

414 E. WOOSTER STREET
BOWLING GREEN, OH 43402

OFFICE BUILDING FOR LEASE
5,300 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

BOWLING GREEN OFFICE BUILDING



VIEW 360° TOUR

GENERAL INFORMATION

Lease Rate:	\$12.00/SF NNN
Space Available:	5,300 square feet
Building Size:	5,300 square feet*
Number of Stories:	Two
Year Constructed:	1974
Condition:	Very clean
Lot Dimensions:	78.3' on Wooster; irregular
Acreage:	Approx. 0.36 acres
Closest Cross Street:	Thurstin Avenue
County:	Wood
Zoning:	Bowling Green Gateway Dist.
Parking:	15 spaces
Curb Cuts:	1 on Wooster, access from alley
Street:	2 lane, 2 way



*per Owner's measurements

For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Front – pitched shingle Rear – flat
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	225a/240v/3-phase
Restrooms:	Two – 1 st floor only
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes - lockbox

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, janitorial, NNN expenses. NNN = \$2.50/SF.

2026 REAL ESTATE TAXES

Parcel:	B07-511-190319009000 B07-511-190319008000
Total Taxes:	\$7,968.26

Comments:

- Located in the heart of Bowling Green.
- Prominent Wooster Street location.
- Well-appointed, move-in ready.
- Consists of an open lobby area with cubicles, 6 private offices (2 with exposed brick walls), kitchen, storage and a large conference room.
- The second floor consists of 5 offices.
- Furniture can remain.

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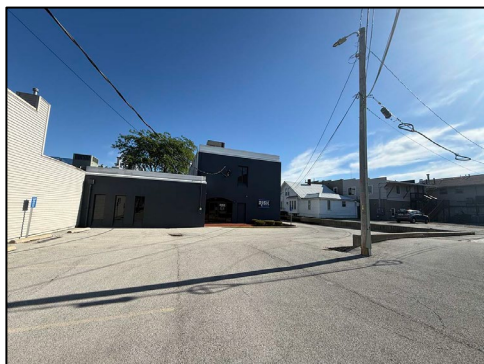
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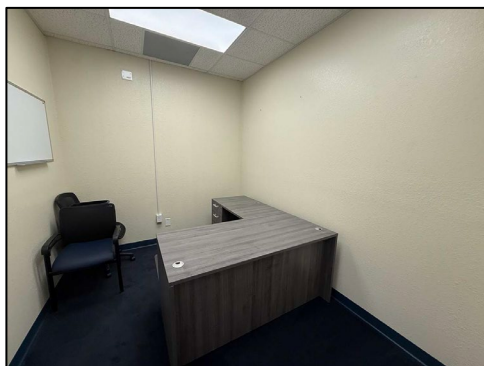
1st floor



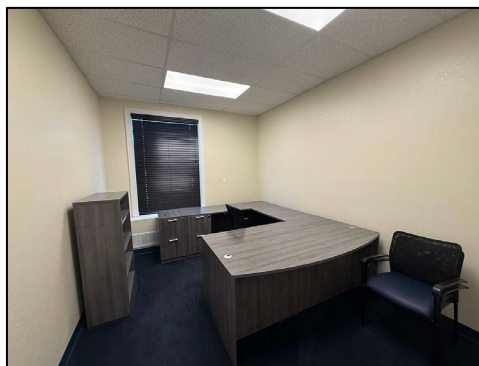
Parking lot



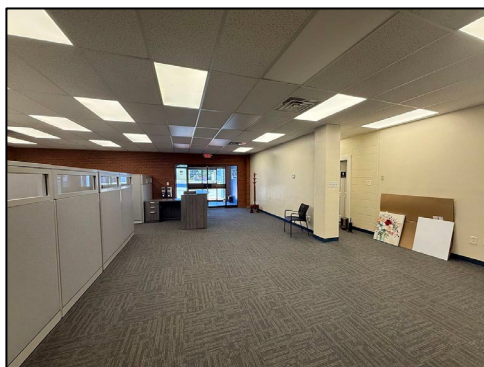
Cubicle area



Office



Office



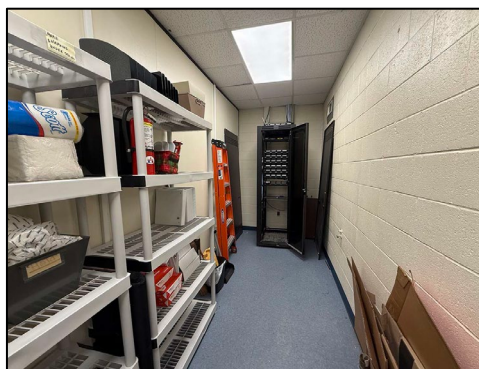
Open cubicle area & entryway



Kitchen



Conference room



Storage

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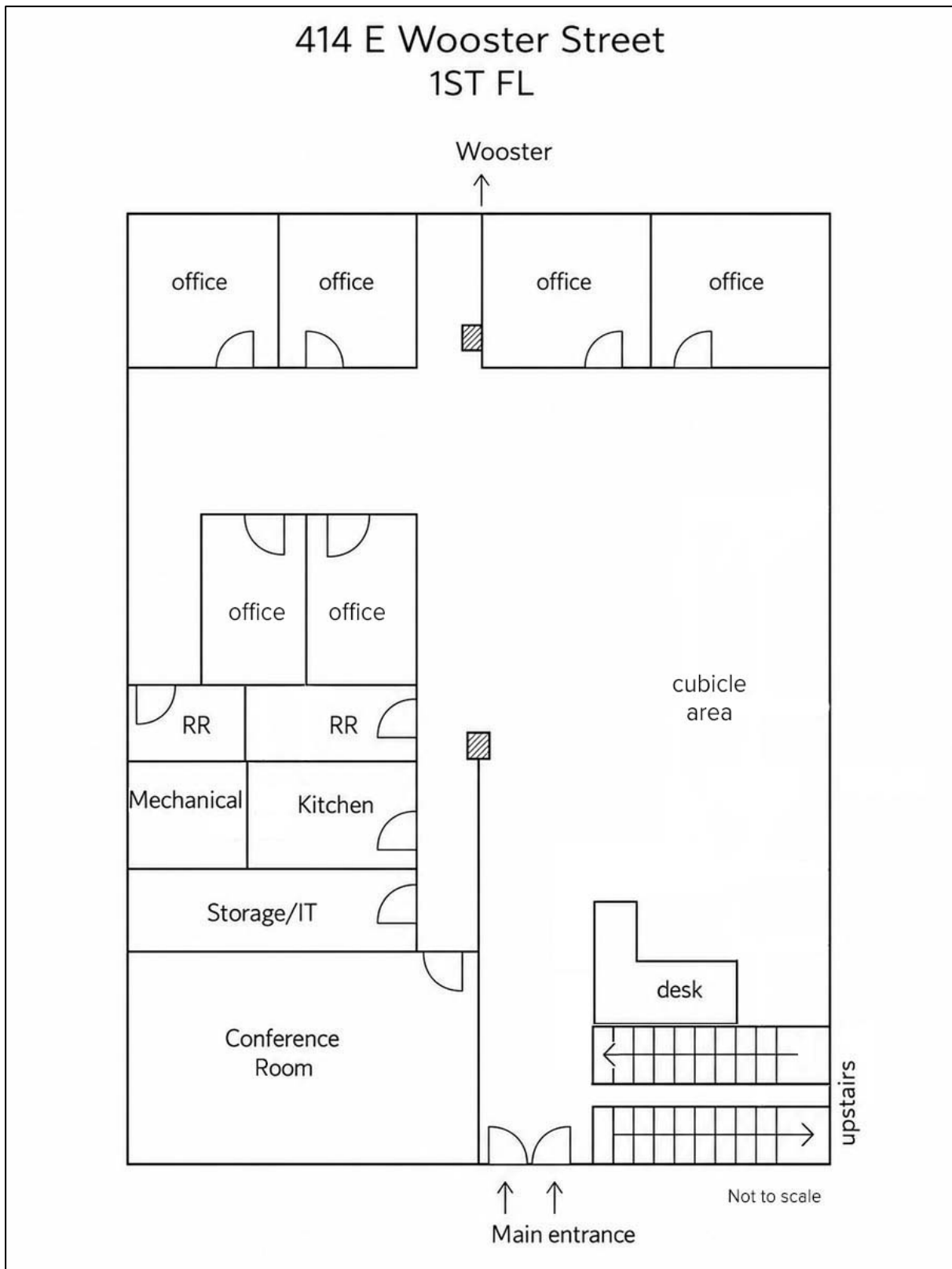
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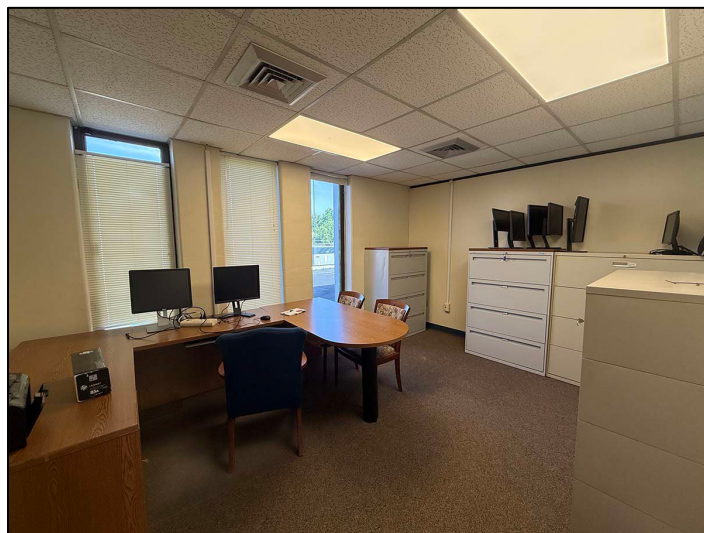
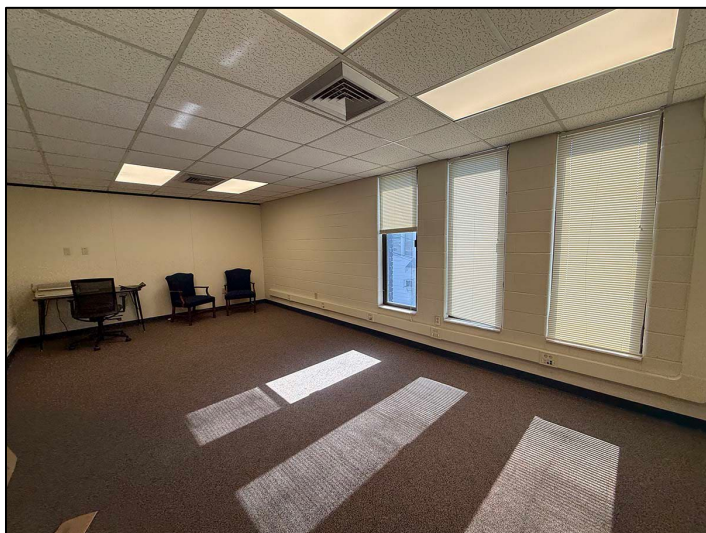
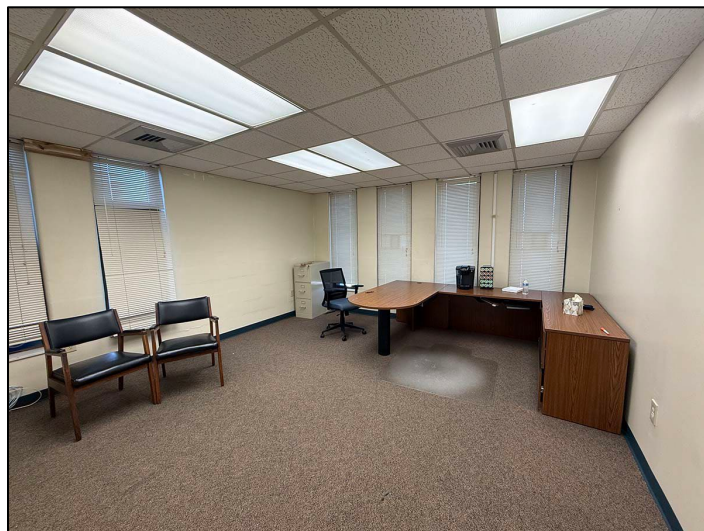
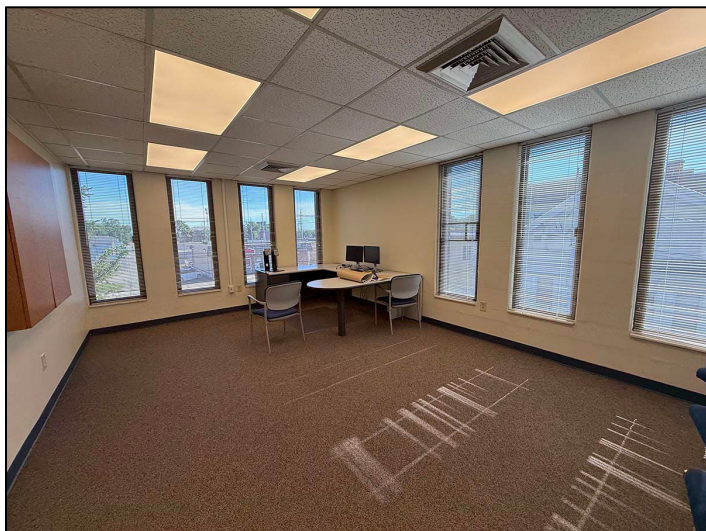
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2nd floor



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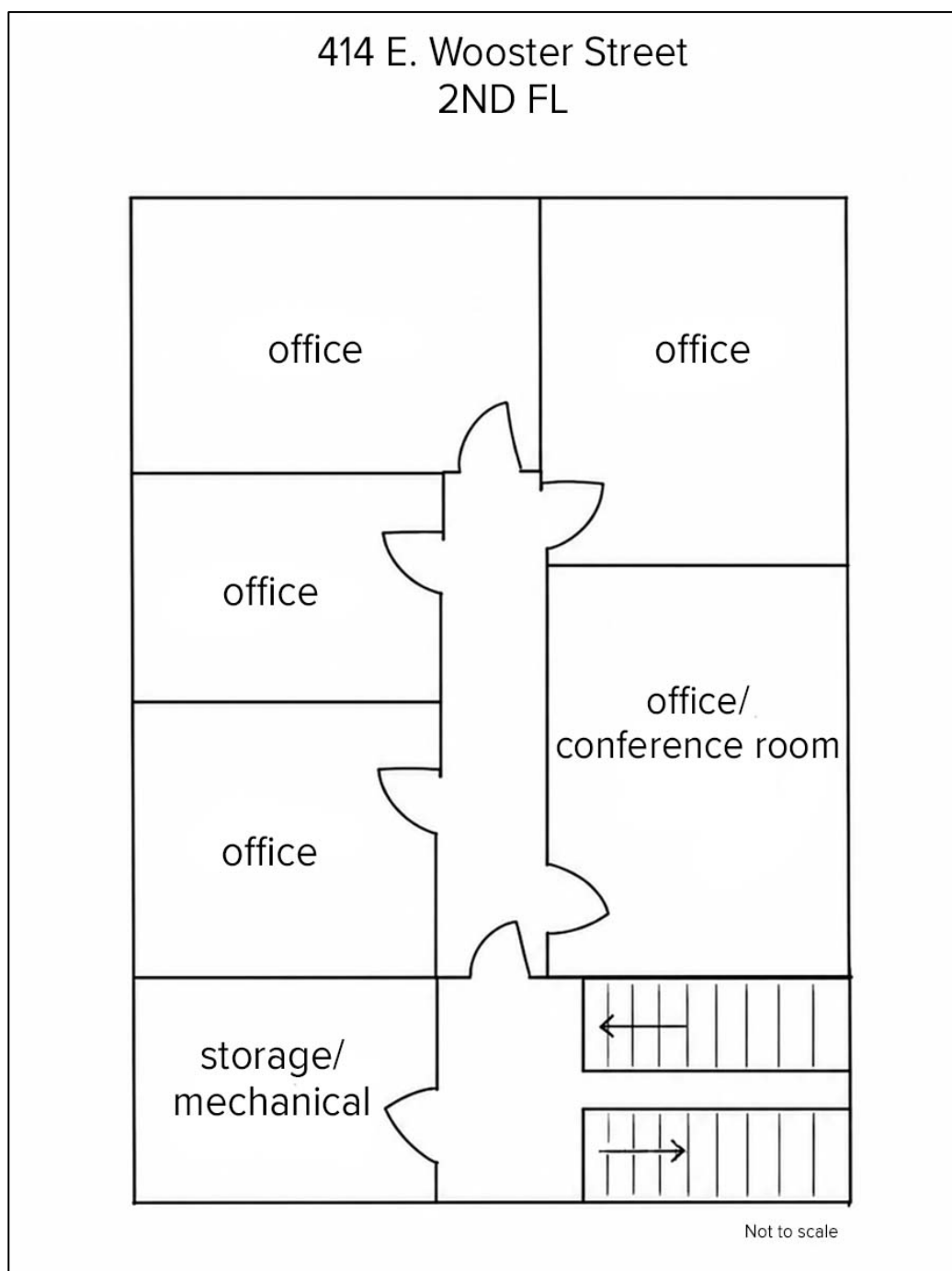
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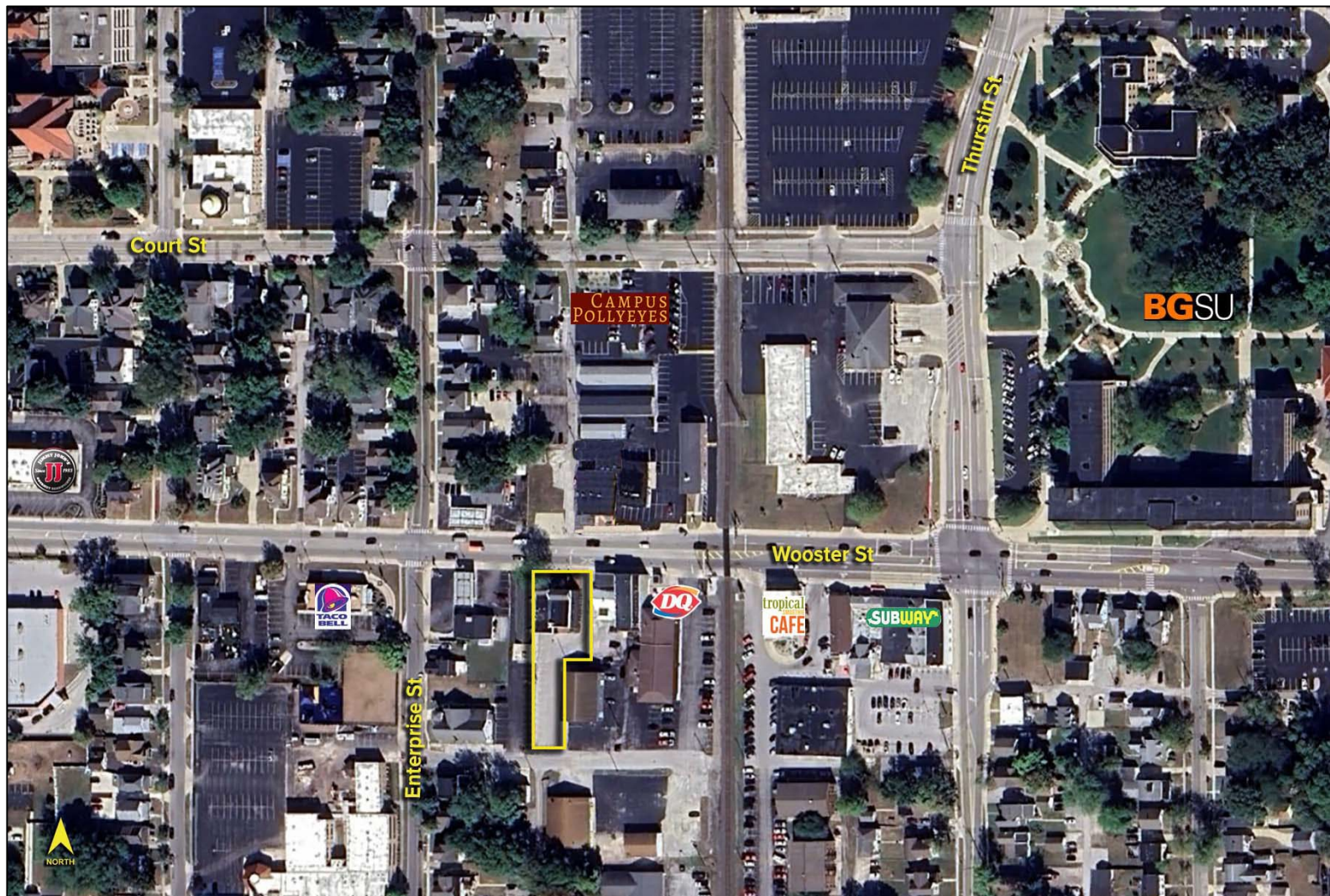
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	17,854	\$42,401
3 MILE	31,048	\$56,444
5 MILE	34,295	\$58,737

TRAFFIC COUNTS AND DISTANCES

E WOOSTER STREET	10,008 (2025)
DISTANCE TO:	
BGSU	500 yards
I-75	1.7 miles
PERRYSBURG	16 miles

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