

Commercial Space for Lease



**105 W 3rd
Street
Greenville,
OH**

**\$1,500 per
month**

Property Highlights:

- 3,000 square ft
- 9 private offices
- Large training/conference room
- Breakroom + 2 restrooms
- Flexible layout – can be renovated to fit your needs
- Expansive front picture windows for natural light or display
- Approx. 115 ft from Broadway
(≈7,000/day traffic count)
- Ample on-site parking for employees & clients



Lisa Francis

Phone number: 937-459-0731

Email: lisa.francis1961@gmail.com

Dustin Leis, Broker

Phone number: 937-423-0916

Email: Dustin@leisrealty.com



**Information deemed reliable but not guaranteed.
All representations are approximate.
Individual verification is recommended.**



Front Office



Reception Area



Conference Room



Office



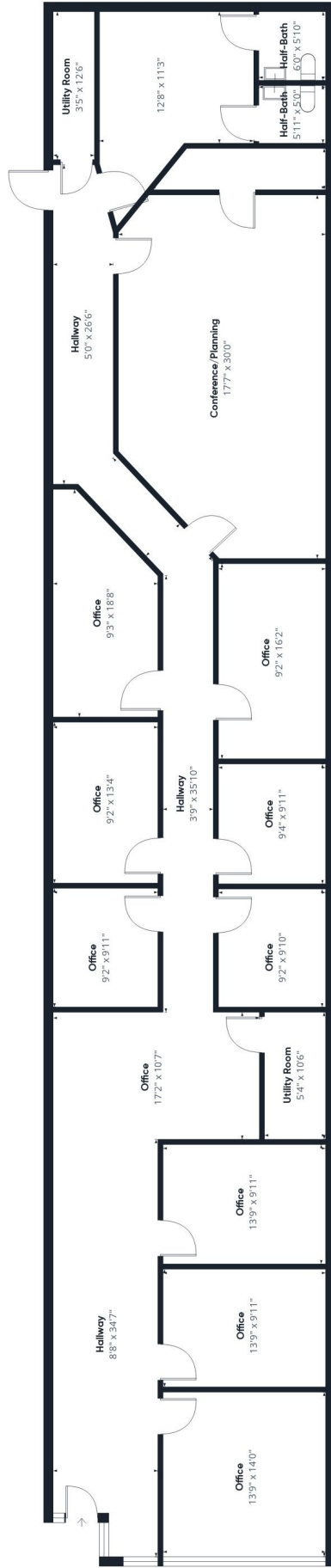
Office



Parking Lot

Property Description:

Prime Downtown Office Space FOR LEASE Near Broadway | High Visibility + Flexible Layout Position your business in the heart of Downtown Greenville's vibrant Downtown Enterprise District with this spacious and versatile office space for lease just steps from Broadway. Offering approximately 3,000 square feet, this well-located unit delivers the ideal blend of visibility, functionality, and adaptability for a wide range of professional uses. Inside, you'll find nine private offices, a large training or conference room, a breakroom area, and two restrooms--providing a turnkey framework for growing teams, collaborative workspaces, or client-facing operations. The layout can be customized or renovated to suit your specific business needs, making it a flexible solution for evolving companies. The front of the building features expansive picture windows, filling the space with natural light while also offering excellent exposure for branding or display. Located approximately 115 feet from Broadway, your business benefits from strong visibility near a corridor with an estimated 7,000 vehicles per day. Additional highlights include ample on-site parking for both employees and visitors, enhancing accessibility and convenience. Tenants are responsible for their own utilities. This is a rare opportunity to secure office space for lease in a prime downtown location with both visibility and flexibility. Schedule your private tour today and take the next step toward elevating your business presence.



ArcGIS Web Map



5/8/2026, 4:18:40 PM

- | | | | | |
|--|--|--|--|--|
| Road Names | ■ Green: Band_2 | ■ Green: Band_2 | ■ Green: Band_2 | ■ Green: Band_2 |
| Parcels | ■ Blue: Band_3 | ■ Blue: Band_3 | ■ Blue: Band_3 | ■ Blue: Band_3 |
| 13738E703296N.sid | 13421E703296N.sid | 13236E811536N.sid | 13210E758736N.sid | World_Hillshade |
| ■ Red: Band_1 | ■ Red: Band_1 | ■ Red: Band_1 | ■ Red: Band_1 | |

1:674

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

**ARTICLE XXI
(DE) DOWNTOWN ENTERPRISE DISTRICT**

Section 21.01 Purpose

The purpose of the Downtown Enterprise district is to promote and foster the economic and physical revitalization of downtown Greenville, The standards and requirements of the DE District are based on the following principles:

- A. The downtown should contain a healthy mix of land uses. The marketplace - not regulations - should be the primary force driving the mix of downtown uses.
- B. The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses.
- C. Housing - and particularly owner-occupied housing - should be an integral component of the physical fabric of the downtown.
- D. The maintenance and improvement of the downtown physical environment is important in promoting an active and vital business environment.
- E. Development standards and regulations should encourage the adaptive use of older structures.

Section 21.02 Permitted Uses

- A. Any use specified as a permitted use in Sections 20.02 A through D in the GB District, not including drive-through facilities.
- B. Hotels and/or Bed-and-Breakfast Establishment
- C. Community facilities such as governmental offices, post office, libraries, museums, private schools, public parks and similar uses.
- D. Churches and places of public worship
- E. Off-street parking areas
- F. Similar Uses, which conform to the purpose of the Downtown Enterprise District, as determined by the Planning and Zoning Commission in accordance with the provisions of Section 10.02.05 of this Ordinance.

Section 21.03 Conditional Uses

- A. Residences in the upper stories of existing buildings provided that each dwelling unit has at least 1,000 square feet of habitable floor area, and further provided that a specific Development Plan

for the project is approved by the Planning and Zoning Commission.

- B. One-family detached dwellings, provided such dwellings meet the development standards of the UR District.
- C. Uses with drive-through facilities, provided a Development Plan is prepared and approved by the Planning and Zoning commission.
- D. Processing, assembly and/or packaging of products or materials, provided such operations are carried out totally within the building, such operations do not produce levels of noise or odors perceptible outside the building, and such use promotes the purpose of the DE District as stated in Section 21.01 above.
- E. Any combination of two or more individual permitted or conditional uses on separate floors of an existing building.

Section 21.04 Development Standards

- A. Lot Area

No minimum lot area is required.

- B. Lot Width

No minimum lot width is required.

- C. Setbacks

The distance between any building or structure and the right-of-way line of any public street shall be not greater than that of the most proximate building on the same side of the street. No minimum side yard setback shall be required, unless the building or structure is located adjacent to a district in which single-family residences are a permitted use, in which case the setback shall be twenty-five (25) feet.

- D. Maximum Building Size

Individual uses within the DE District shall have a usable floor area of not more than 5,000 square feet, unless the use is located in an existing building, in which case such restriction shall not apply.

- E. Parking and Loading

Uses involving new structures within the DE District shall be required to provide 20% of the number of parking spaces required in Section XXXIV of this Ordinance, provided at least one (1) parking space is provided for each employee during any one business shift. All such parking shall be provided in the rear

of structures.

F. **Manufactured/Modular Buildings**

The use of manufactured and/or modular buildings for business purposes shall be prohibited.

G. **Property Maintenance**

No owner of a property or structure in the DE District shall by willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to such property or structure. For the purposes of this Section, maintenance and upkeep shall include keeping exterior surfaces free from debris, garbage, noxious weeds and/or free from hazardous objects or conditions such as holes, broken concrete, broken glass, and dead or dying trees or vegetation.

H. **Trash and Garbage Control**

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view from the street on which the lot has frontage.

I. **Accessory Structures**

Accessory structures of up to 320 square feet in size must maintain a minimum of ten (10) feet side and rear yard setbacks and ten (10) feet separation between buildings. Buildings larger than 320 square feet must follow the setbacks established above.

Revisions: Ord 02-91, effective 09/06/02