

CONTACT US

FOR LEASE

2003 W FOURTH ST

ONTARIO, OH 44906



PROPERTY INFORMATION

- + Approximately 21,000 SF Office building
- + Medical office tenants with *Nationwide Children's*, *Central Star Home Health*, and *Med Care Ambulance*
- + Centrally located within Ontario's commercial corridor, surrounded by residential rooftops and a variety of shopping & restaurant destinations
- + The property benefits from a large monument sign on W Fourth Street
- + 2 suites available (can be combined for one large suite) - 3,936 sf & 3,827 sf

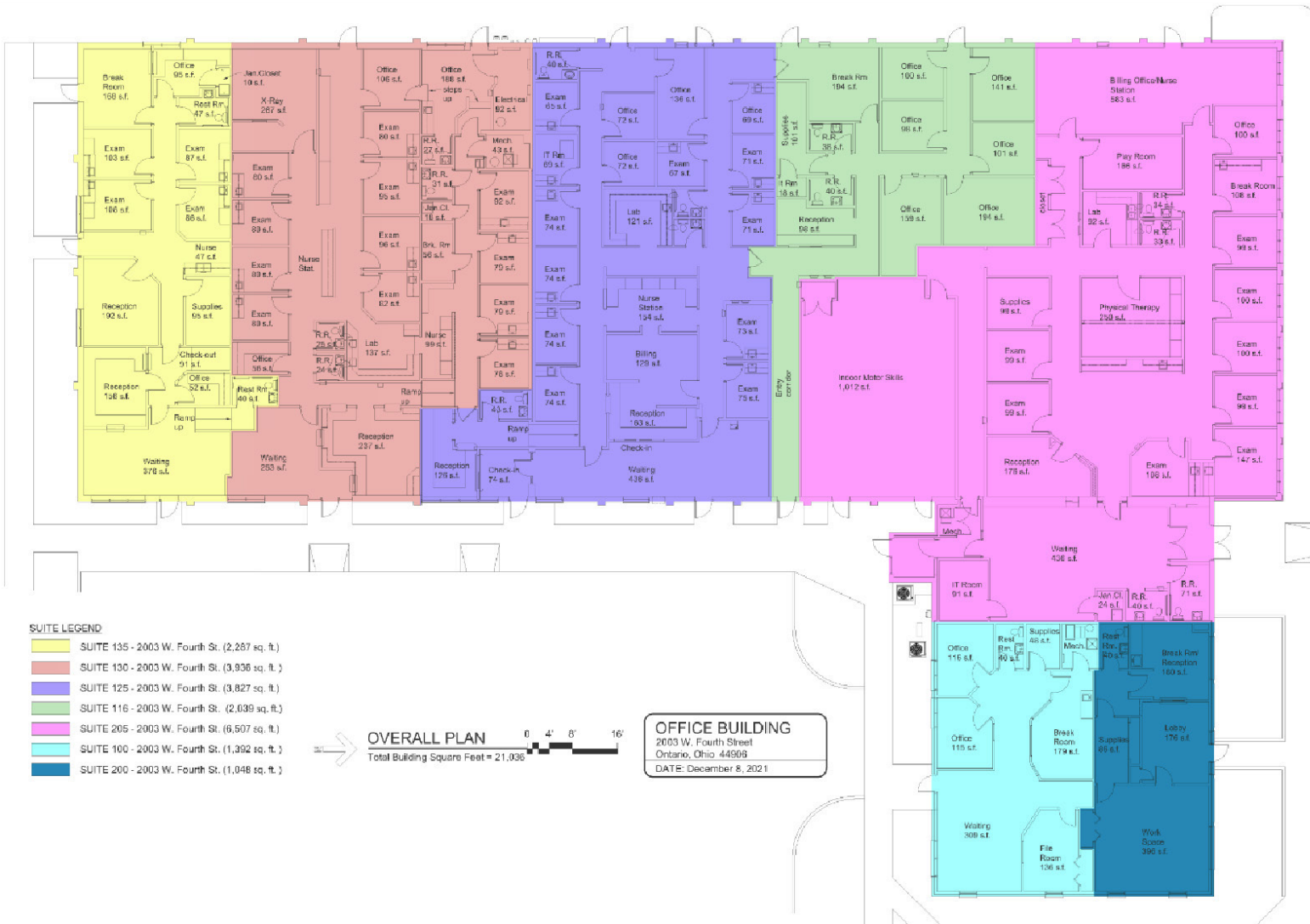
OFFERING SUMMARY

AVAILABLE SF:	3,936 sf & 3,827 sf
LEASE RATE:	\$9.75 PSF
NNN's:	\$2.50 PSF

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2003 W FOURTH

SITE PLAN



- SUITE LEGEND**
- SUITE 135 - 2003 W. Fourth St. (2,267 sq. ft.)
 - SUITE 130 - 2003 W. Fourth St. (3,836 sq. ft.)
 - SUITE 125 - 2003 W. Fourth St. (3,827 sq. ft.)
 - SUITE 116 - 2003 W. Fourth St. (2,039 sq. ft.)
 - SUITE 205 - 2003 W. Fourth St. (6,507 sq. ft.)
 - SUITE 100 - 2003 W. Fourth St. (1,392 sq. ft.)
 - SUITE 200 - 2003 W. Fourth St. (1,048 sq. ft.)



OFFICE BUILDING
 2003 W. Fourth Street
 Ontario, Ohio 44906
 DATE: December 8, 2021

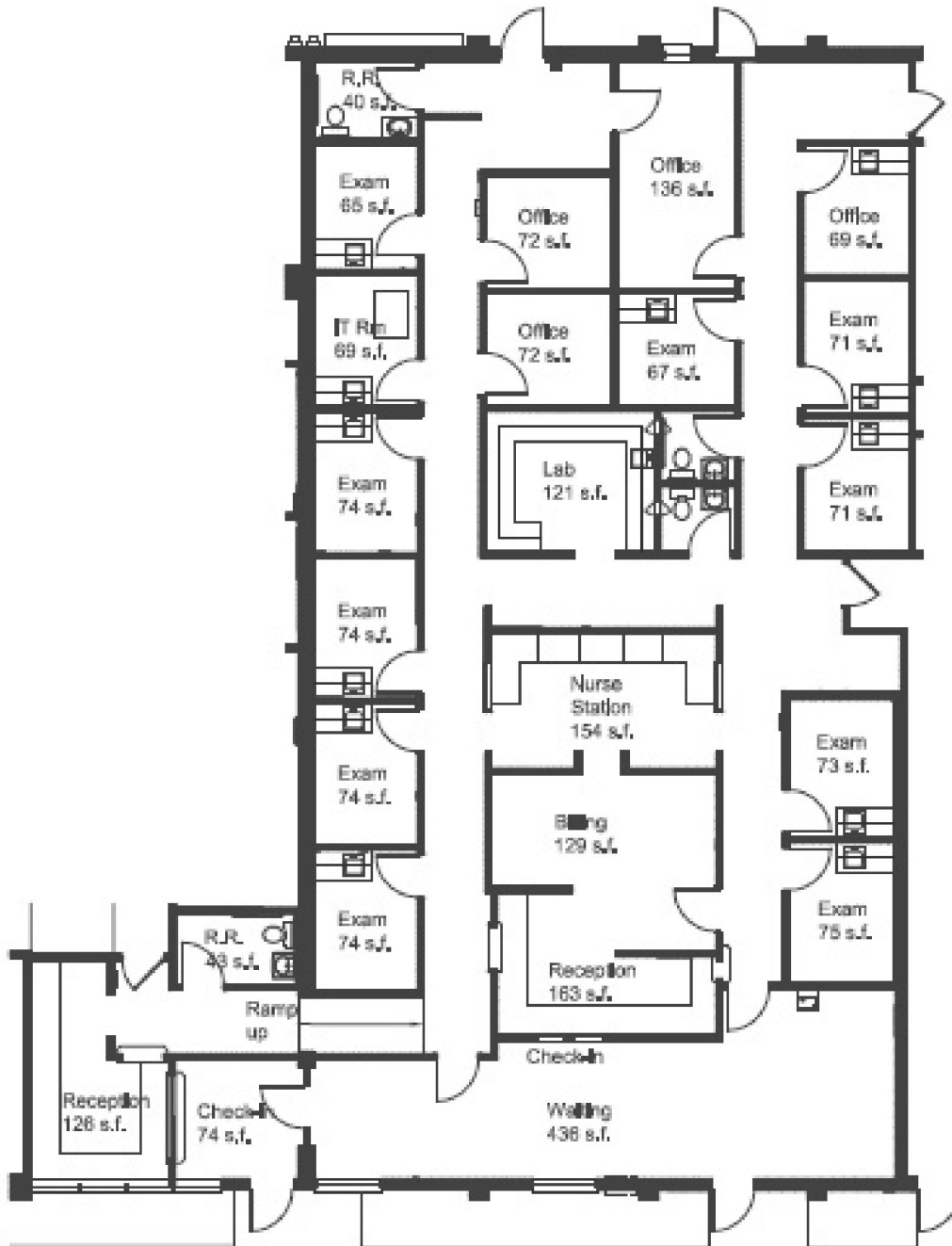


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2003 W FOURTH

FLOOR PLAN - Suite 125



FLOOR PLAN

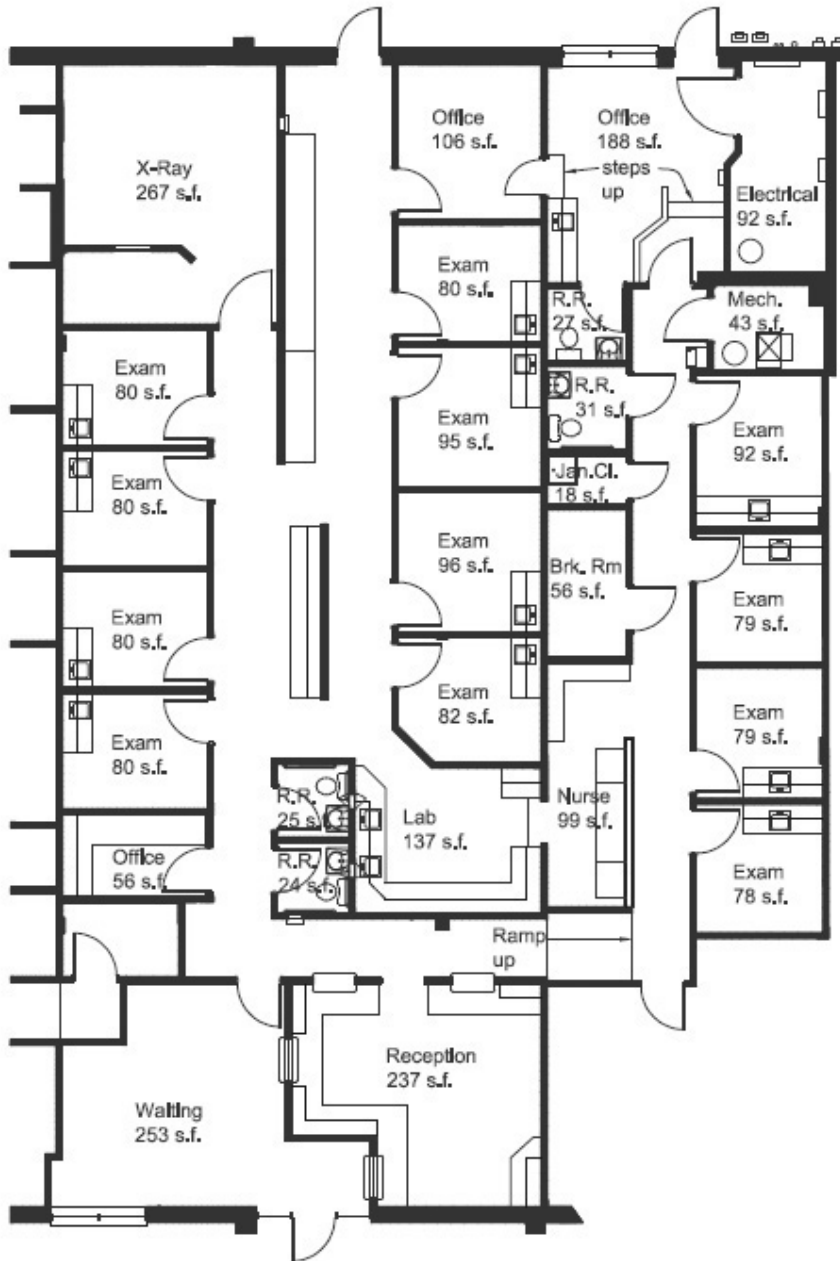
Square Feet = 3,827



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FLOOR PLAN - Suite 130



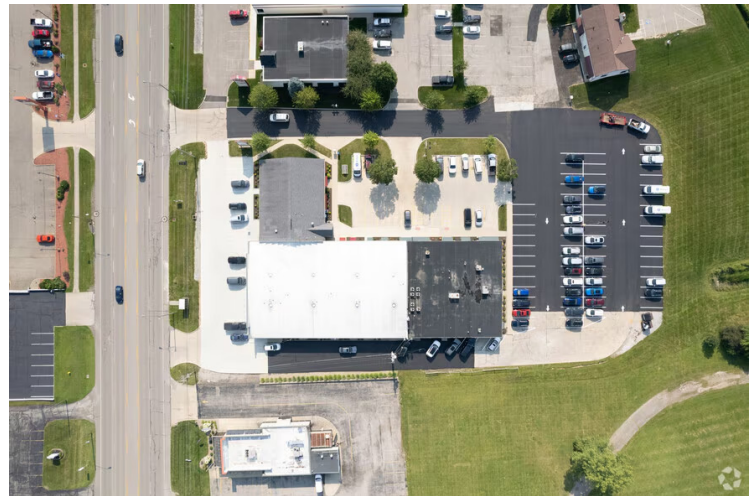
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Property Facts

- Built 1947
- Zoned (Office/Business)
- Building Height 1 Story - 21,036 Sf
- Utilities: City Water/Sewer, First Energy Electric, Columbia Gas

PHOTOS



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2003 W FOURTH

AERIAL



2023 DEMOGRAPHICS	(1-mile)	(3-mile)	(5-mile)
Population	2,500	20,277	56,550
Daytime Population	6,864	26,114	66,697
Average Household Income	\$67,689	\$60,758	\$59,016

CONTACT US

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www.adenadev.com | 1310 W Fourth Street, Mansfield, OH