

117 E. YEASTING STREET
GIBSONBURG, OH 43431

OFFICE SPACE FOR SUBLEASE
6,140 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sublease Rate:	\$11.00 psf NNN
Space Available:	6,140 square feet
Building Size:	6,140 square feet
Number of Stories:	One
Year Constructed:	1990
Condition:	Very clean
Closest Cross Street:	S. Main Street
County:	Sandusky
Zoning:	Non-Agricultural
Parking:	38 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

117 E. Yeasting Street, Gibsonburg, OH 43431

Office Space For Sublease

6,140
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick/block
Structural System:	Truss
Roof:	Pitched shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Per tenant
Restrooms:	Three
Sprinklers:	No
Signage:	Monument/façade
Delivery Area:	Front

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon sublease execution
Other Tenants:	None
Sign on Property:	Yes
Key Available:	Yes - lockbox

LEASE DETAILS

Term:	Primary lease expires 12/31/2028
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	NNN expenses, interior maintenance, content/liability insurance, suite janitorial.

2025 REAL ESTATE TAXES

Parcel:	27-50-00-0315-00
Total Taxes:	\$3,640.56
Valuation:	\$177,110

Comments:

- Space consists of 14 perimeter offices, 3 are in a separated hallway behind the reception area, 2 of those are connected and one has an attached restroom.
- Large conference room.
- Lunch room.
- IT closet.
- Utility room.
- Reception area with separated entrance vestibule.
- 4.59 miles to SR-20.
- Furniture and video surveillance is available and negotiable.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 215 1008

mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225

rpmack@signatureassociates.com

SIGNATURE ASSOCIATES

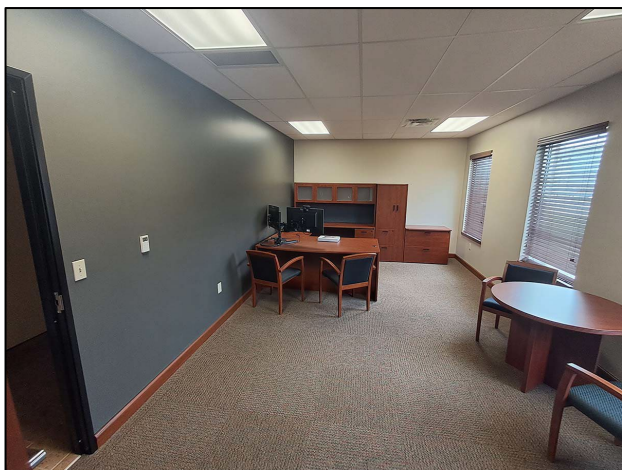
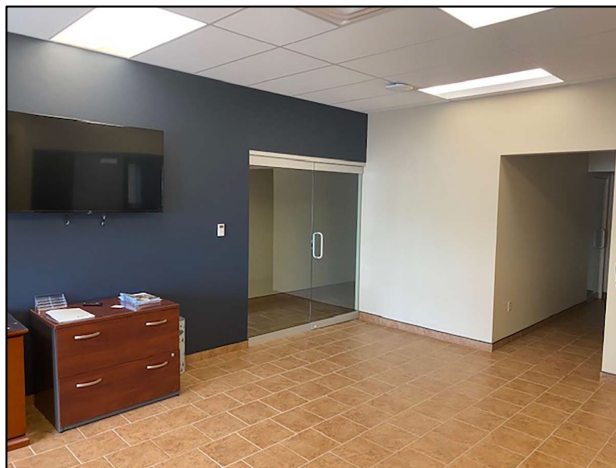
Four SeaGate, Suite 608
Toledo, Ohio 43604

www.signatureassociates.com

117 E. Yeasting Street, Gibsonburg, OH 43431

Office Space For Sublease

6,140
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 215 1008
mmalczewski@signatureassociates.com

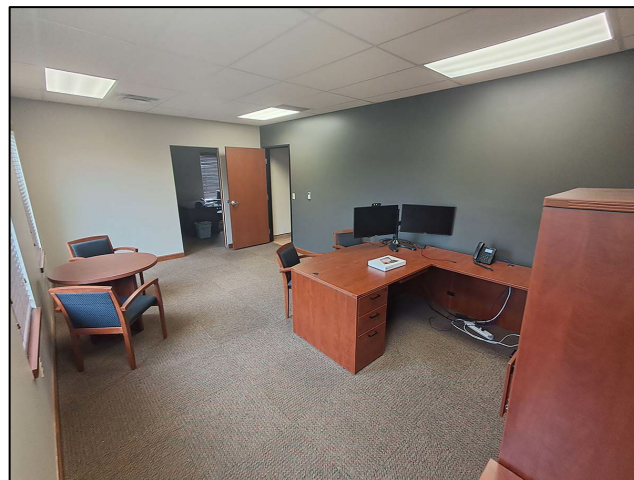
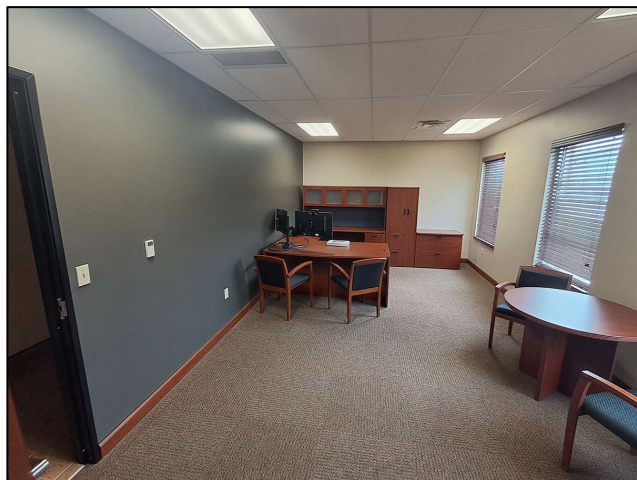
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

117 E. Yeasting Street, Gibsonburg, OH 43431

Office Space For Sublease

6,140
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 215 1008
mmalczewski@signatureassociates.com

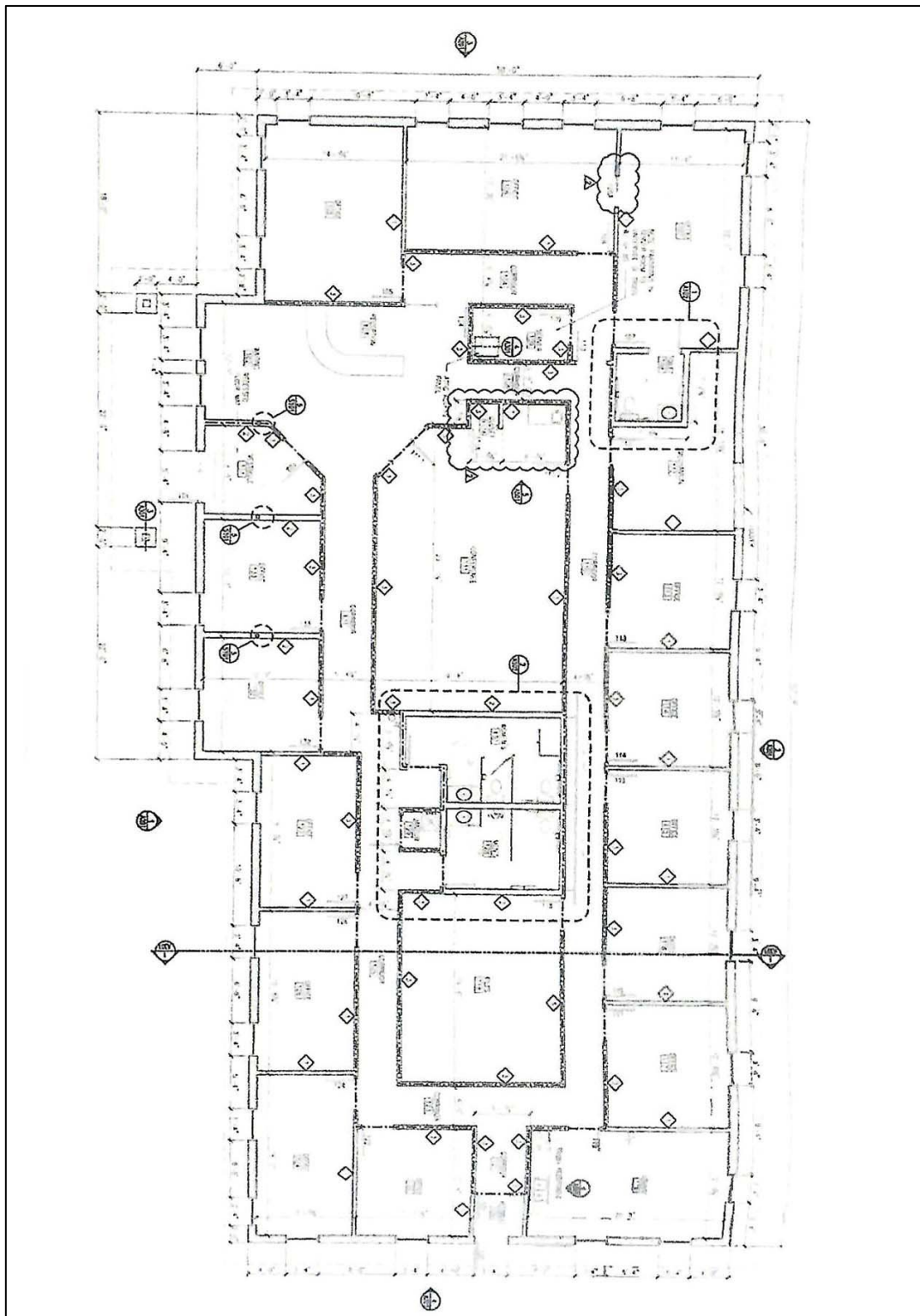
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

117 E. Yeasting Street, Gibsonburg, OH 43431

Office Space For Sublease

6,140
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 215 1008

mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225

rpmack@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

