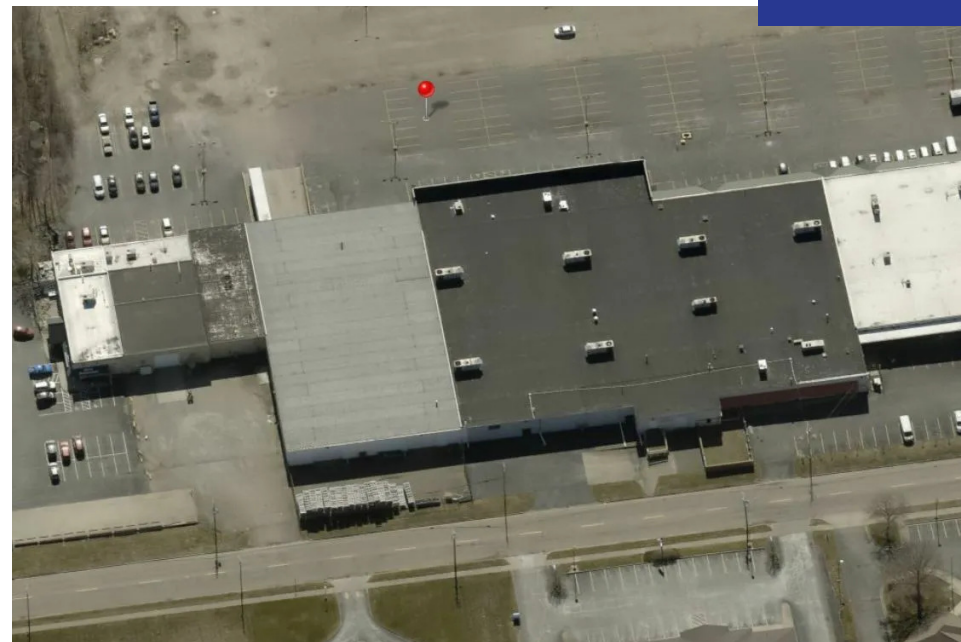


JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663



FOR LEASE

PROPERTY DESCRIPTION

1131 Bowers: 13,200 SF available office for lease. Former call center that is currently occupied by a church on a month-to-month basis. Reception, six (6) private offices, large open bullpen area, break room, conference room, two (2) restrooms and two (2) storage rooms. Sprinklered. \$10,131.00 / month + utilities.

Mix of retail, office, service, and warehouse/distribution. Over 400 free parking spaces on site. Mostly sprinklered building. Most leases are triple net with tenants reimbursing landlord for pro rata share of real estate taxes, insurance and operating expenses. NNN fee is \$1.21 / SF for the 2026 calendar year. Professionally managed.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF / year (NNN)
Available SF:	13,200 SF
Lot Size:	9 Acres
Building Size:	112,586 SF

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
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Spencer Hartung

Vice President, Senior Sales Associate
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FOR LEASE

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Power/New Philadelphia Credit Union

The Dover Seton II Retirement Village

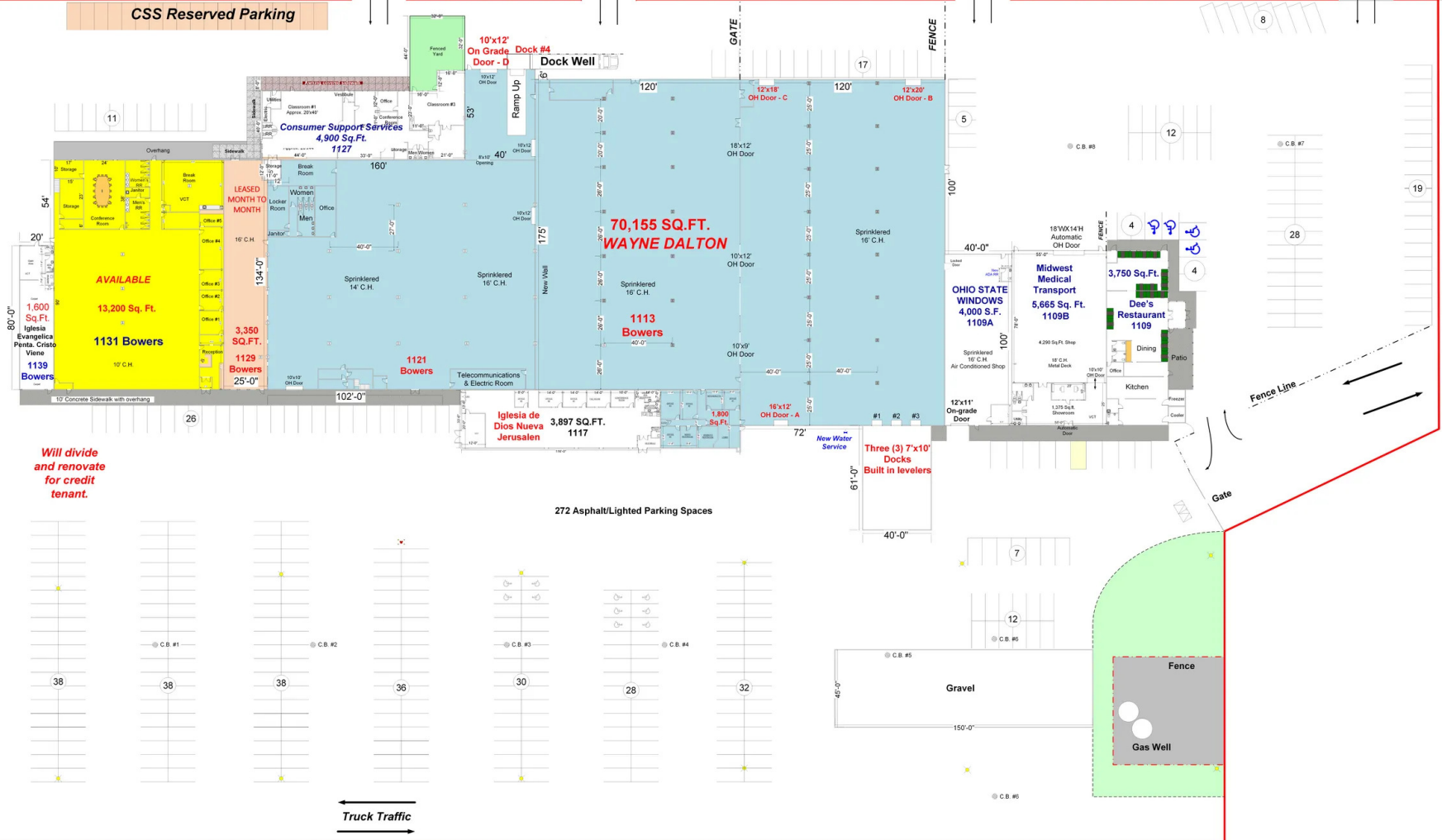
YMCA

To: Monroe Street

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash



Service, Office, Assembly, & Distribution
110,517 Sq.Ft. on Approx. 9 Acres
1109 - 1139 Bowers Ave
New Philadelphia, Ohio 44643

Marketed By:
Wick Hartung
Cell: 330-495-0601
&
Tim Putman
Cell: 330-495-0600

PUTMAN PROPERTIES
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Est. 1985

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FOR LEASE

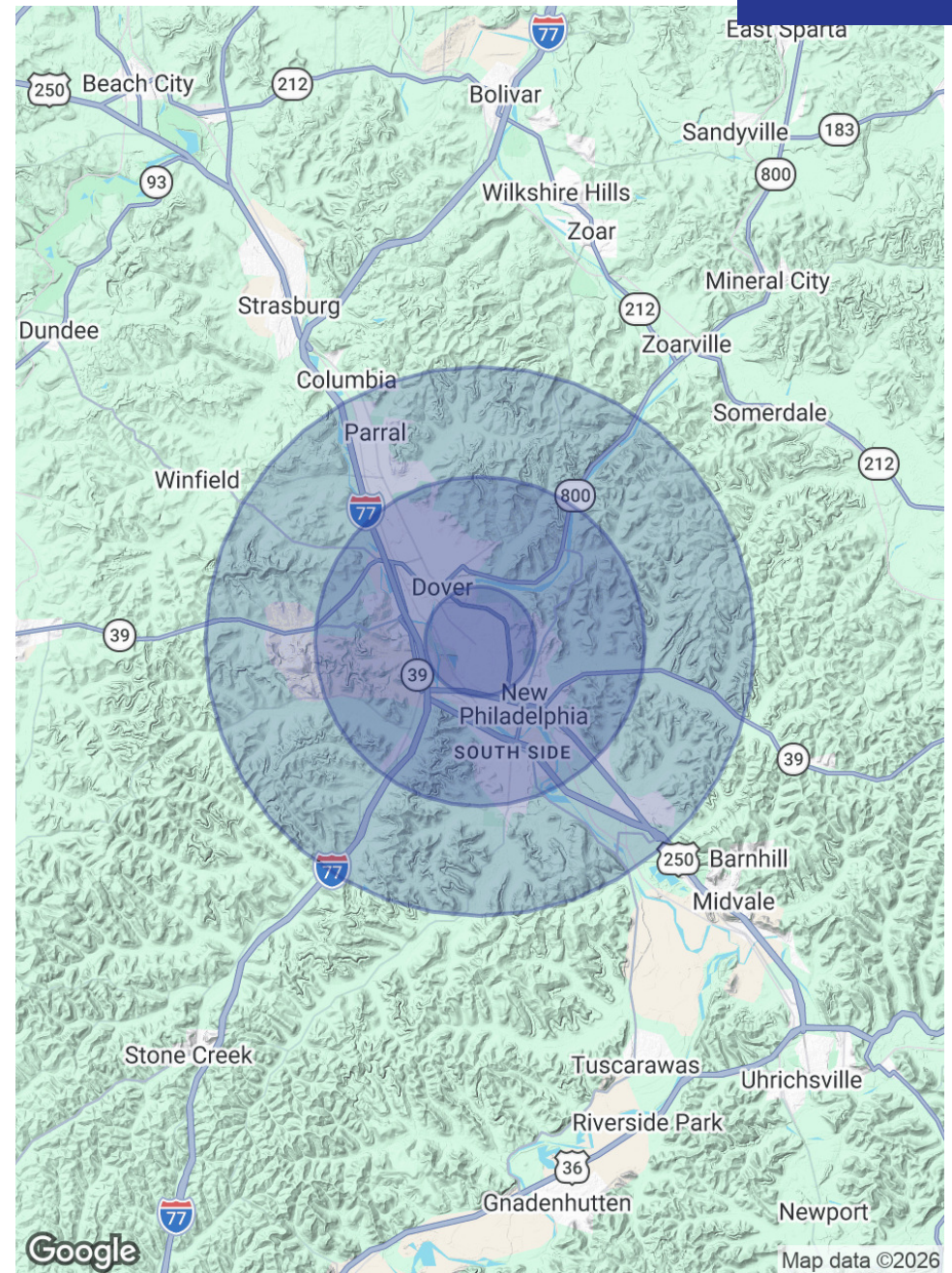
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,265	30,803	37,738
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,576	12,861	15,747
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,067	\$83,912	\$89,236
Average House Value	\$172,061	\$203,021	\$213,738

2020 American Community Survey (ACS)



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