



..... Est. 1985

www.putmanproperties.com

Spencer Hartung

Cell: (330) 936-0276

E-Mail: spencer@putmanproperties.com

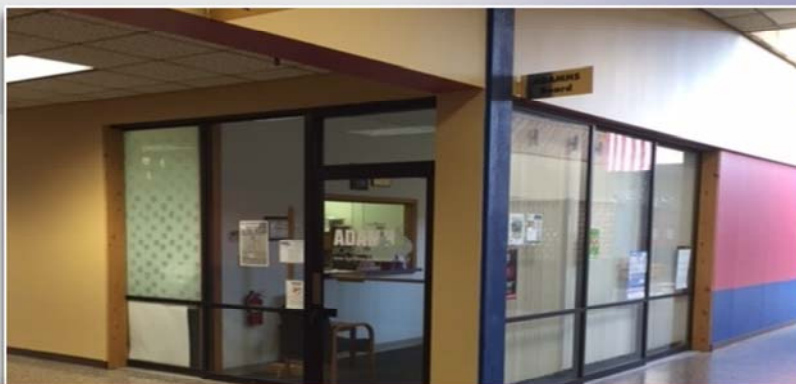


Co-Listing Agent: Saylor Putman

Cell: (330) 495-8292

E-Mail: saylor@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



3,000 SQ.FT. OFFICE SPACE FOR LEASE

1260 Monroe Ave NW, 27N, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt. 39, turn left and veer right on Tusc., travel to Dover into New Philadelphia, turn left at the light at Wabash, then turn left at light on Monroe Ave. Monroe Centre is on the left.

BUILDING INFO

Previous: ADAMHS Board
 Total Sq. Ft.: 92,000
Available Office: 3,000
Available Office: 0
 Units: 1
 Floor(s): 1
 Year Built: 1973
 Roof: Newer Rubber
 Ceiling Height: 9'
 Sprinklers: no
 Elevator: no
 Heat: Roof top gas heat
 Air: Roof Top Air

UTILITIES

Gas: Dominion East Ohio Gas
 Electric: AEP
 Water: New Philadlphia
 Sewer: New Philadelphia
 Internet:

SITE INFO

Acre(s): 7.00
 Frontage: Monroe/Fillmore
 Depth: N/A
 County: Tuscarawas
 Township: New Philadelphia
 Zoning: Commercial
 Topo: Level
 Nearby Hwy: I-77
 Distance: 3 Miles
 Traffic Count: 12040
 Bus Lines:

Miscellaneous:
 Located in the heart of Dover - New Philadelphia, over 300 parking spaces, 5 major entrances, separately metered utilities. Broker interest. \$2.49/sq.ft. or \$622.50/mo CAM includes snow/salt, landscaping, real estate taxes, insurance, major mechanical maintenance, sprinklers, & security

SALE INFO

Sale Price:
 Terms/Finance:
 Gross Income: \$0.00
 RE Taxes/Year:
 Expenses:
 Net Oper Income:
 Occupied By:

LEASE INFO

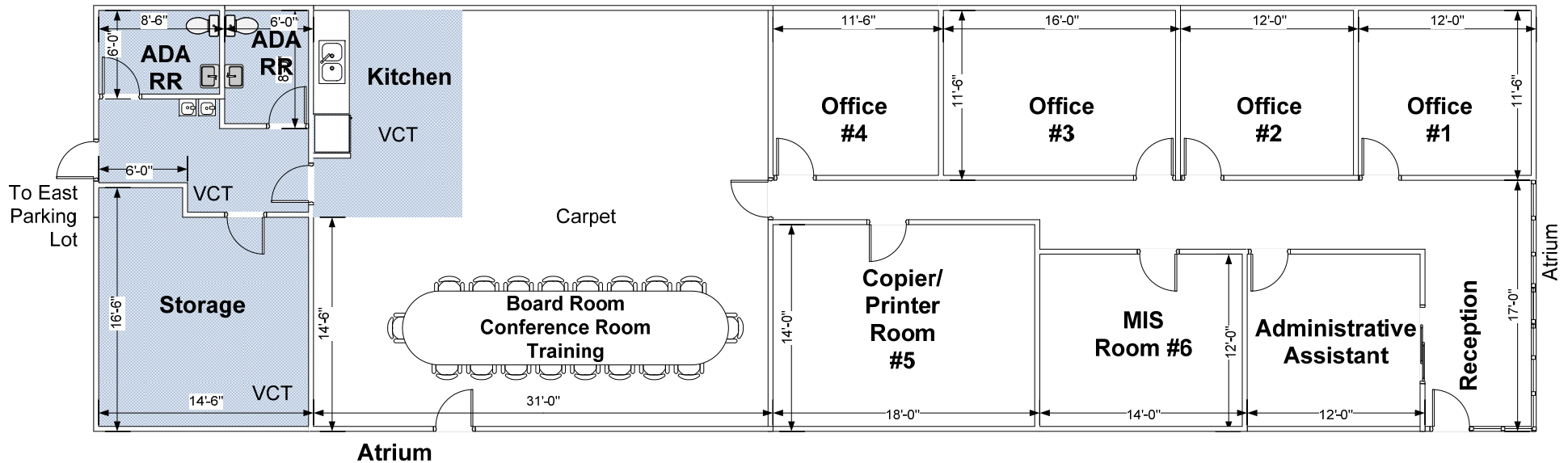
	Office	Office
S.F. Avail:	3000	0
\$/S.F.:	\$8.00	\$0.00
\$/Mo:	\$2,000.00	\$0.00

Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size: Traditional office space with reception / waiting area, glass window to administrative assistant office plus six (6) other offices. Large conference room, kitchenette, storage room and two (2) ADA restrooms.
 Construction: Steel/Brick/Block
 Docks:
 OH Doors:



Rent: \$ 8.00/Sq.Ft. or \$2,000.00/Mo
CAM: \$ 2.49/Sq.Ft. or \$ 622.50/Mo
\$10.49/Sq.Ft. or \$2,622.50/Mo

Monroe Centre
1260 Monroe Ave NW, Suite 27N
New Philadelphia, Ohio 44663

3,000 Sq. Ft. Class "A" Office Suite

Includes: Reception & Waiting Area
Four (4) Private Offices, Administrative Assistant, Larger MIS Room
Plus Copier/Printer Room, Large Training, Meeting Board Room with
Kitchen, Two (2) ADA Restrooms and Large Storage Area

Marketed By:

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