



Pressworks

22 North 1st Street, Newark, OH 43055



Offering Summary

Lease Rate:	\$8.25 - 12 SF/yr (NNN)
Building Size:	50,000 SF
Available SF:	3,500 - 20,000 SF
Lot Size:	2.28 Acres
Year Built:	1992
Zoning:	Downtown Commercial
APN:	054-201906-00.000 054-201330-00.000

Property Overview

Built for serious operations, The Pressworks, located at 22 North 1st Street, offers 50,000 SF of flexible office and warehouse space designed to support a wide range of professional, industrial, technology, training, or operational users. The building includes 20,000 SF of office space, with suites ranging from 3,500 to 5,000 SF that can be combined, along with 30,000 SF of warehouse/industrial flex space that can be leased together or broken into 10,000 and 20,000 SF options. The property features 3 docks, 20' clear heights, 3-phase electrical, approximately 1 MW of existing power with expansion potential, and 56 private on-site parking spaces with 30+ adjacent on-street parking spaces available. Originally designed for high-load industrial printing operations, the property also includes reinforced concrete floors, fully heated and cooled industrial areas, hydraulic dock levelers, dedicated side and rear access, a prominent two-story lobby, elevator service, updated HVAC controls, all-brick construction, and a recently installed roof. Ideal for high-power industrial, R&D, and edge computing users, The Pressworks offers a highly adaptable office and industrial environment that can be customized to meet each tenant's specific operational needs.



Pressworks

22 North 1st Street, Newark, OH 43055



Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	3,500 - 20,000 SF	Lease Rate:	\$8.25 - \$12 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Shove Suite	Available	5,000 SF	NNN	\$11.00 SF/yr	The Shove Suite offers approximately 5,000 SF of professional office space with a private entrance, dedicated conference room, and enclosed breakroom with sink and cabinetry. Its flexible open layout can be customized for workstations, private offices, training areas, or operational headquarters.
Newsroom	Available	5,000 SF	NNN	\$11.75 SF/yr	The Newsroom offers approximately 5,000 SF of first-floor office space with an open workspace and five enclosed private rooms suitable for offices, meetings, or specialized work areas. Its flexible layout provides convenience and adaptability for a variety of professional users.



Pressworks

22 North 1st Street, Newark, OH 43055



Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Editor Suite	Available	3,500 SF	NNN	\$12.00 SF/yr	The Editor Suite offers approximately 3,500 SF of flexible office space featuring a large open work area, two private offices, and a break room with a full kitchen. Its layout is well suited for medical, dental, or professional office users needing a mix of open and private space.
Publisher Suite	Available	3,500 SF	NNN	\$11.50 SF/yr	The Publisher Suite offers approximately 3,500 SF of executive office space with six private offices and a fully enclosed glass conference room. Its layout is ideal for law firms, accounting firms, corporate offices, or professional users requiring privacy and meeting space.
Inkworks	Available	20,000 SF	NNN	\$8.25 SF/yr	Inkworks offers approximately 20,000 SF of fully conditioned industrial shell space, featuring three interconnected industrial areas, three truck docks with hydraulic levelers, and three private offices with dedicated rear access. Designed for flexibility and efficiency, the space supports a variety of industrial, logistics, or operational users while allowing tenants to segment operations as needed.



Pressworks

22 North 1st Street, Newark, OH 43055



Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
-------	--------	-----------	------------	------------	-------------

Mailroom	Available	10,000 SF	NNN	\$8.75 SF/yr	The Mailroom offers approximately 10,000 SF of fully conditioned industrial space with an open, column-free layout for maximum operational flexibility. The space includes one large truck dock, four additional dock doors, and three private office areas to support administrative, supervisory, or operational needs.
----------	-----------	-----------	-----	--------------	---



Pressworks

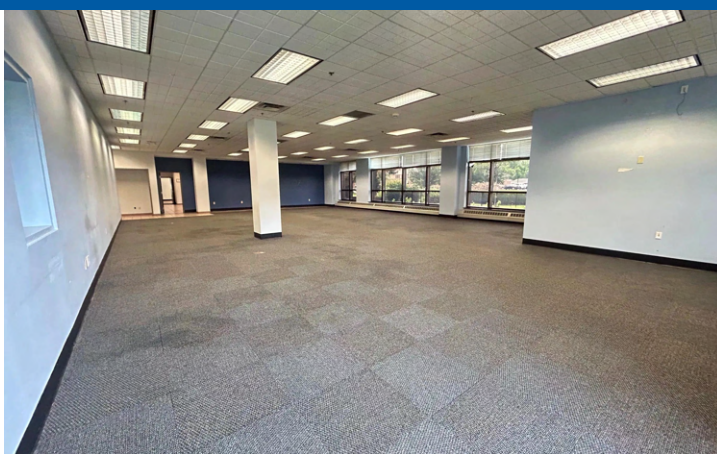
22 North 1st Street, Newark, OH 43055





Pressworks

22 North 1st Street, Newark, OH 43055





Pressworks

22 North 1st Street, Newark, OH 43055





Pressworks

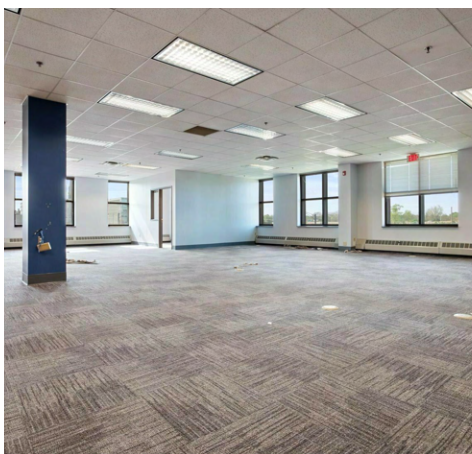
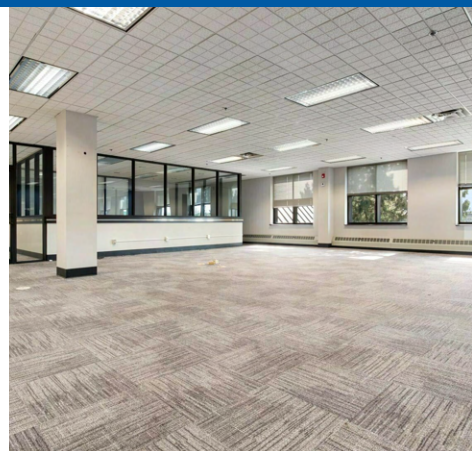
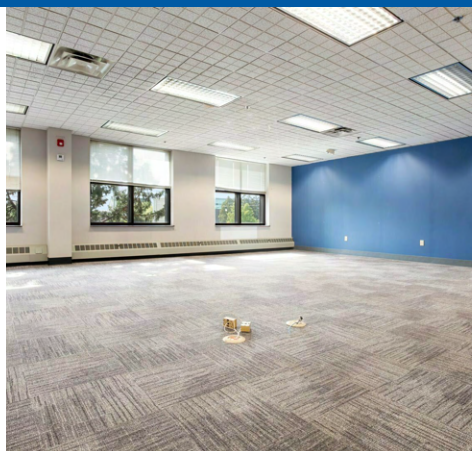
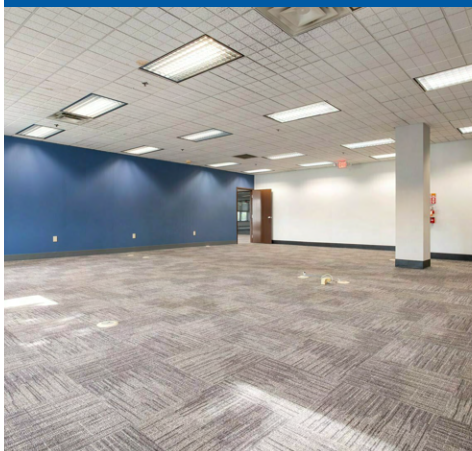
22 North 1st Street, Newark, OH 43055





Pressworks

22 North 1st Street, Newark, OH 43055



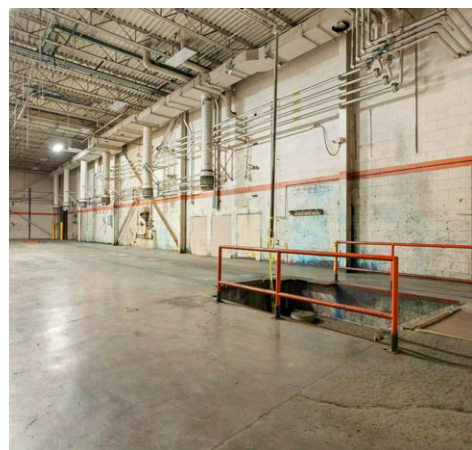
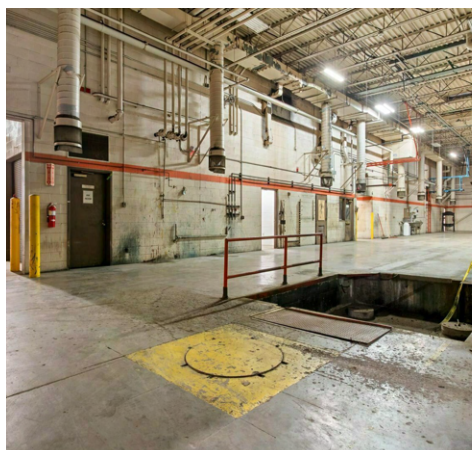
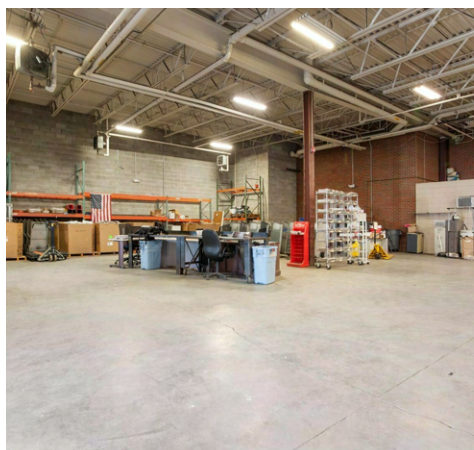
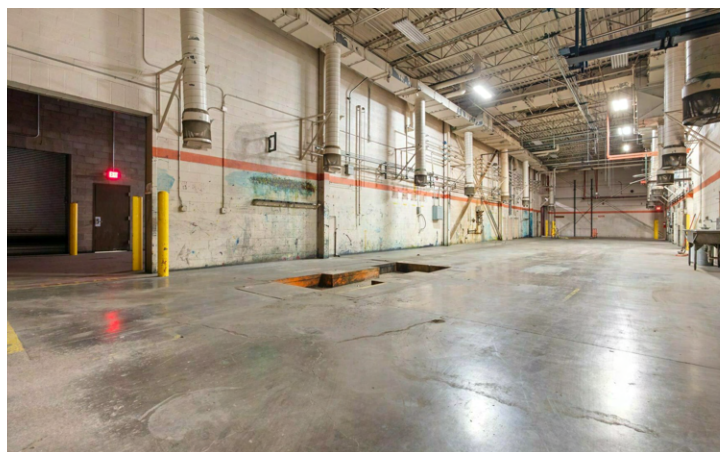
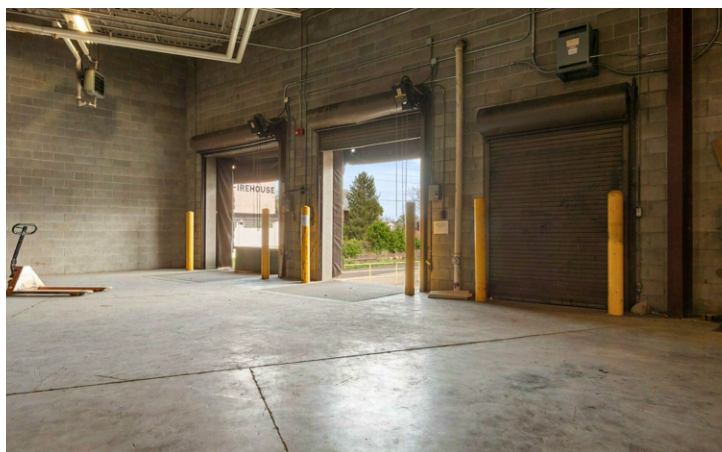
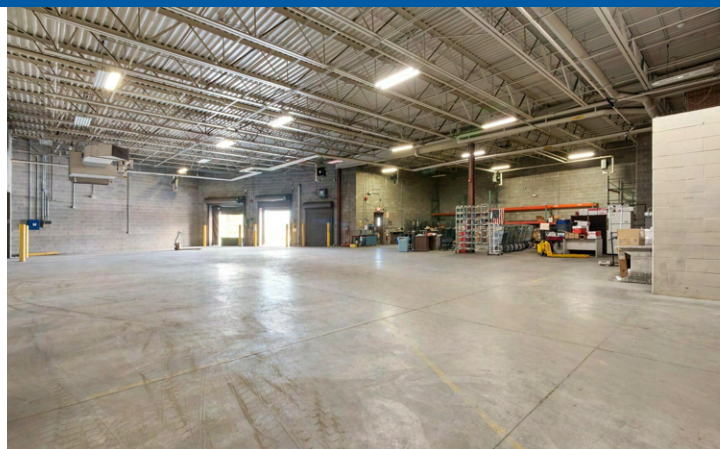


Pressworks

22 North 1st Street, Newark, OH 43055



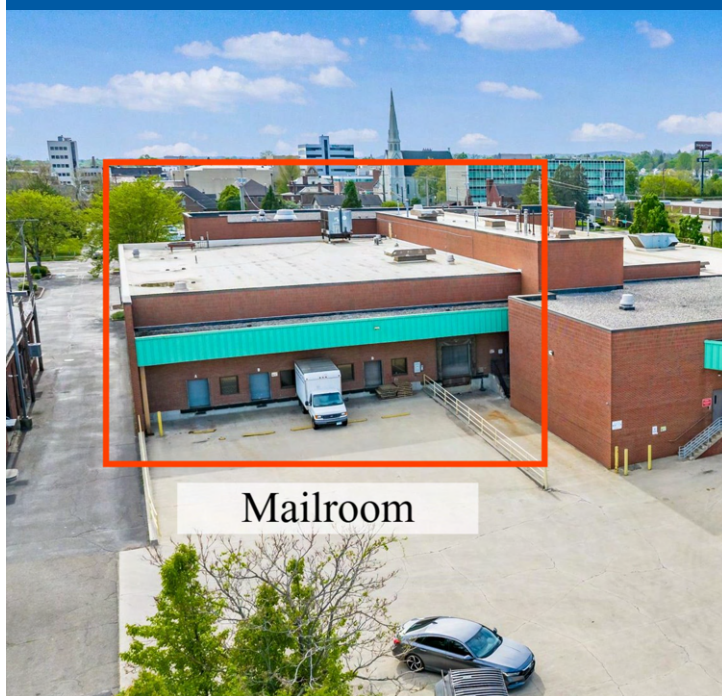
Inkworks



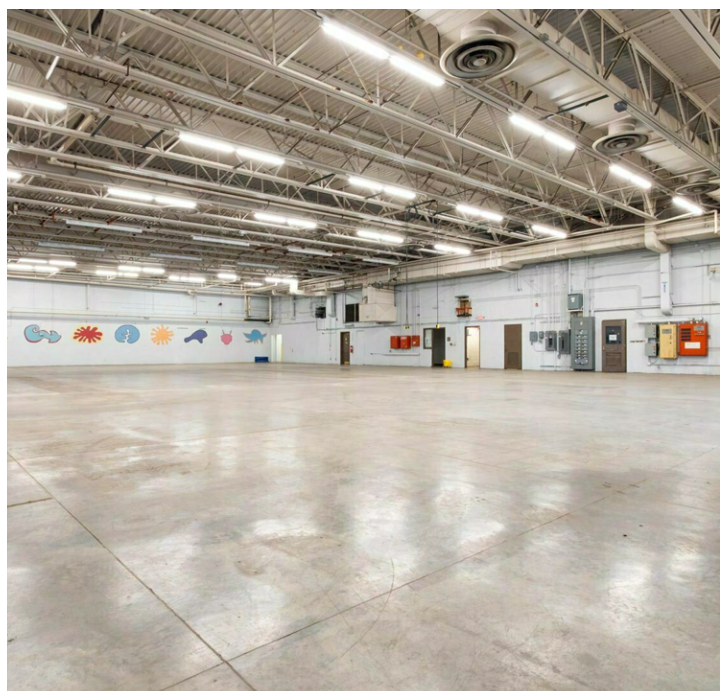
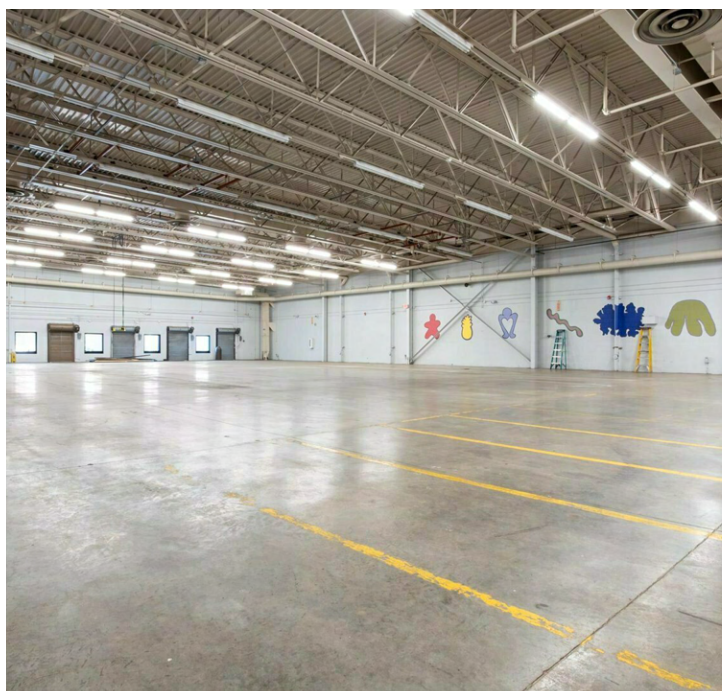
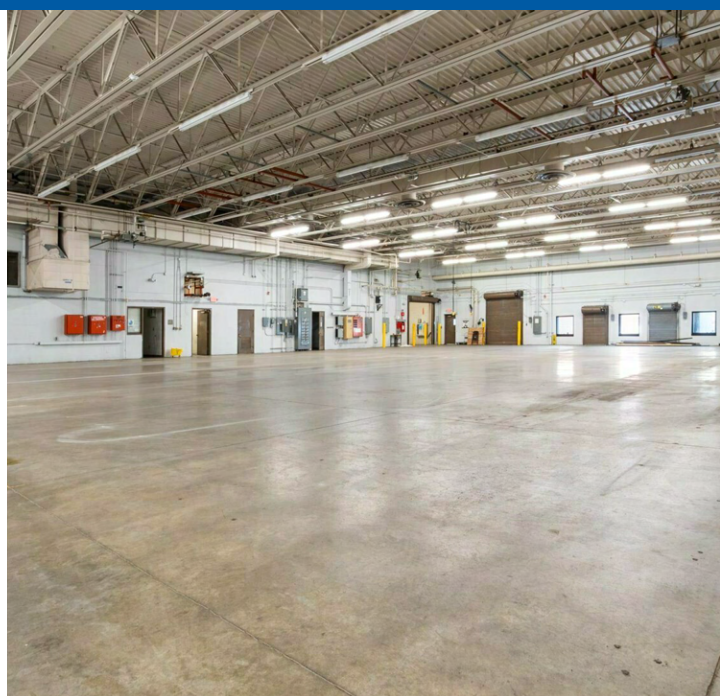


Pressworks

22 North 1st Street, Newark, OH 43055



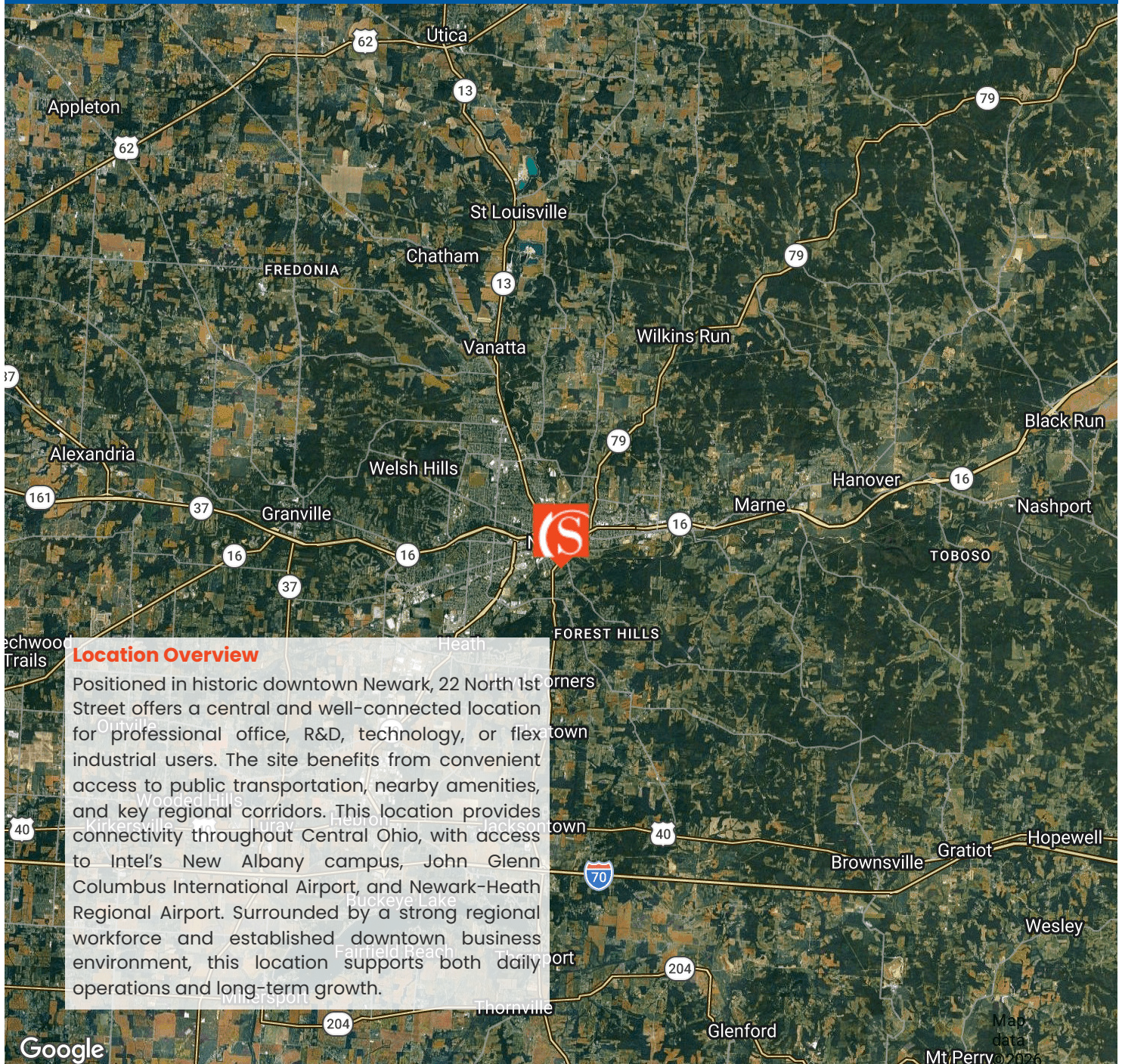
Mailroom





Pressworks

22 North 1st Street, Newark, OH 43055



Location Overview

Positioned in historic downtown Newark, 22 North 1st Street offers a central and well-connected location for professional office, R&D, technology, or flexible industrial users. The site benefits from convenient access to public transportation, nearby amenities, and key regional corridors. This location provides connectivity throughout Central Ohio, with access to Intel's New Albany campus, John Glenn Columbus International Airport, and Newark-Heath Regional Airport. Surrounded by a strong regional workforce and established downtown business environment, this location supports both daily operations and long-term growth.

Google

Map data
© 2026



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

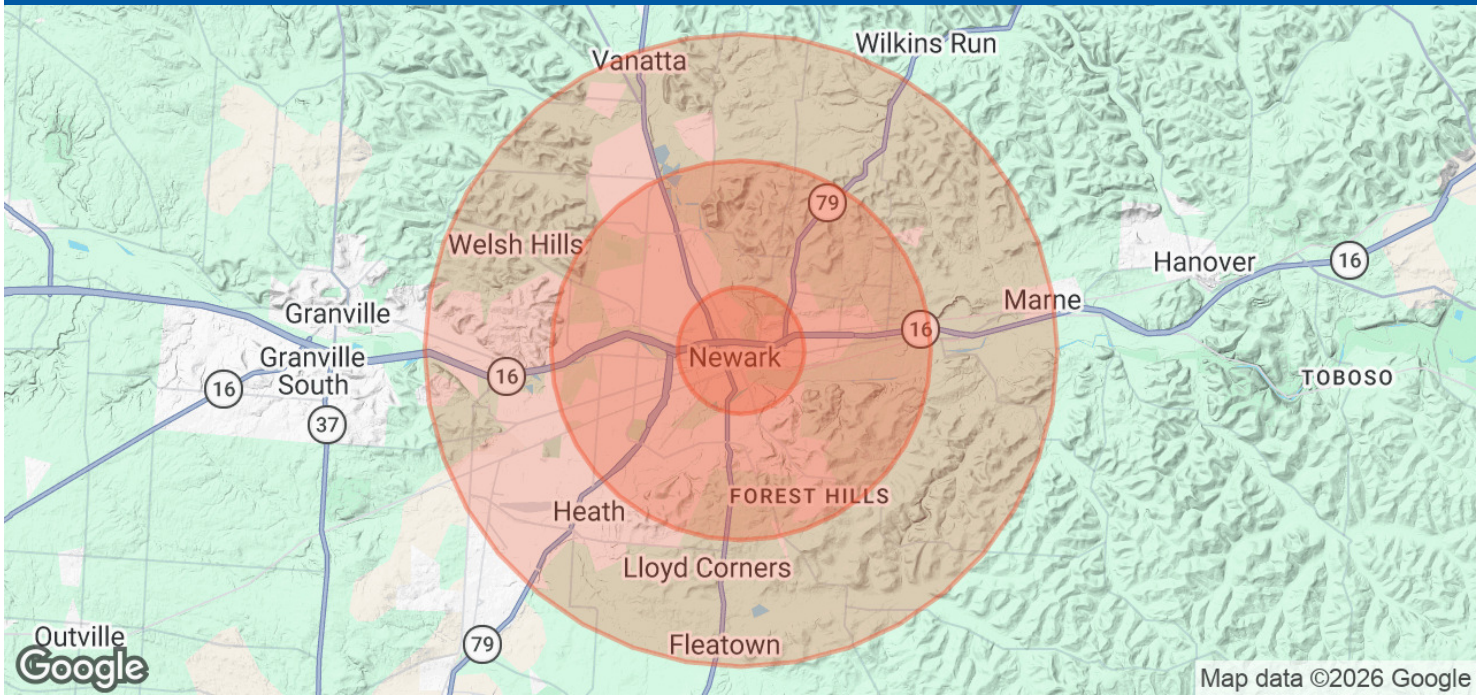
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





Pressworks

22 North 1st Street, Newark, OH 43055



Population

	1 Mile	3 Miles	5 Miles
Total Population	5,862	39,445	66,890
Average Age	33.3	37.6	38.8
Average Age (Male)	30.8	35.4	36.4
Average Age (Female)	34.7	39.9	41.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,458	16,578	27,950
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$37,507	\$46,054	\$51,773
Average House Value	\$90,805	\$121,596	\$150,638

2020 American Community Survey (ACS)

