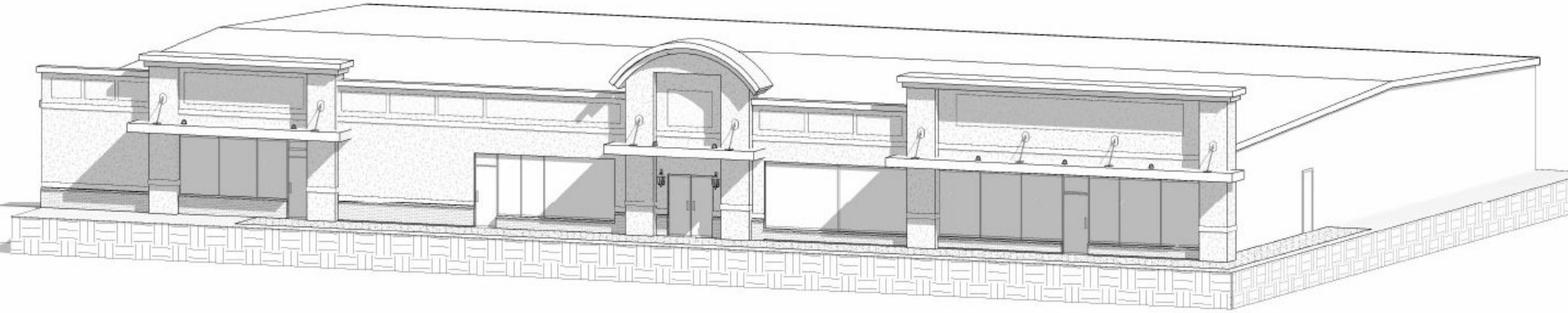


The GALLERY Building FOR LEASE

2700 Sunset Blvd, Steubenville, OH



ARCHITECTURAL RENDERING OF NEW STORE FRONT



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JAY GOODMAN, CCIM

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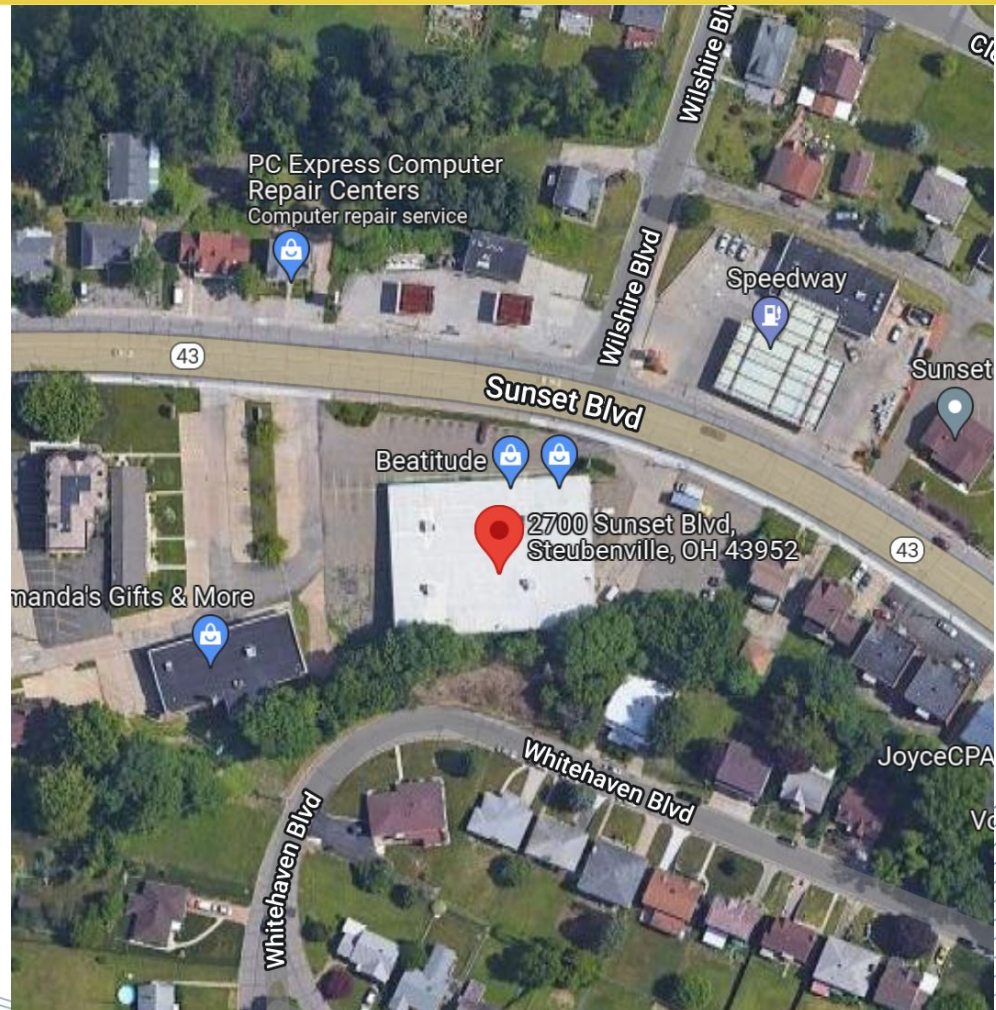


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Property Highlights

- Wonderful location and visibility on Sunset Blvd.
- Average daily traffic on Sunset Blvd is 17,568.*
- Four office suites available
- Full Service Lease - Landlord pays building operating expenses and utilities
- Abundant parking



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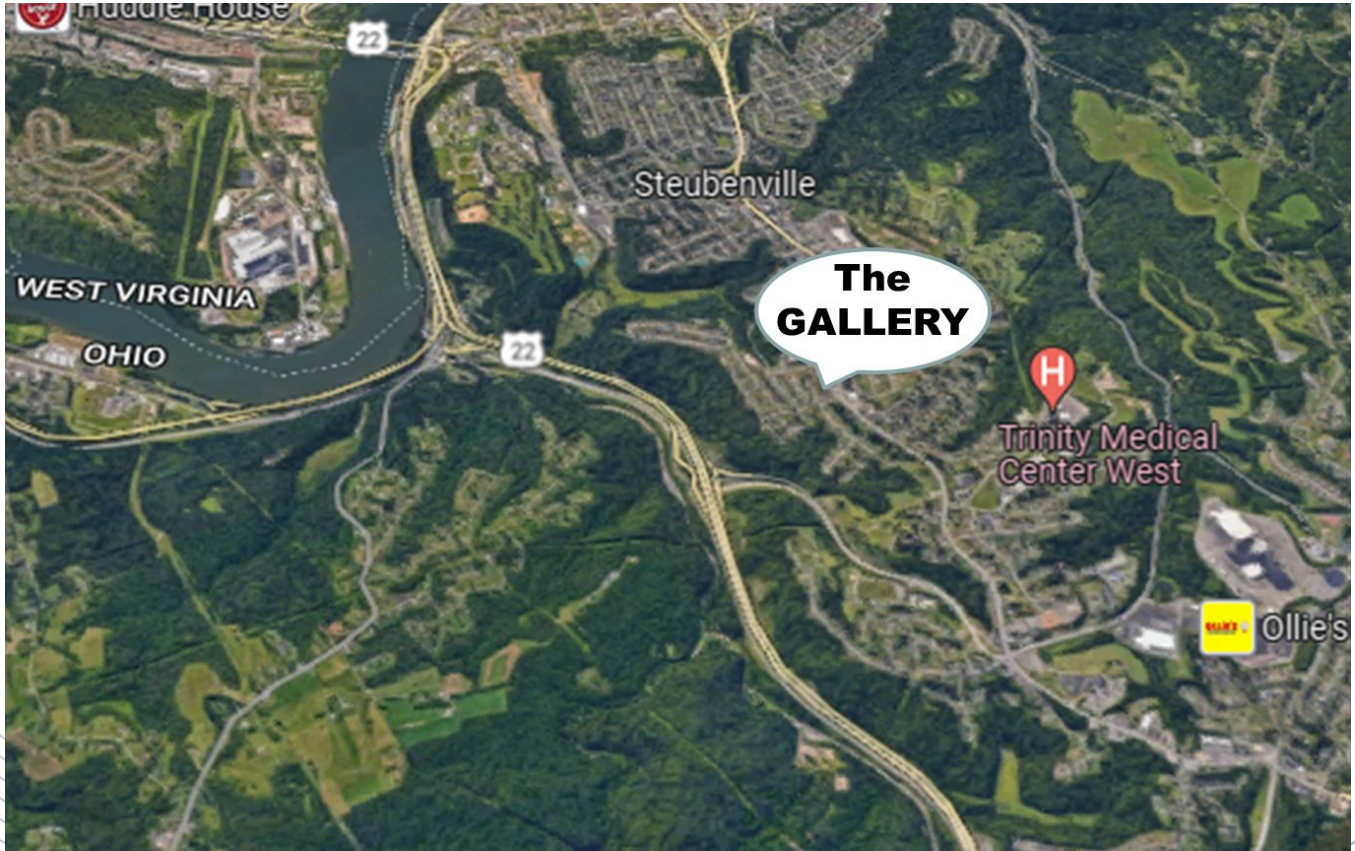
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Aerial View



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Floorplan - 1st Floor

The Gallery 2700 Sunset Blvd. Office Space

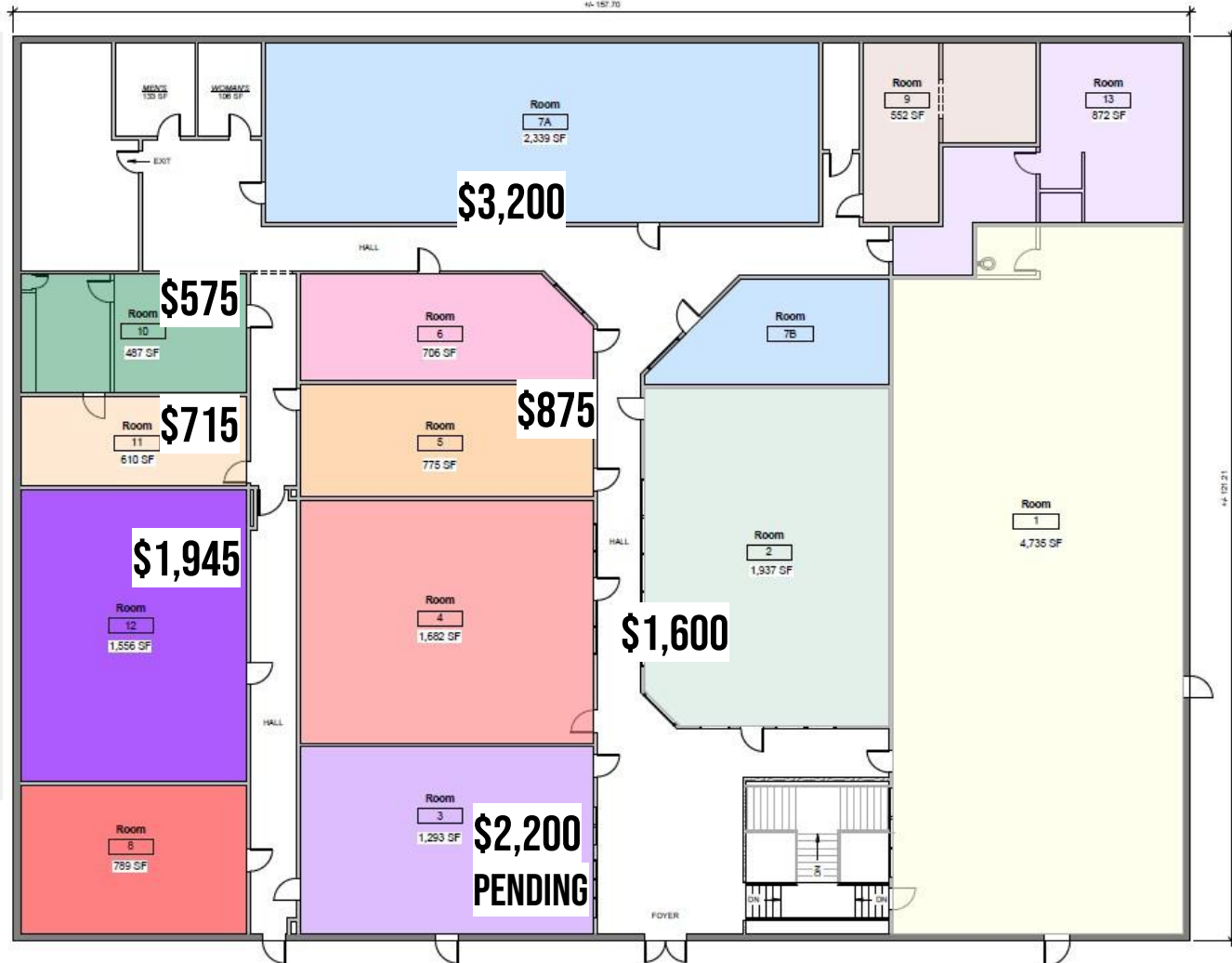
- SUITE 2 = (1,937SF) - \$1,600
- SUITE 3 = (1,293SF) - \$2,200 (P)
- SUITE 5 = (775SF) - \$875
- SUITE 7 = (2,339SF) - \$3,200
- SUITE 10 = (487SF) - \$575
- SUITE 11 = (610SF) - \$715
- SUITE 12 = (1,556SF) - 1,945
- Full Service Lease

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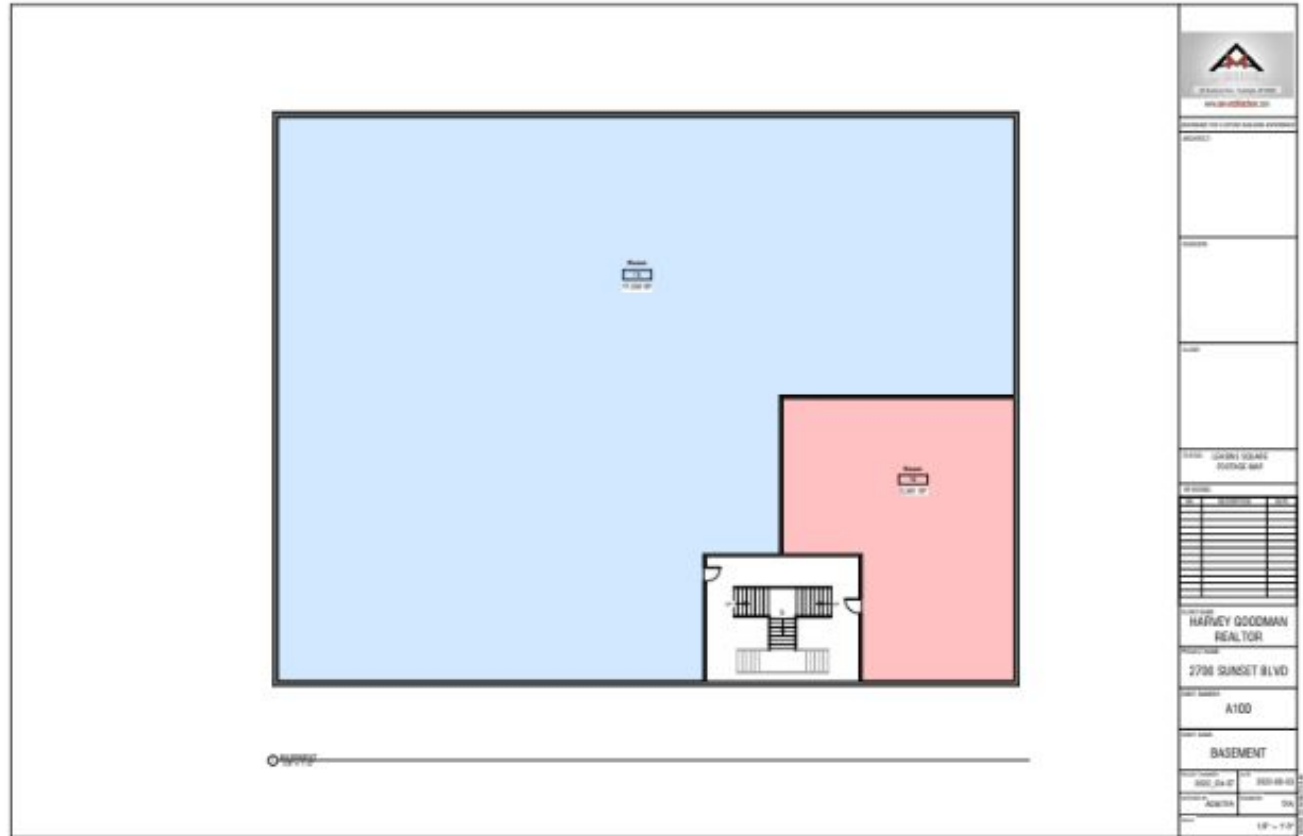




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Floorplan - Lower Level



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Suite 2 Photos



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Suite 3 Photos



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Suite 5 Photos

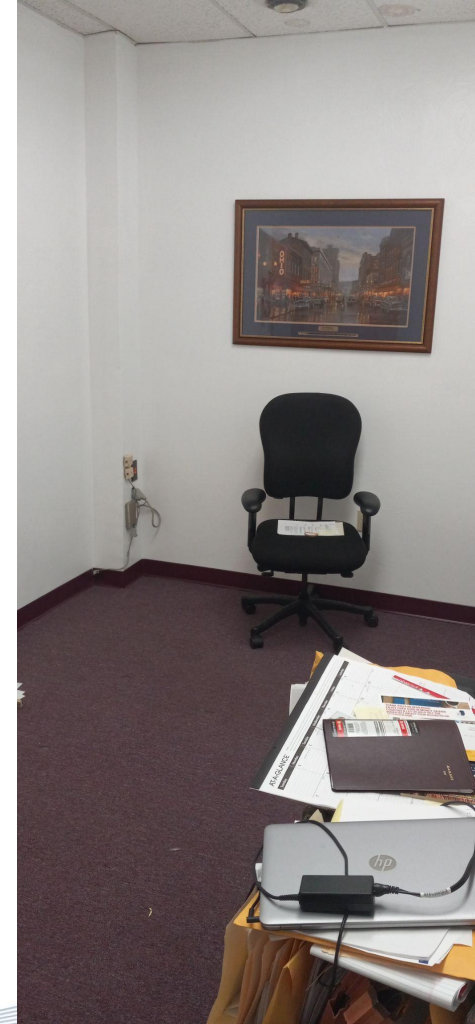


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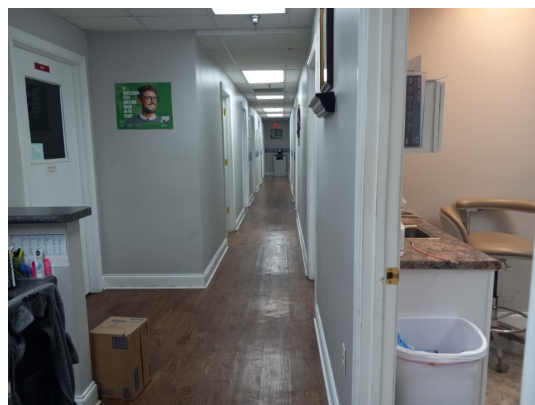
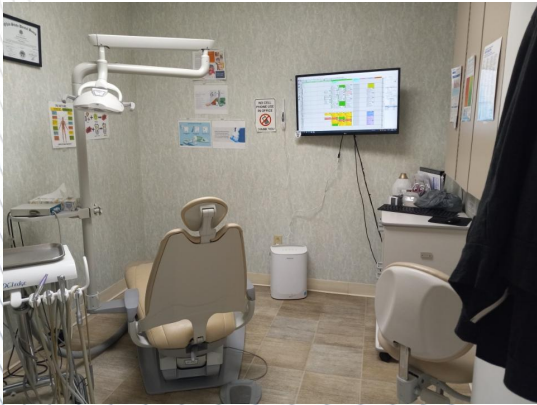
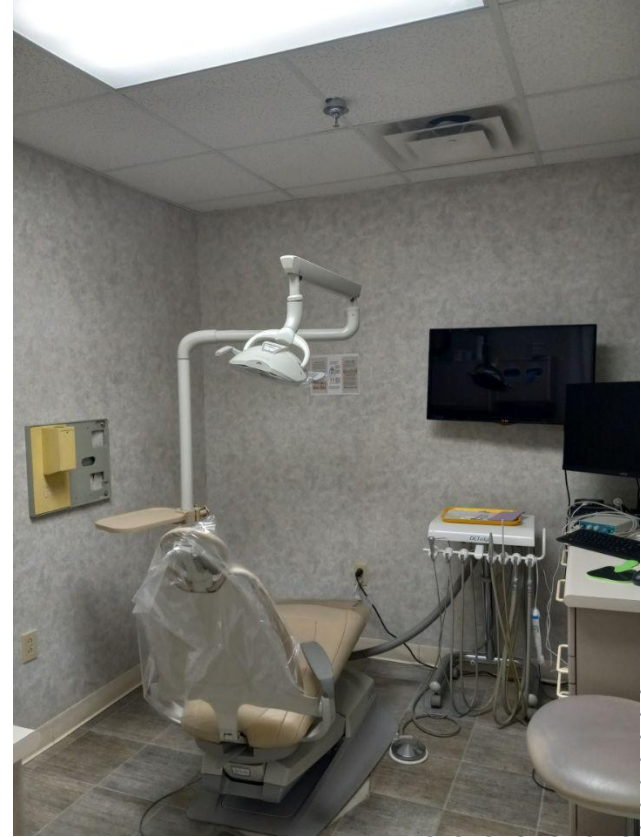




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Suite 7 Photos



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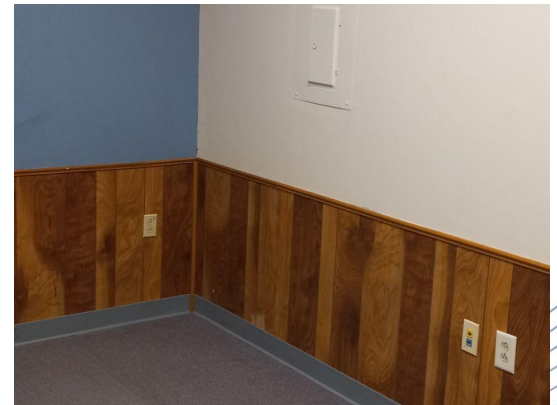
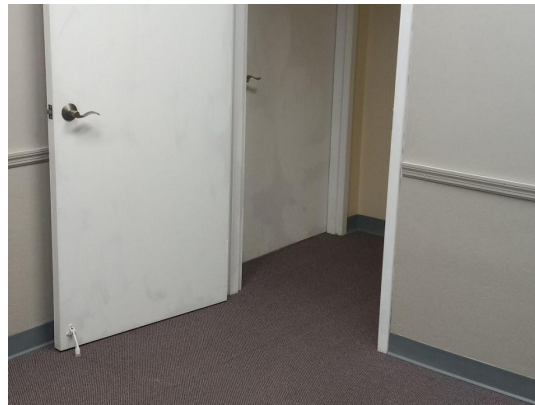
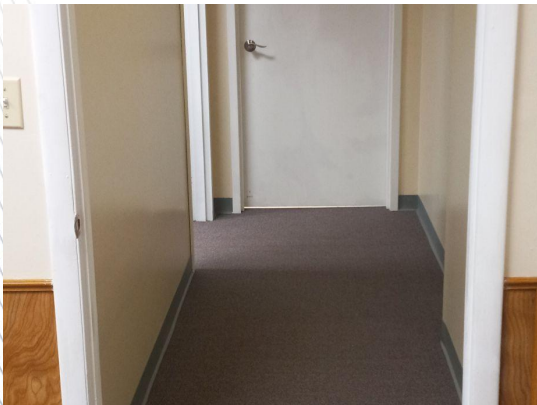
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Suite 10 Photos



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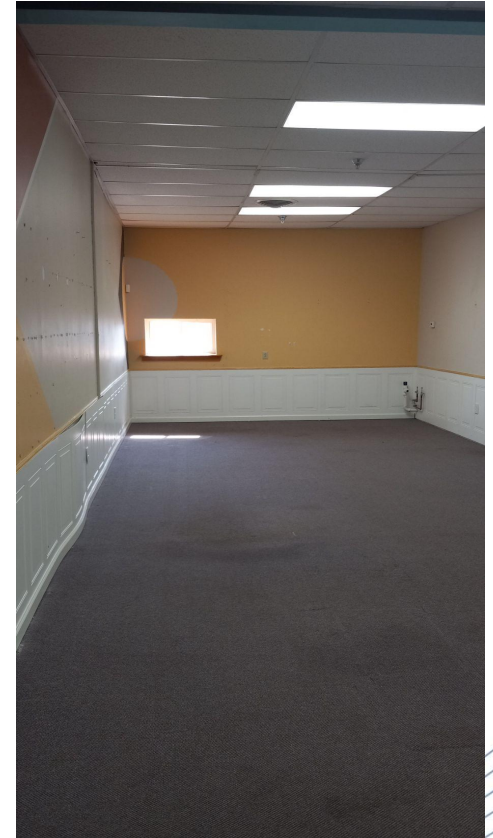
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Suite 11 Photos



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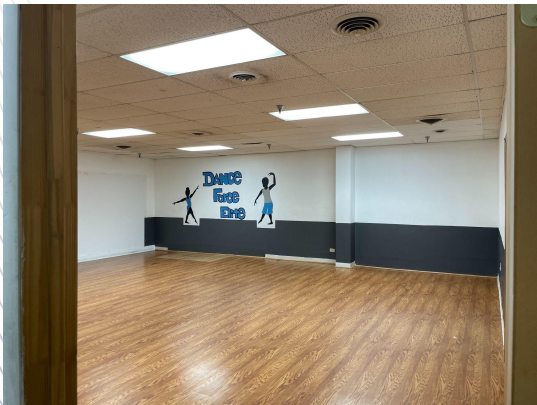
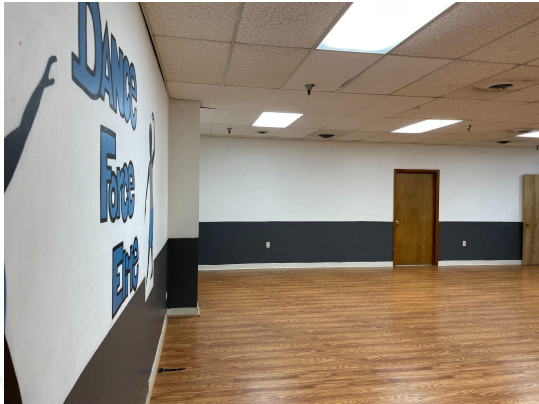
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Suite 12 Photos



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