

# BUILDING FOR THE FUTURE OF DOWNTOWN SANDUSKY



A Prospectus for  
Potential  
Commercial  
Tenants

Another  Production

6/25/2023 version

# EXCLUSIVE LOCATIONS IN THE HEART OF DOWNTOWN SANDUSKY



**H2 PROPERTIES DOWNTOWN GIVE  
YOU BUILT - IN FOOT TRAFFIC FOR  
BUSINESS**

**PRIMARY LOCATION FOR ALL  
BUSINESS TYPES  
RESTAURANT/OFFICE/RETAIL**

**COMMERCIAL PROPERTIES AVAILABLE  
DOWNTOWN SANDUSKY  
H2 PROPERTY MANAGEMENT  
419-502-0200**

**The Hogrefe Building  
156 Columbus Ave  
2 Spaces**



**The Schmidt Building  
246 E. Market St  
3 spaces**

**The Lea Building  
172 E. Market St  
2 spaces**



**Marketplace Downtown  
133 E. Market Street  
3 Spaces**

# THE HOGREFE BUILDING AT 156 COLUMBUS AVE

## 1<sup>ST</sup> FLOOR RETAIL SPACE

- ▶ 7090 sf rentable space
- ▶ Currently designed into 4 separate spaces. All front-facing spaces on Columbus Ave are the most valuable store frontage in downtown. Great location for your Office, Retail, or Entertainment Venue.
  - ▶ 3243 sf
  - ▶ 1027 sf **Rented**
  - ▶ 1950 sf
  - ▶ 874 sf (interior space) - **Rented**



160-162 Columbus Ave.  
This corner space is ideal  
for a Retail Store, Office or  
an entertainment venue -  
3243 sf



150 Columbus Ave. Perfect  
location and connected to  
the Marketplace  
Downtown -1950sf



# THE SCHMIDT BUILDING

## 246 E. MARKET STREET

▶ 6366 sf rentable space

- ▶ Currently designed into 3 separate spaces. The 2110sf and 2069sf spaces can be combined.
  - ▶ 2110 sf
  - ▶ 2069 sf
  - ▶ 2187 sf

This is an undeveloped retail/office location. Prime location next to the BGSU/Falcon Point Lofts Apartments, 1 block from the Marketplace Downtown and Hogrefe Building and just 2 blocks from Jackson St. Pier.



**Suite 1- 2110 sf**  
\$14 sf/yr. plus NNN

**Suite 2- 2069 sf**  
\$14 sf/yr. plus NNN



**Suite 3- 2187 sf**  
\$14 sf/yr. plus NNN

# THE LEA BUILDING

## 172 E. MARKET STREET

A beautiful historic and urban feel, these store front locations are perfect for any retail/office space. Located beneath the soon to be Feick Apartment Building and 1 block from the Falcon Point Lofts, so many people, so much foot traffic. You are across the street from the Marketplace Downtown and The Hogrefe Building.



174 E. Market St-Street level/  
large front space and three  
office spaces in back -1450sf  
\$12 sf/yr. plus NNN

178 E. Market St-Street  
level, Large windows, 2  
large offices in back-1587sf  
\$12 sf/yr. plus NNN



# The Marketplace Downtown 133 E. Market Street

An indoor Shopping Experience in Downtown Sandusky  
Located in the heart of downtown Sandusky this indoor retail space will have a mix of local shops, food and entertainment.  
Families can enjoy this location for all activities.  
Great locations for Grocery or Convenience store,  
retail shops, kids activity center  
**EAT\*DRINK\*SHOP\*PLAY.**



The street level 2259 sf space



Lower level approx. 2000 sf space

# WATER'S EDGE BUILDING 121 W. WATER STREET

We have 4 interior spaces and 1 window-front space at the 121 W. Water Street location. These have been used for spa and salon businesses. Shared hallway and restrooms with other businesses. Spaces from 165sf-300 sf



# RENTAL TERMS

CONTACT H2 PROPERTY MANAGEMENT-419-502-0200

▶ **Hogrefe Building 156 Columbus Ave**

▶ **\$19/sf Base Rent**

▶ **Triple Net and Utilities**

▶ **NNN expenses estimated at \$0.45/sf/month.**

▶ **5-10 year leases available**

▶ **Longer leases possible**

▶ **Lea Building 174 & 178 E. Market St**

▶ **\$12-14/sf Base Rent**

▶ **Triple Net and Utilities**

▶ **NNN expenses estimated at <\$0.40/sf/month.**

▶ **5-10 year leases available**

▶ **longer leases possible**

# RENTAL TERMS

CONTACT H2 PROPERTY MANAGEMENT-419-502-0200

- ▶ **Schmidt Building 246 E. Market St**
- ▶ **\$14/sf Base Rent**
- ▶ **Triple Net and Utilities**
  - ▶ **NNN expenses estimated at <\$0.40/sf/month.**
- ▶ **5-10 year leases available**
  - ▶ **longer leases possible**
  
- ▶ **Marketplace Downtown 133 E. Market St.**
- ▶ **Inside the MARKETPLACE DOWNTOWN**
- ▶ **\$10-\$16/sf Base Rent**
- ▶ **Triple Net and Utilities**
  - ▶ **NNN expenses estimated at <\$0.40/sf/month.**
- ▶ **5-10 year leases available**
  - ▶ **longer leases possible**

## **RENTAL TERMS**

Contact H2 Property Management-419-502-0200

- ▶ **Waters Edge Building 121 W. Water St**
- ▶ **\$12-14/sf Base Rent**
- ▶ **Triple Net and Utilities**
  - ▶ **NNN expenses estimated at <\$0.40/sf/month.**
- ▶ **3-5 year leases available**
  - ▶ **longer leases possible**

# CONTACT INFORMATION

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# DOWNTOWN SANDUSKY HIGHLIGHTS

***2019, 2023 & 2024 Voted Best Coastal Town in America  
USA today***

- Home of Cedar Point (3.7 miles away) more than 3 million visitors a year
- Kelly's Island, Put-In-Bay, and Pelee Island (ferry access)
- Canada's Pelee Island (daily trips)
- Goodtime and Jet Express Cruise
- Iron Man 2022, 2023, 2024 & 2025 host city
- Jackson Street Pier including the Summer Concert Series
- DORA zoned
- Neighboring district of the Sports Force Park at Cedar Point Sports Center (3.8 miles away)
- Marketplace Downtown- Eat-Drink- Shop-Play all in 1 location.

*Another*  *Production*