

225 E. LIBERTY

Medina, OH 44256



**THE MASICA
COMPANY**

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Position your business in the heart of Medina with office space just steps from Historic Medina Square and the Medina County Courthouse. These well-maintained office suites are an ideal location for professional offices, consultants, and service-based businesses.

Suite 100 – 228 SF open office featuring multiple windows and abundant natural light.

Suite 101 – 252 SF open office with windows, built-in shelving, and a decorative (non-working) fireplace that adds character and charm.

Suite 104 – 126 SF private office with one window.

Suite 204 – 400 SF open office with two windows providing a bright, inviting workspace.

For businesses needing additional space, Suites 100, 102, and 104 can be combined to create approximately 626 SF of contiguous office space.

Rent includes all utilities and common area cleaning, providing a simple, predictable monthly expense.

OFFERING SUMMARY

Lease Rate:	\$350 - 800 per month (Gross; MG)
Number of Units:	1
Available SF:	126 - 400 SF
Lot Size:	0.43 Acres
Building Size:	8,898 SF

SPACES	LEASE RATE	SPACE SIZE
204	\$500 per month	400 SF
100	\$800 per month	228 SF
102	\$350 per month	146 SF
104	\$400 per month	126 SF
101	\$650 per month	252 SF

Steve Masica

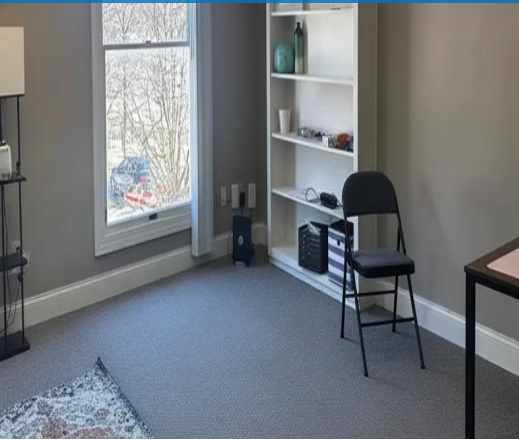
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Michelle Masica

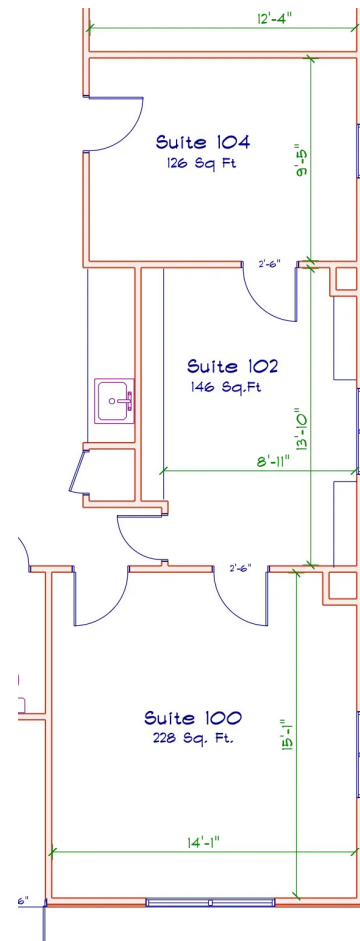
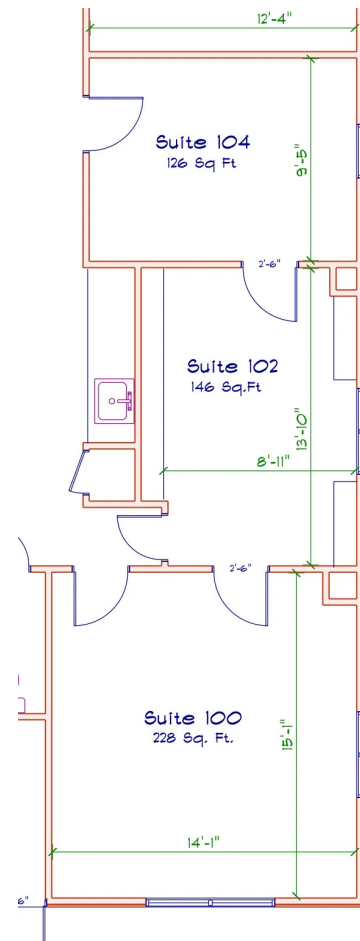
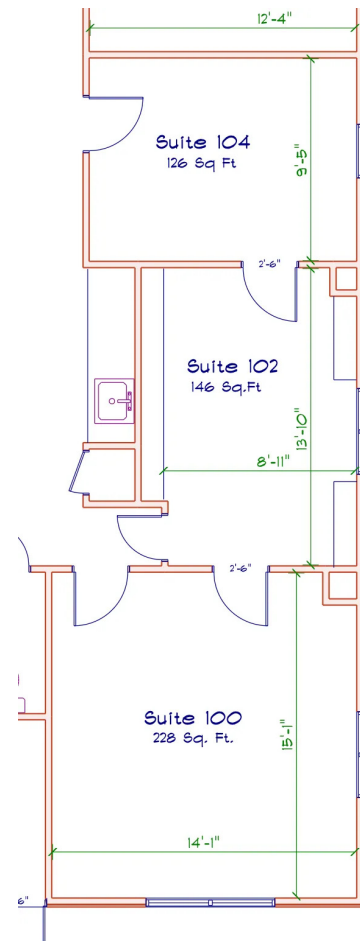
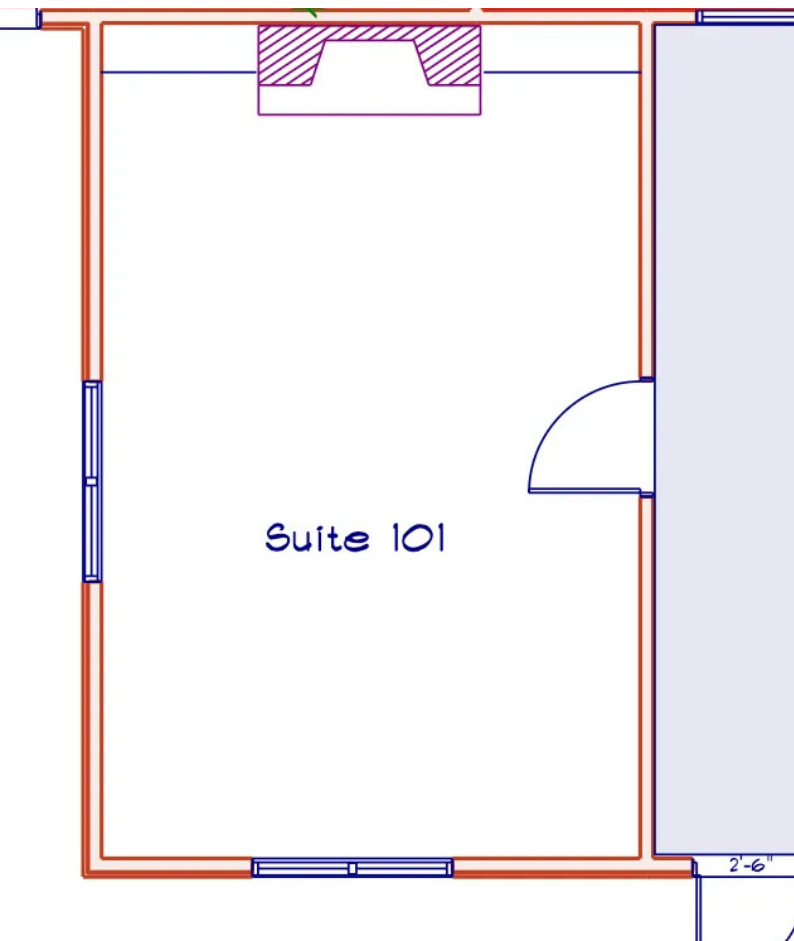
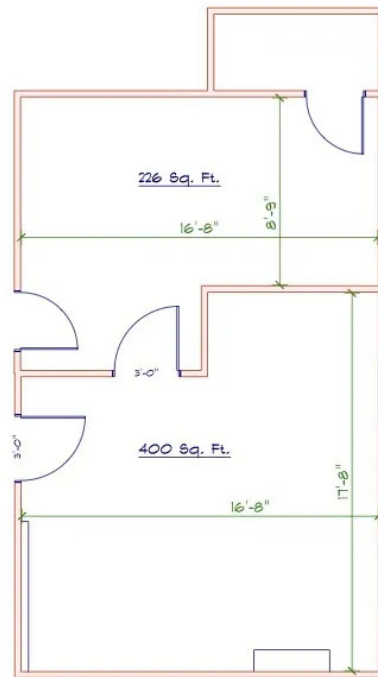
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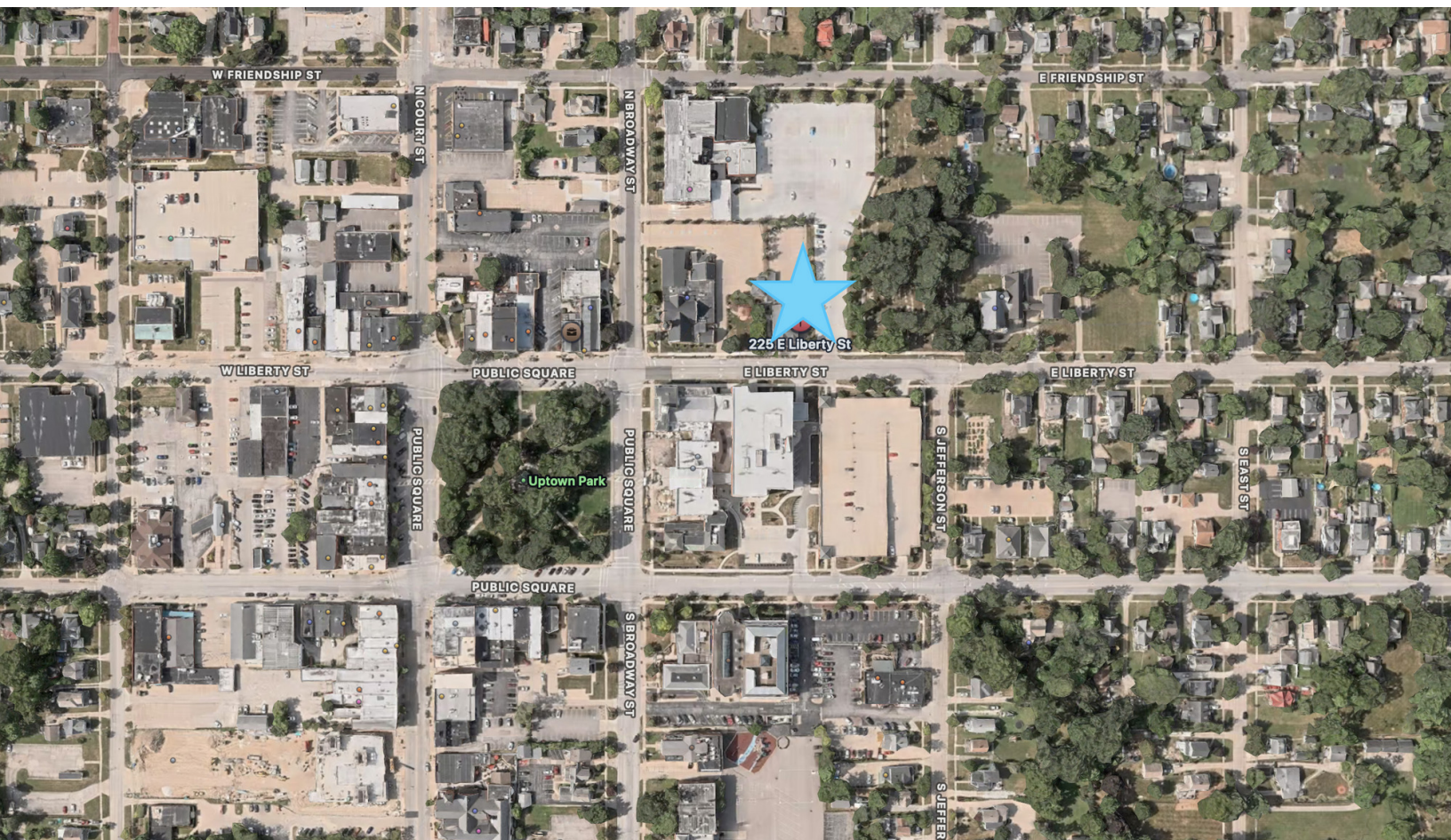
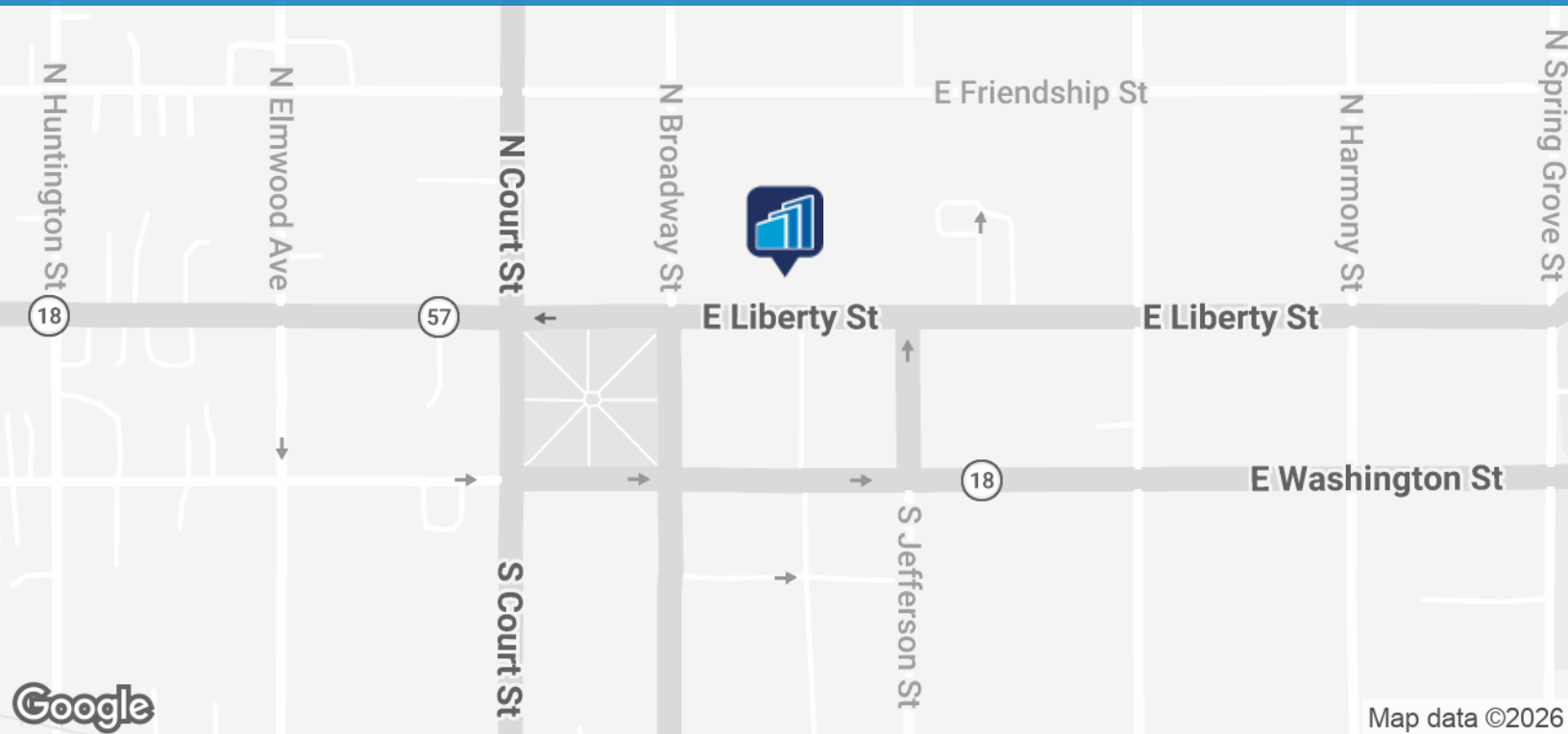
2 ADDITIONAL PHOTOS



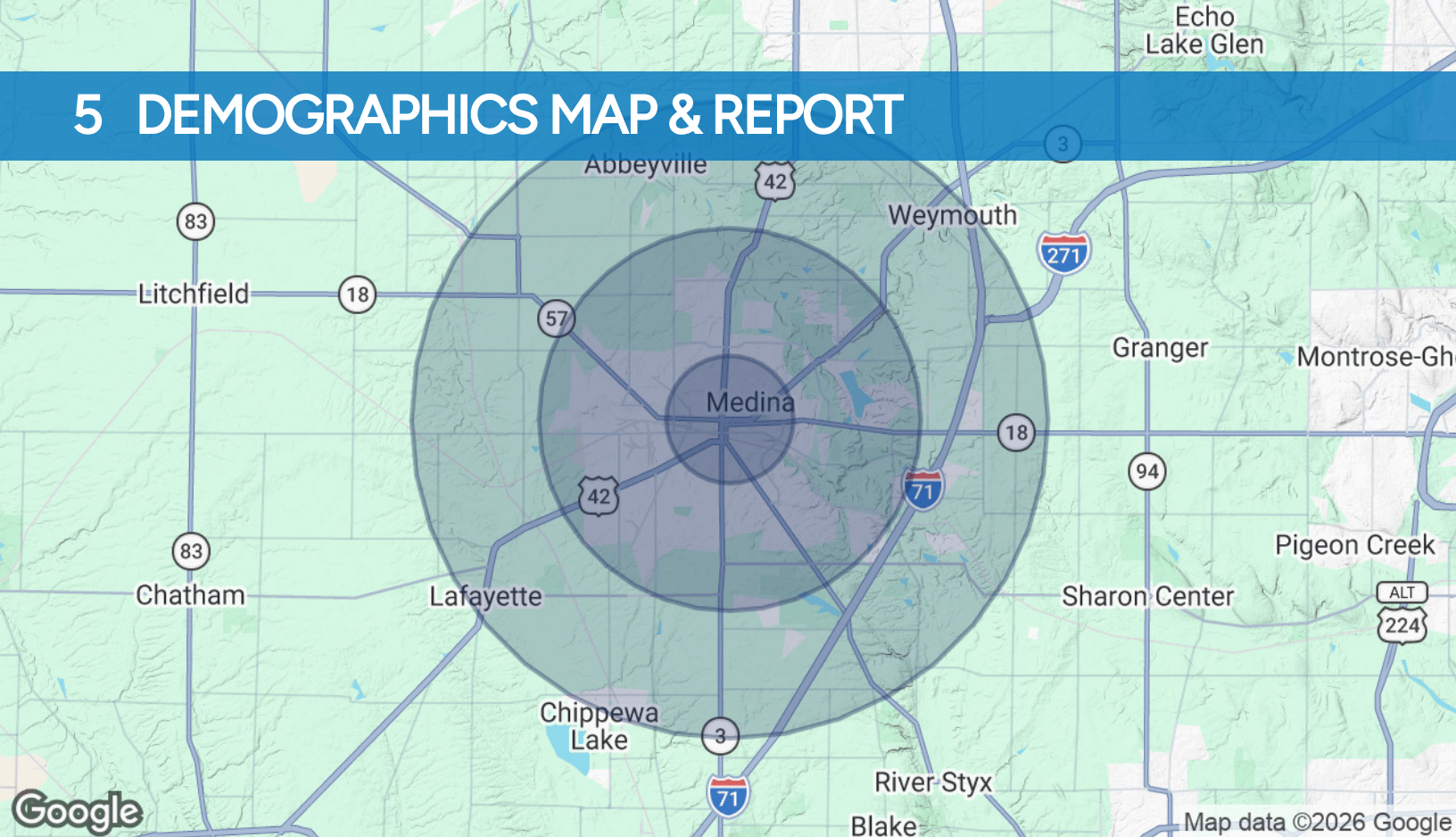
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,212	39,777	62,564
Average Age	36.5	37.0	37.8
Average Age (Male)	35.1	35.2	36.4
Average Age (Female)	37.9	38.3	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,321	15,336	23,977
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,041	\$78,881	\$82,020
Average House Value	\$161,381	\$195,209	\$230,149

2020 American Community Survey (ACS)