



OFFICE SPACE FOR LEASE

 187 W. Main Street,
St. Clairsville, OH

 Approx. 3,200 SF
Lower Level Suite

 \$3,000 per Month

 Furniture Included

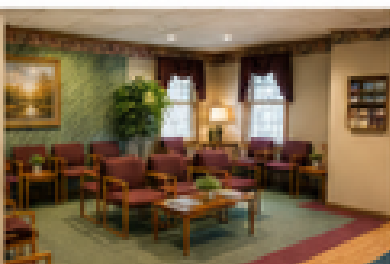
 8 On-Site Parking Spaces

 Upper Level Occupied by
Stonerise Home Health Care

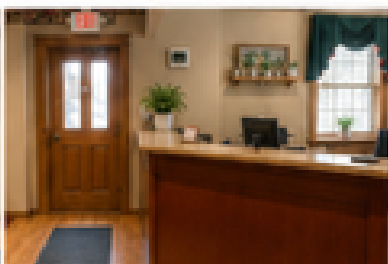
 Formerly Occupied by
Medical Professionals

 Flexible for Medical,
Office, Service, and
Select Retail Uses

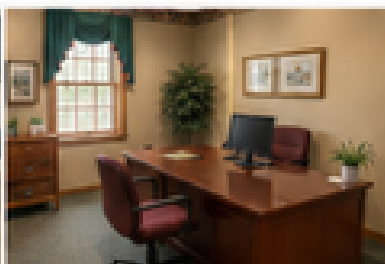
*Where Opportunity
Meets Location*



WELCOMING WAITING AREA



RECEPTION & FRONT DESK



PRIVATE OFFICE



LARGE BACK OFFICE

A Smart Location.

A Space That Works for You.



Position your business for success in the **Heart of St. Clairsville**. This lower level suite offers a professional, move-in ready environment with a functional layout, quality finishes, and furnishings included. Ideal for a wide variety of users seeking convenience, visibility, and value in a well-maintained building.



Central
Location in the
Heart of
St. Clairsville



Move-In
Ready with
Furniture
Included



Convenient
On-Site
Parking



Flexible Layout
for a Variety
of Business
Needs

HIGHLIGHTS

-  Approx. 3,200 SF lower level suite
-  Former medical office – designed for efficiency and client comfort
-  Multiple private offices and spacious work areas
-  Lobby & reception area with warm, professional finishes
-  Break area and ample storage
-  8 on-site parking spaces for staff and clients
-  Building signage opportunity
-  Steps to local dining, retail, and professional services
-  Easy access to major routes and amenities