

DOWNTOWN DELAWARE

OFFICE FOR LEASE

41 N. SANDUSKY STREET, DELAWARE, OHIO 43015



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PROPERTY HIGHLIGHTS

D O W N T O W N D E L A W A R E

OFFICE FOR LEASE
41 N. SANDUSKY STREET DELAWARE, OH 43015

- Move-in ready office space for lease
- Entire 4th (top) floor available with elevator access
- Full floor is +/- 4,214 SF and can be subdivided
- Located in the heart of downtown Delaware on North Sandusky Street at West Winter Street
- Join 1st Commonwealth Bank, Bandit's Bar, and Regus Coworking Offices
- Walking distance to many amenities, restaurants, Ohio Wesleyan University, and Delaware City Hall



EXISTING SPACE PLAN

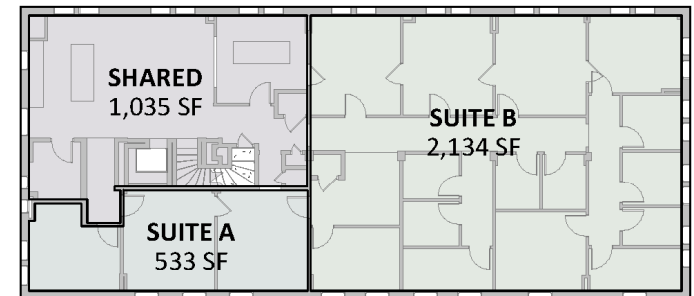
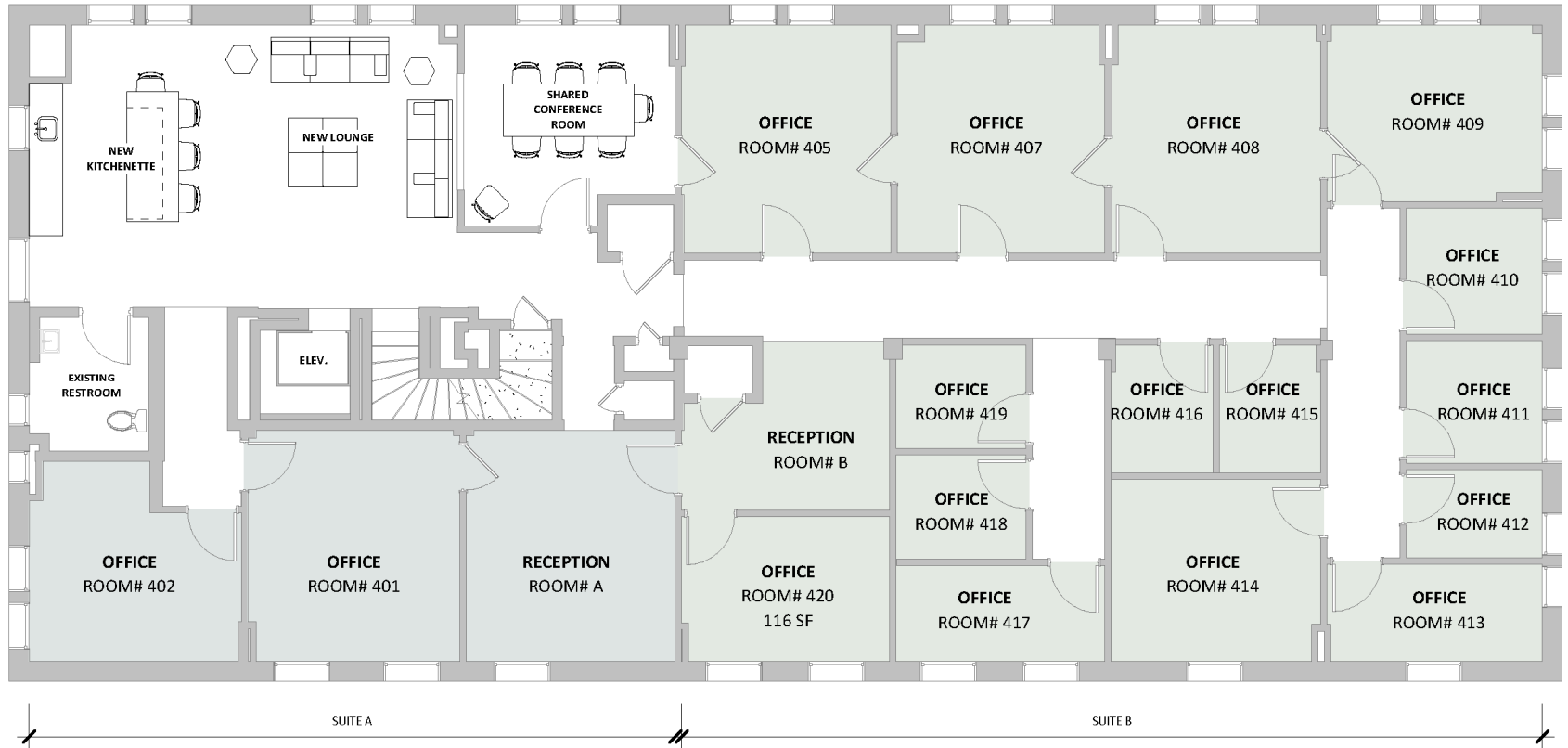
4TH FLOOR



EXISTING SPACE PHOTOS



CONCEPTUAL NEW SPACE PLAN



1 W. WINTER OFFICES

DESIGN OPTION 1 - FLOOR PLAN

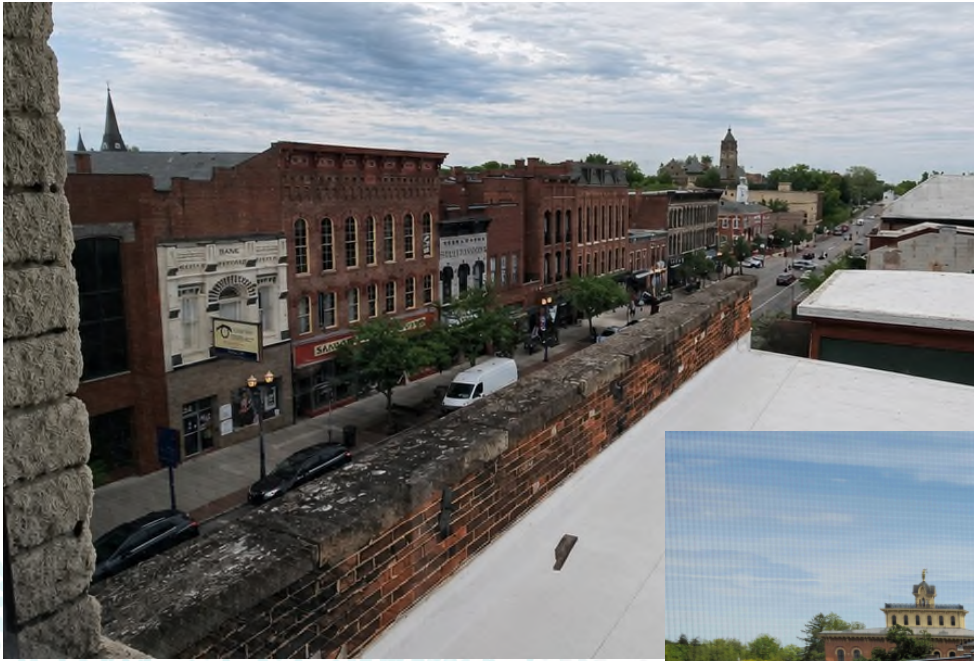
ISSUE DATE : 06.15.2026

6/16/2026 12:01:13 PM © 2026 410 STUDIO

CONCEPTUAL RENDERINGS



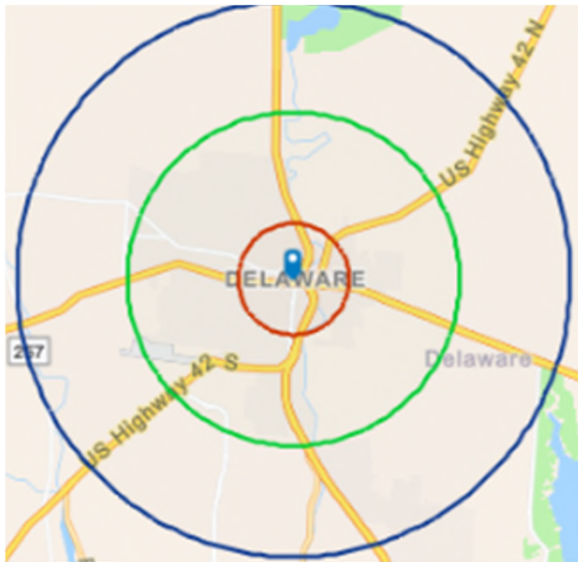
PHOTOS



LOCAL AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

9,622
Population

2.3
Average
Household Size

34.7
Median Age

\$73,691
Median Household Income

BUSINESS

555

Total Businesses

5,407

Total Employees

EDUCATION

5%

No High School
Diploma

31%

High School
Graduate

27%

Some
College

38%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,901
Per Capita
Income



\$73,691
Median
Household
Income



\$100,278
Average
Household
Income

EMPLOYMENT

65.0
White
Collar %

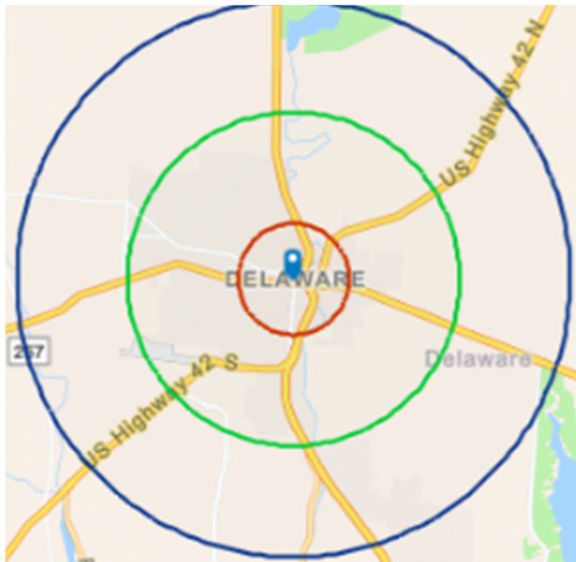
18.6
Blue
Collar %

16.4
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

41,466
Population

2.4
Average
Household Size

38.3
Median Age

\$83,087
Median Household Income

BUSINESS

1,372

Total Businesses

15,917

Total Employees

EDUCATION

5%

No High School
Diploma

27%

High School
Graduate

25%

Some
College

43%

Bachelor's/Grad/Prof
Degree

INCOME



\$43,111
Per Capita
Income



\$83,087
Median
Household
Income



\$108,248
Average
Household
Income

EMPLOYMENT

65.9
White
Collar %

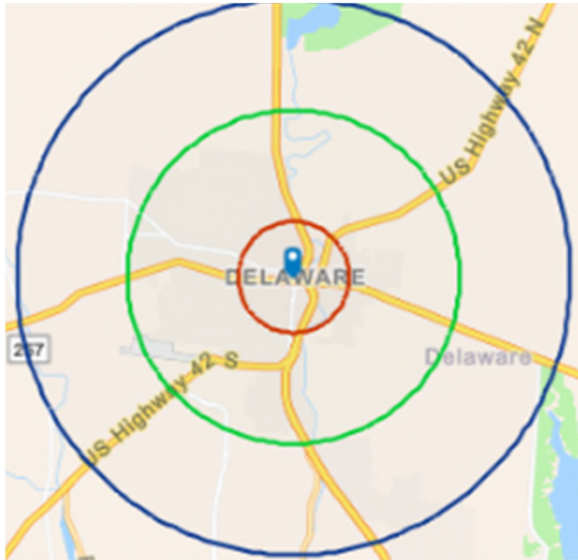
19.0
Blue
Collar %

15.1
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

52,611
Population

2.5
Average
Household Size

38.4
Median Age

\$90,897
Median Household Income

BUSINESS

1,554

Total Businesses

17,903

Total Employees

EDUCATION

5%

No High School
Diploma

25%

High School
Graduate

24%

Some
College

46%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,450
Per Capita
Income



\$90,897
Median
Household
Income



\$120,523
Average
Household
Income

EMPLOYMENT

68.4
White
Collar %

16.9
Blue
Collar %

14.7
Services
%

equity | brokerage

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