



..... Est. 1985
www.putmanproperties.com

Spencer Hartung

Cell: (330) 936-0276
E-Mail: spencer@putmanproperties.com



Saylor Putman

Cell: (330) 495-8292
E-Mail: saylor@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



2,524 SQ.FT. OFFICE//SERVICE/MEDICAL SPACE

1260 Monroe Ave, 3B, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt. 39, turn left and veer right on Tuscarawas, left on Wabash.

BUILDING INFO

Previous: Office/Medical
Total Sq. Ft.: 92,000
Available Office: **2,524**
Available Office:
Units: 20
Floor(s): 1
Year Built: 1973
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: Yes
Elevator: No
Heat: Roof top gas heat
Air: Roof Top Air

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: New Philadlphia
Sewer: New Philadelphia
Internet:

SITE INFO

Acre(s): 7.21
Frontage: 400'
Depth: 780'
County: Tuscarawas
Township: New Philadelphia
Zoning: Commercial
Topo: Level
Nearby Hwy: I-77, Exit 83
Distance: 3 Miles
Traffic Count: 10130

Bus Lines:

Rail Name:

Miscellaneous:

Separately metered utilities. Located in the heart of Dover - New Philadelphia - over 350 free parking spaces, 5 major entrances plus separate front & rear doors to each suite. Tenants include VA Clinic, SSA, Fresnius Dialysis, State of Ohio License & Exam offices. CAM fee is \$2.73/sq.ft.

SALE INFO

Sale Price:

Terms/Finance:

Gross Income:

RE Taxes/Year:

Expenses:

Net Oper Income:

Occupied By: Vacant

LEASE INFO

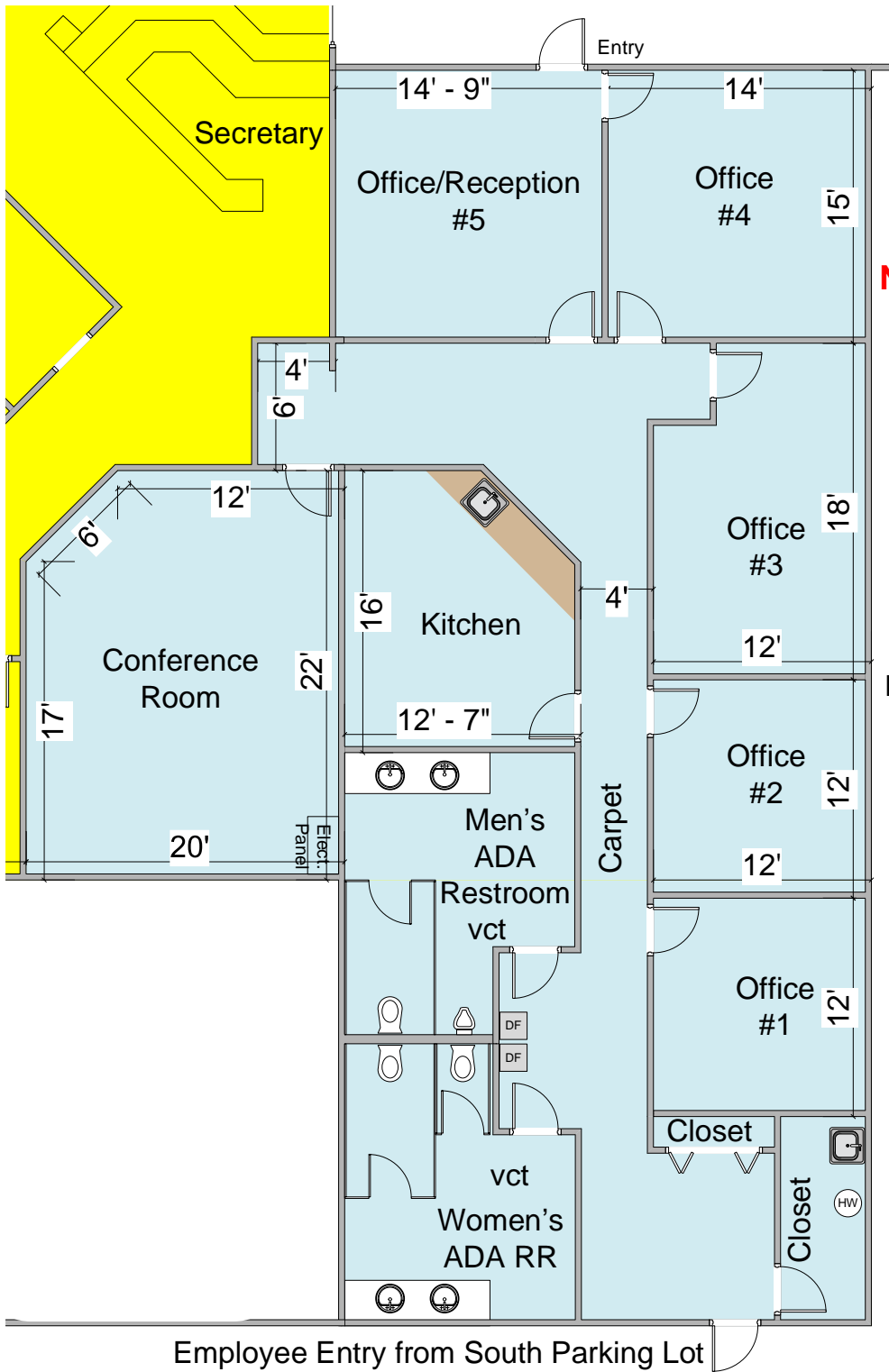
	Office	Office
S.F. Avail:	2524	
\$/S.F.:	\$9.00	
\$/Mo:	\$1,893.00	

Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size: 1 | One (1) employee entrance from parking lot and one (1) from interior atrium. Five (5) offices, two (2) ADA restrooms, conference room and kitchen.
Construction: Steel/Brick/Block
Docks:
OH Doors:



Monroe Centre
2,524 Sq.Ft.
Office / Service Space
1260 Monroe Ave, Suite 3B
New Philadelphia, OH 44663

Triple Net + Utilities

Base Rent: \$ 9.00/sq. ft.
CAM: \$ 2.73/sq. ft.
Total: \$11.73/sq. ft.

CAM – Common Area Maintenance
 Is the reimbursement by Tenant to Landlord of real estate taxes, property insurance, landscape maintenance, snow plowing & salt, exterior window washing, parking lot maintenance, security lighting etc.

Marketed By:

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All dimensions are approximate and not guaranteed, and property is subject to prior disposition.

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