

FOR LEASE

1332 W FOURTH STREET

Mansfield, OH 44906



PROPERTY INFORMATION

- + 11,000 sq. ft. office/retail building co-tenanted with Wise Medical, Prime Home Care, United Steel Workers and others
- + The property benefits from excellent visibility along W Fourth Street, one of Mansfield's primary commercial corridors and competitive lease rates
- + Best Suited for Office or retail use
- + Two suites available-the spaces can be combined for a total of 5,173 sq. ft.
 - Suite 1332: 2,938 sq. ft., up to 3,495 sf move in ready space featuring 9 private offices
 - Suite 1336: 1,678 sq. ft., open office space

OFFERING SUMMARY

AVAILABLE SF:	1,678 - 5,173 SF
LEASE RATE:	\$7.00 PSF
NNN's:	\$1.50 PSF

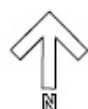
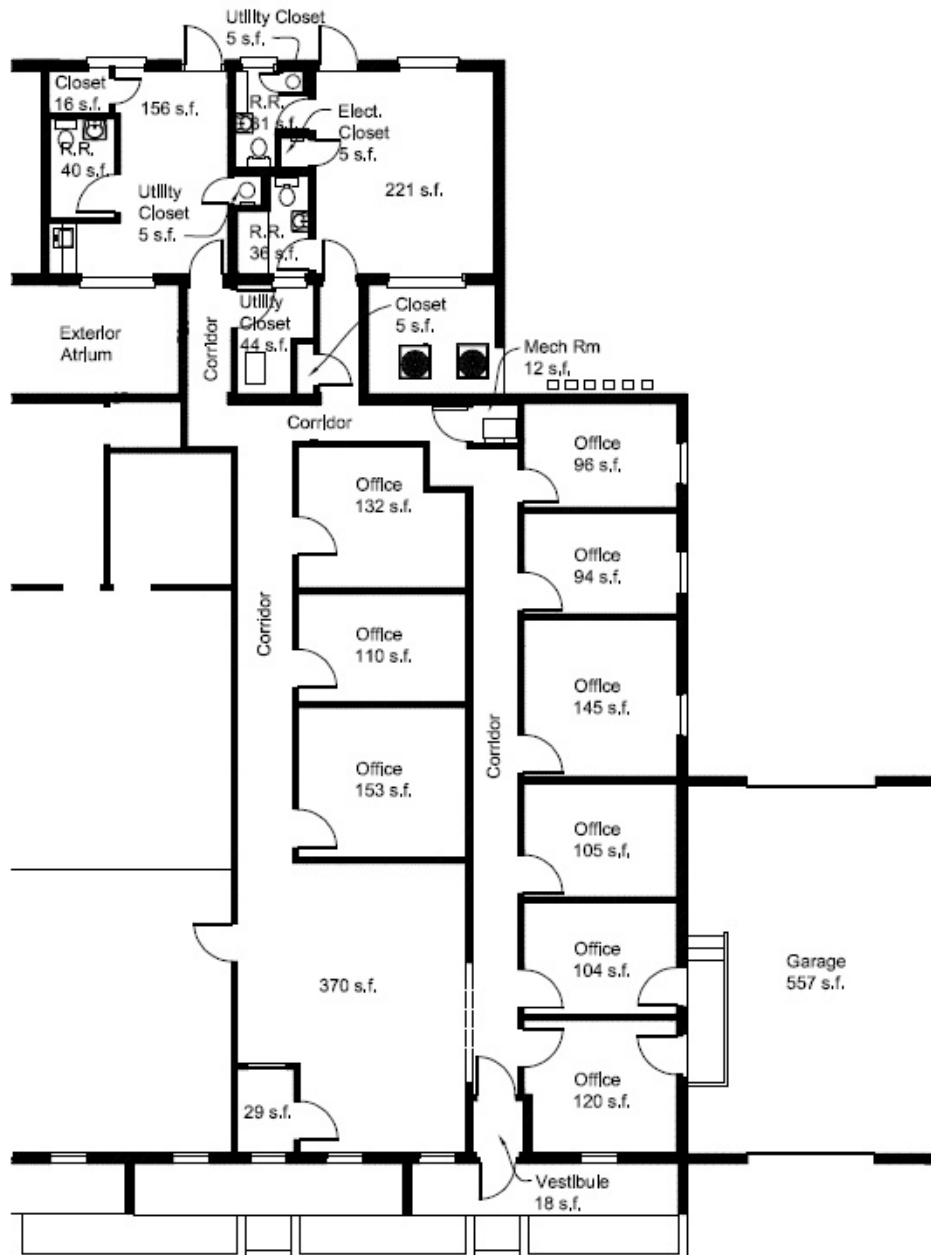
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SUITE 1332 - FLOOR PLAN

3,495 SQ. FT.

\$7.00/SF NNN



FLOOR PLAN

Square Feet = 3,495



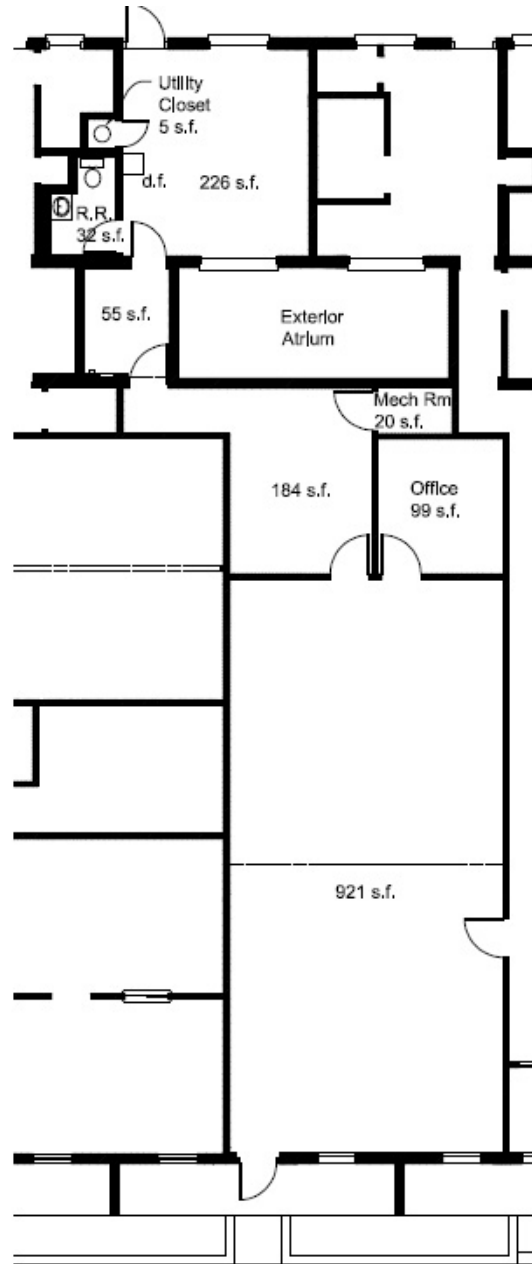
Contact: MacKenize Cass
m.cass@adenadev.com
419 - 529 - 4424



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SUITE 1336 – FLOOR PLAN
1,678 SQ. FT. \$7.00/SF NNN



FLOOR PLAN

Square Feet = 1,678



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1332 W FOURTH ST

PHOTOS



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1332 W FOURTH ST

AERIAL



2019 DEMOGRAPHICS	(1-mile)	(3-mile)	(5-mile)
Population	3,653	33,046	65,725
Daytime Population	6,853	49,467	74,969
Average Household Income	\$49,083	\$54,716	\$58,258

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