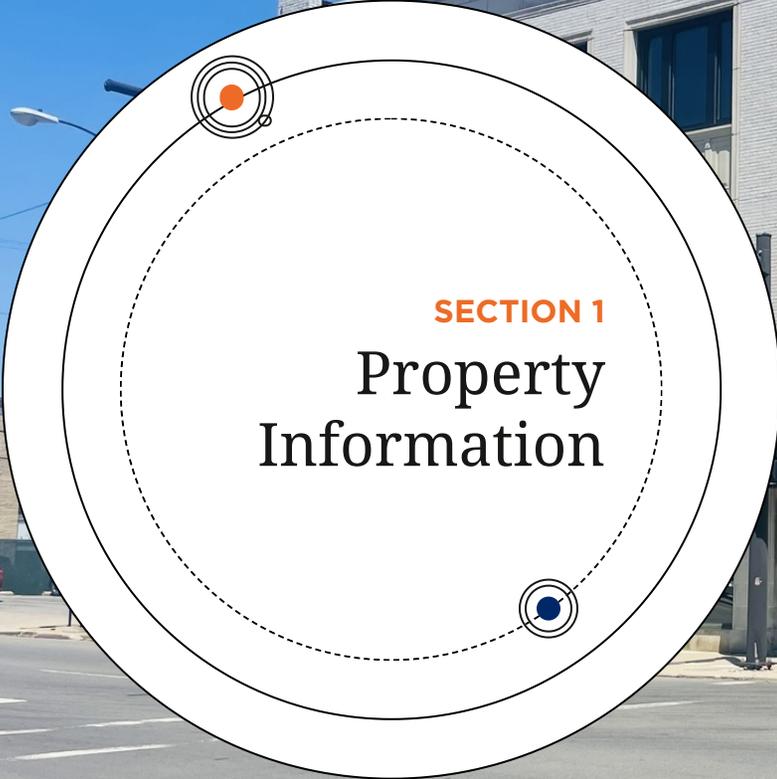
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



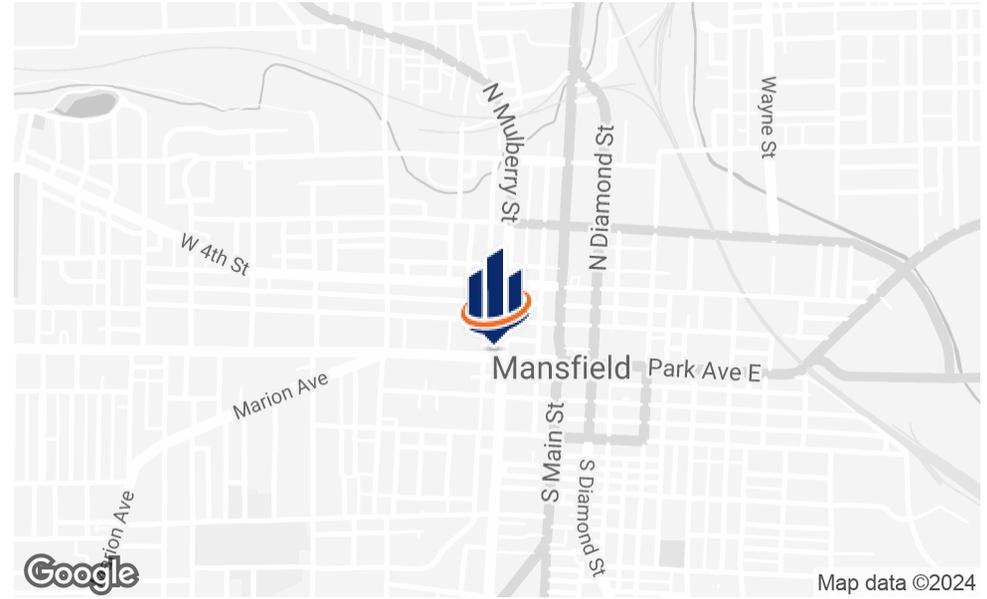
SECTION 1
Property
Information

PARK PROFESSIONAL BUILDING

PARK AVE WEST

NO
THROUGH
TRUCKS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

70 Park Avenue West is a prime commercial property nestled in the heart of Mansfield's central business district which currently holds opportunity zone credits. This location presents potential buyers with an exceptional opportunity to take advantage of tax incentives and other benefits designed to spur economic growth and revitalization. The property stands as a testament to Mansfield's rich history, making it a strong candidate for historical credits classification. This classification has been successfully secured by numerous downtown buildings, and future owners may find similar success, further enhancing the property's appeal.

Recently renovated, this office building boasts 28,000 square feet of versatile space, ready to be tailored to a variety of business needs. The updates have ensured modern comforts and conveniences while preserving the building's original charm. Whether you're looking to establish a corporate headquarters, a creative agency, or a thriving co-working space, 70 Park Avenue West offers endless possibilities. With its combination of location, potential tax benefits, and flexible space, it represents a unique investment opportunity in downtown Mansfield. Selling agent Joe Curry is owner of subject property.

SPACES

LEASE RATE SPACE SIZE

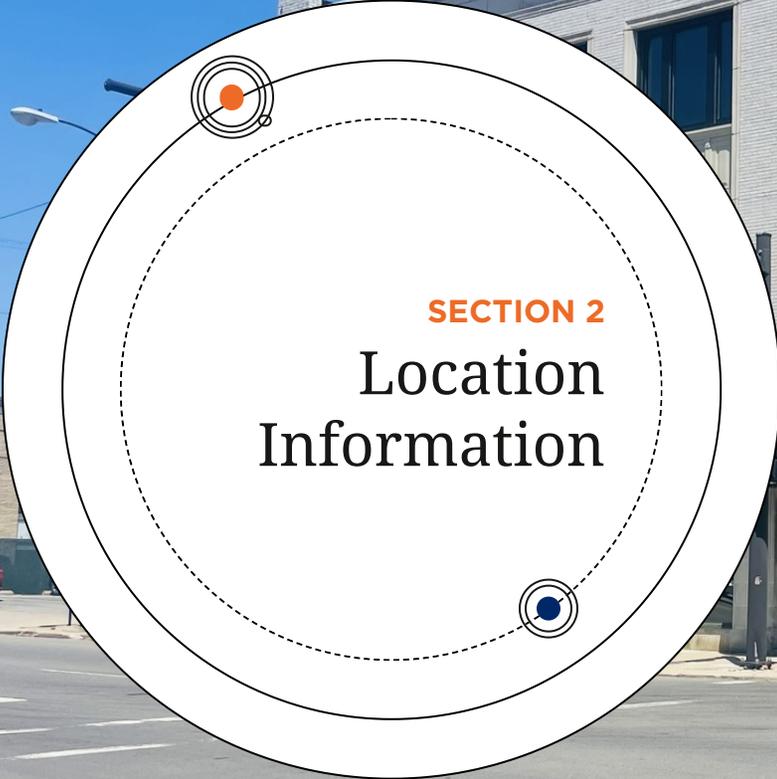
SPACES	LEASE RATE	SPACE SIZE
FOURTH FLOOR OFFICE SPACE 1	\$7.00 SF/yr	2,750 SF
FOURTH FLOOR OFFICE SPACE 2	\$7.00 SF/yr	2,750 SF
SECOND FLOOR	\$4.00 SF/yr	2,908 SF
THIRD FLOOR	\$5.00 SF/yr	2,500 SF
BASEMENT 1	\$2.00 SF/yr	2,908 SF

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





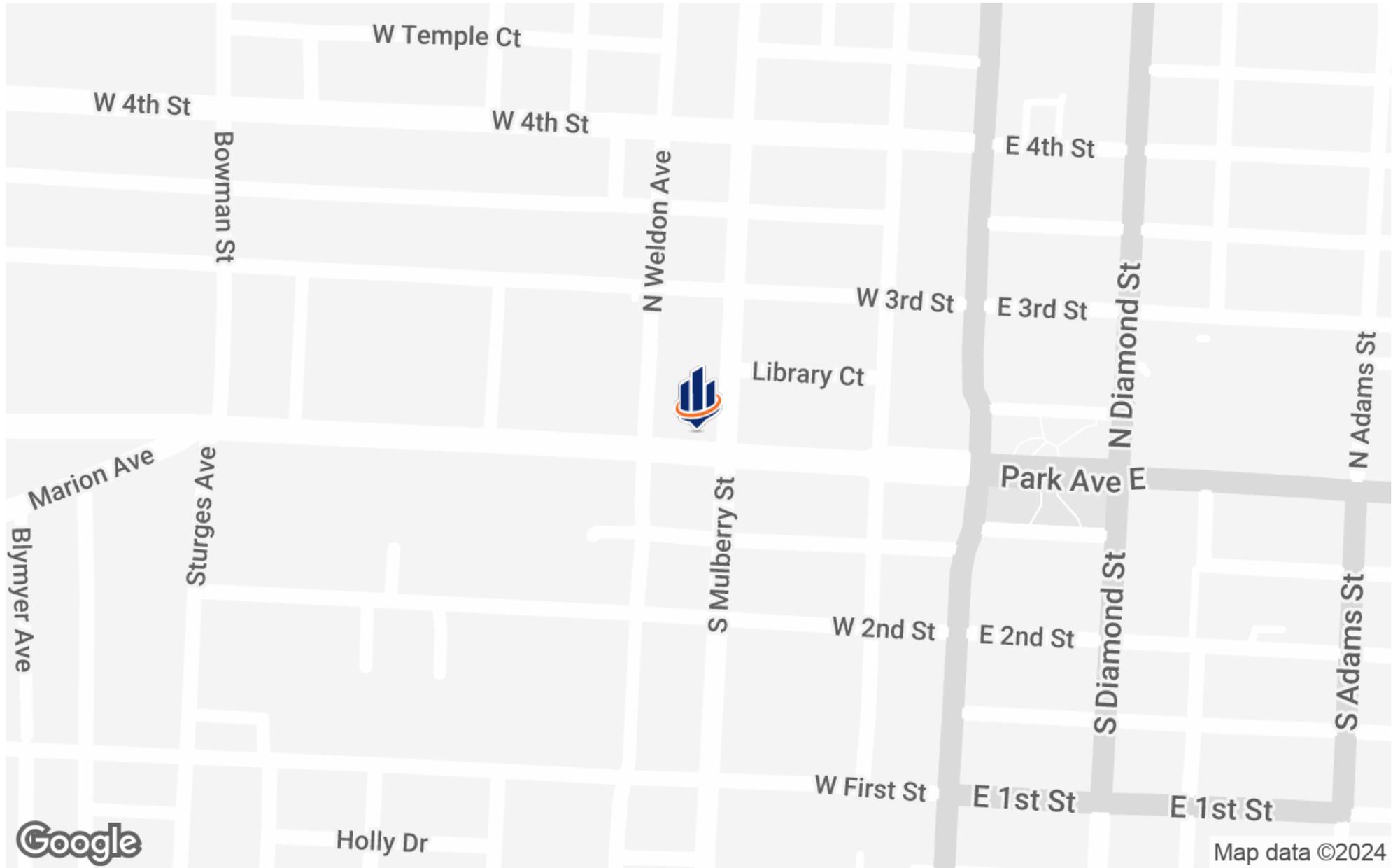
SECTION 2
Location
Information



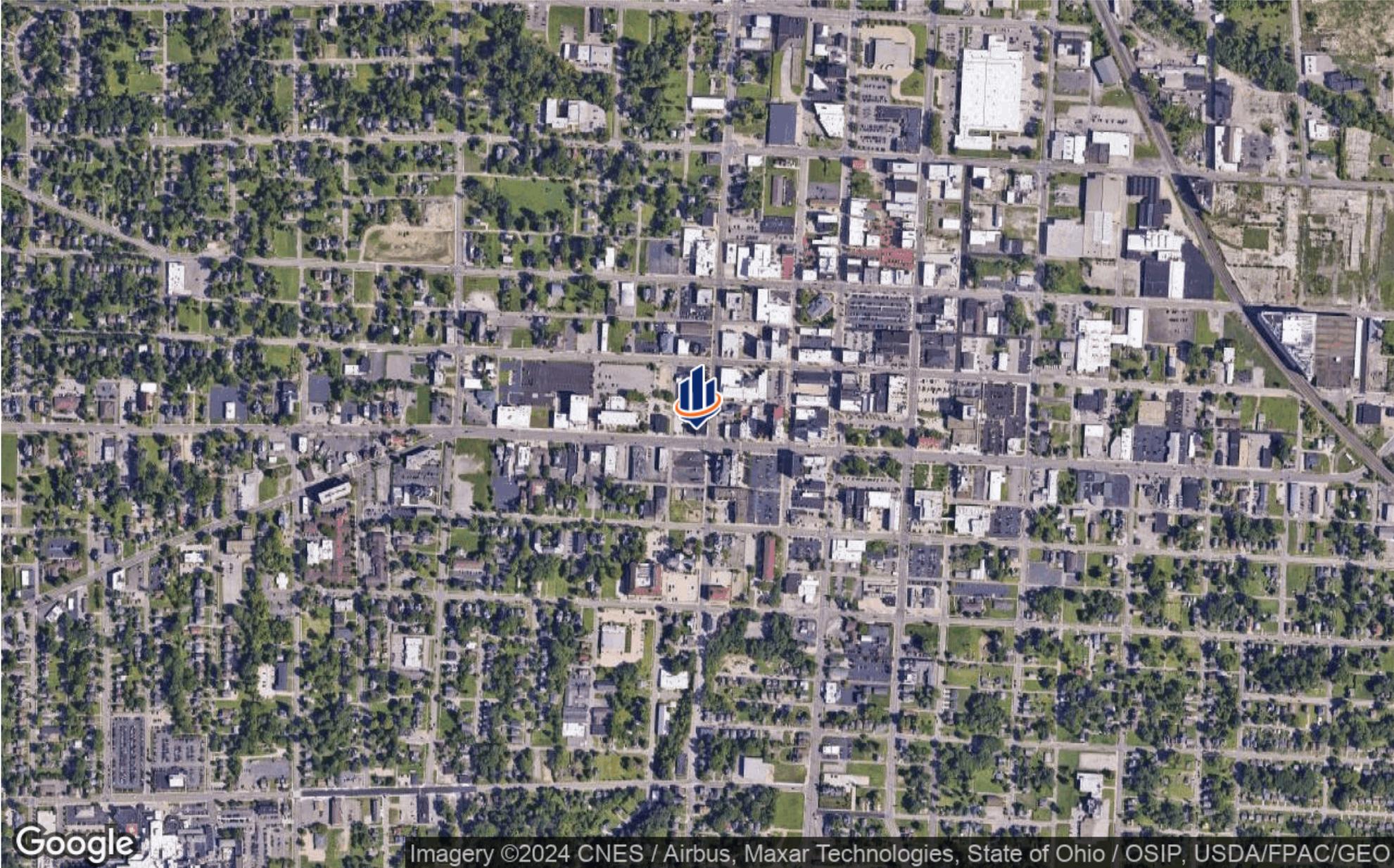
REGIONAL MAP



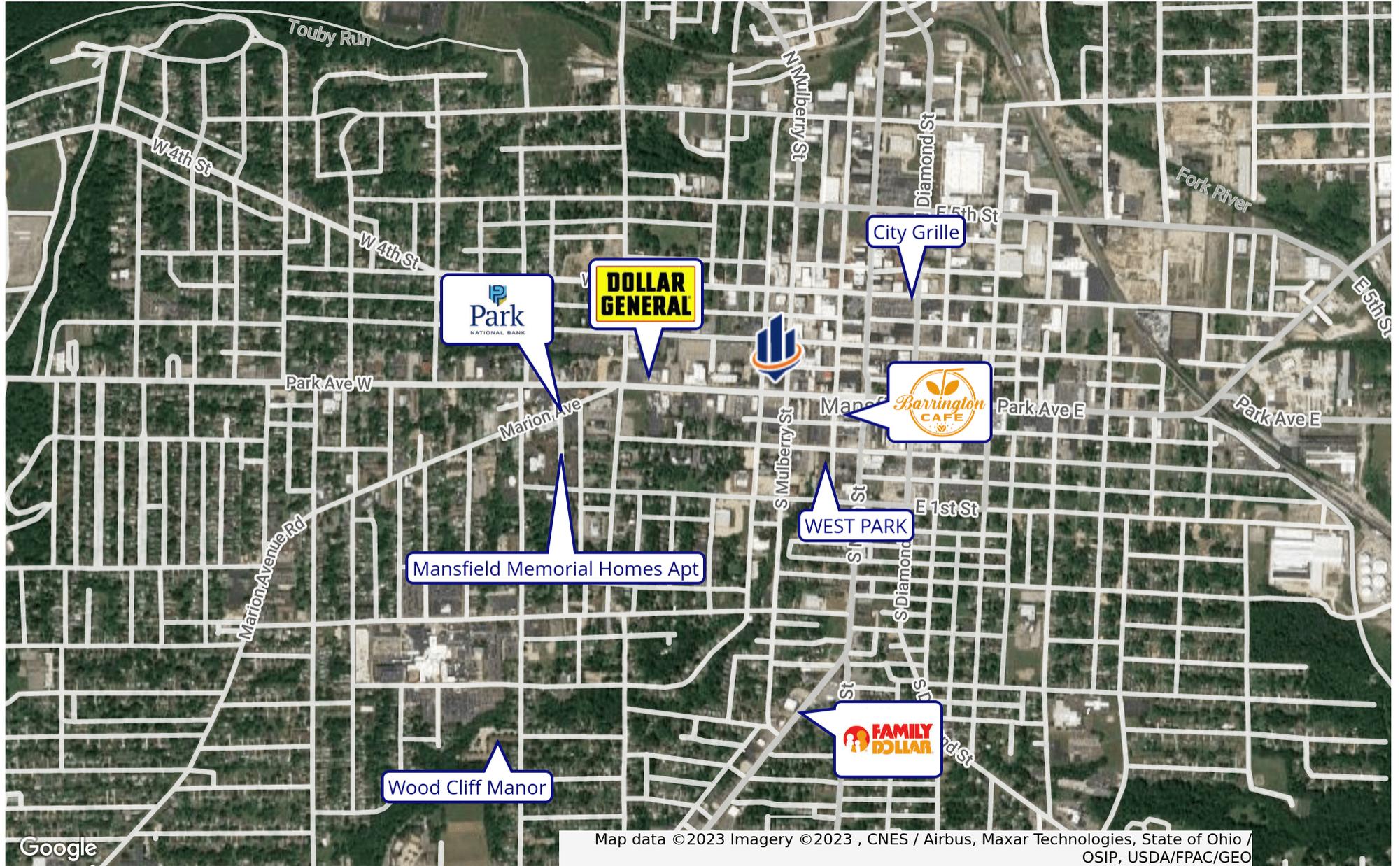
LOCATION MAP

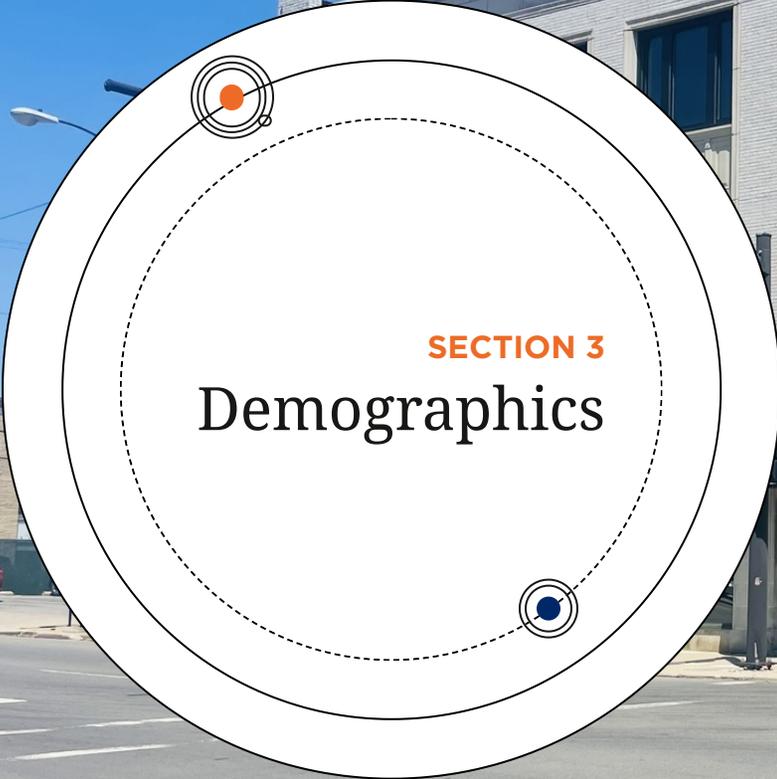


AERIAL MAP



RETAILER MAP





SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

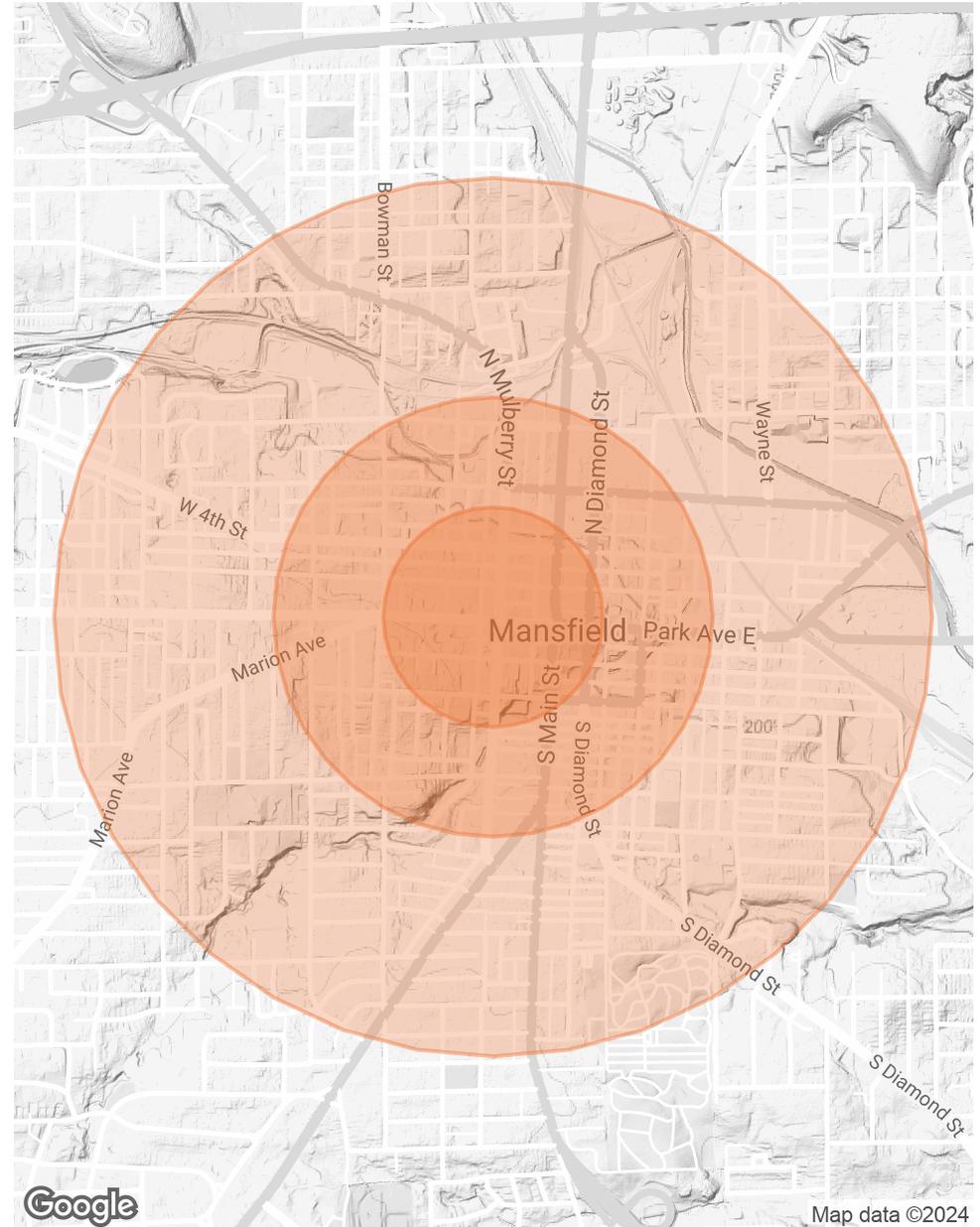
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	700	2,786	9,556
AVERAGE AGE	28.3	31.5	35.3
AVERAGE AGE (MALE)	28.9	31.1	31.0
AVERAGE AGE (FEMALE)	31.6	34.1	38.4

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	344	1,507	5,214
# OF PERSONS PER HH	2.0	1.8	1.8
AVERAGE HH INCOME	\$23,439	\$22,402	\$29,483
AVERAGE HOUSE VALUE	\$7,646	\$13,152	\$41,154

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios



ADVISOR BIO 1



JOSEPH CURRY

Associate Advisor

joseph.curry@svn.com

Direct: 740.485.2100 | Cell:

OH #2015001037

PROFESSIONAL BACKGROUND

Joe Curry is a commercial real estate agent and investor. As an agent he is networked in to numerous local groups and investors alike who he is able to source great real estate opportunities from. As an investor himself he understood the complexities of real estate investing in terms of financing, ROI, construction and exit strategies. He has bought, sold and developed a number of properties himself, his institutional knowledge make him a great asset to add to your investment team.

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Columbus , OH 43219
614.944.5140

ADVISOR BIO 2



SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.

Business Management

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ADVISOR BIO 3



DOUG WILSON

Managing Director

doug.wilson@svn.com

Direct: **614.206.3881** | Cell: **614.206.3881**

OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com

Phone: 614-206-3881

EDUCATION

Bachelor's of Arts (Economics), The Ohio State University

MBA, Global Management, Arizona State Graduate School of International Management.

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