

**FOR LEASE**



N State St

E Broadway Ave

OFFICE SPACE  
FOR LEASE

## Office Space for Lease

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# Office Space for Lease

175 E. Broadway Ave Westerville, Ohio

## OFFERING INFORMATION

- Westerville CBD Location
- Easy Access from State & Otterbein Ave.
- Ample On-Site Parking
- Rare Office Institutional uses Permitted
- Approximately 6,352 (+-) Sq. Ft.
- Offices, Conference & Breakroom Areas.
- ADA Restrooms
- [Zoning Code](#)

## PRICING

- Offering Price: \$9.95 PSF NNN
- \$3.00/PSF NNN
- Tenant contracts and pays for their own utilities and janitorial



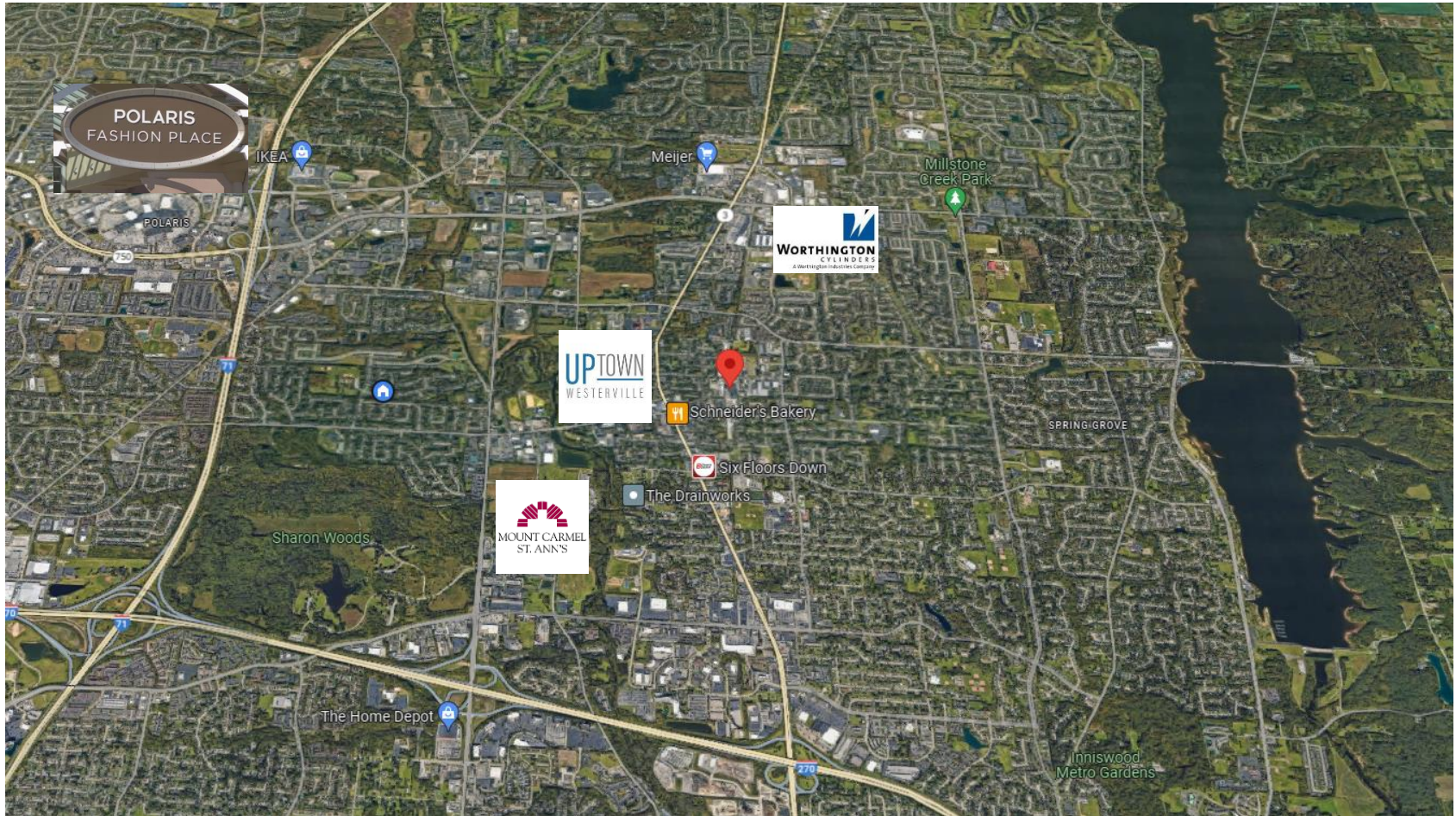
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# Warehouse Space for Lease

175 E. Broadway Ave. Westerville, Ohio 43081



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no investigation and makes no representation of the property.

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## 1159.02 PERMITTED USES.

(a) Permitted Uses in the **Industrial District** must operate within enclosed primary structures except for a restricted amount of outdoor storage defined in Section [1159.04\(c\)\(1\)](#). Permitted Uses are:

- (1) **Office-Institutional** uses listed in [Section 1155.02\(a\)\(1\) and \(2\)](#).
- (2) Manufacturing uses involving processing, fabrication, packaging, assembly and related functions whether using machinery or labor and associated with the industrial operations of producing goods, components, and other related items.
- (3) Wholesaling and storage uses which conform to the purpose of this chapter including transporting, storing, handling or selling merchandise primarily to retailers, industrial, institutional, or professional uses, or to other wholesalers, or acting as agents in buying merchandise for such persons or organizations.
- (4) Research and development uses which conform to the purpose of this chapter including research relating to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations.
- (5) Business service uses which conform to the purpose of this chapter including, but not limited to:
  - A. Duplicating, addressing, blueprinting or photocopying,
  - B. Stenographic, mailing and advertising.
  - C. Business machine service and repair.
  - D. Telephone or telegraph communications operations including service and repair operations.
- (6) Repair service uses which conform to the purpose of this chapter including but not limited to:
  - A. Electrical appliance repair shops, including television and radio repair.
  - B. Watch, clock and jewelry repair.
  - C. Reupholster and furniture repair.
- (7) Trade service uses which conform to the purpose of this chapter including, but not limited to, establishments engaged in the general construction, maintenance, or the repair of real or other tangible property.
- (8) Sexually Oriented Businesses, in accordance with the requirements set forth in Section [1143.02\(a\)\(15\)](#), including the development standards set forth in Section [1143.04](#) (or, if applicable, Section [1143.05](#)). Sexually oriented businesses in the Industrial District are not subject to the development standards set forth in Section [1159.04](#).

## 1155.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses in the **Office-Institutional** District are:

- (1) Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers, including:
  - A. Banks, credit and other financial institutions having no drive-in facilities.
  - B. Brokers and dealers in securities, investments and commodities and associated services.
  - C. Insurance agents and brokers, and associated services.
  - D. Real estate sales and associated services.
- (2) Professional offices engaged in providing services to the general public, including:
  - A. Medical and medical-related activities, but not including veterinary offices or animal hospitals.
  - B. Other health and allied medical facilities.
  - C. Legal, engineering and architectural services.
  - D. Accounting, auditing and other bookkeeping services.
  - E. Other professional services not specifically listed as permitted uses in other districts.

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Approximately 6,352 (+-) Sq. Ft.

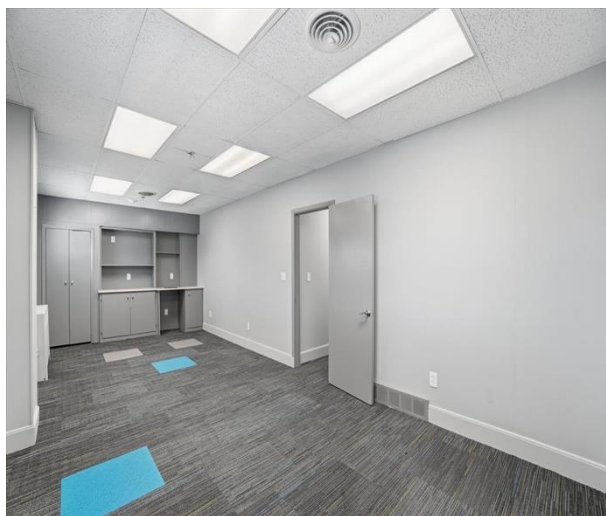
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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