



..... Est. 1985

www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



3,450 - 6,900 SQ.FT. OFFICE/MEDICAL SPACE

1260 Monroe Ave NW, 29O & 31P, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt.39, turn left past fast food stores then veer right on Tusc., left on Wabash, drive thru Dover to New Philadelphia.

BUILDING INFO

Previous: Office/Medical
 Total Sq. Ft.: 92,000
Available Office: 3,450
Available Office: 6,900
 Units: 1-2
 Floor(s): 1
 Year Built: 1973
 Roof: Newer Rubber
 Ceiling Height: 10'-14
 Sprinklers: no
 Elevator: yes
 Heat: Roof top gas heat
 Air: Roof top air

UTILITIES

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

SITE INFO

Acre(s): 7.00
 Frontage: Monroe/Fillmore
 Depth: N/A
 County: Tuscarawas
 Township: New Philadelphia
 Zoning: Commercial
 Topo: Level
 Nearby Hwy: Exit 83
 Distance: 3 miles
 Traffic Count:
 Bus Lines:
 Rail Name:
 Miscellaneous:
 Over 300 parking spaces, 5 major entrances, separately metered utilities. Nice glass entry from parking lot and interior atrium. Broker interest. Owners will renovate for credit tenant. CAM fee is \$2.49/s.f. or \$715.88/mo for 3,450 s.f. & \$1,431.75/mo for 6,900 s.f.

SALE INFO

Sale Price: \$0.00
 Terms/Finance:
 Gross Income: \$0.00
 RE Taxes/Year: \$0.00
 Expenses: \$0.00
 Net Oper Income: \$0.00
 Occupied By: Multiple Tenants

LEASE INFO

| | Office | Office |
|-------------|------------|------------|
| S.F. Avail: | 3450 | 6,900 |
| \$/S.F.: | \$8.00 | \$8.00 |
| \$/Mo: | \$2,300.00 | \$4,600.00 |

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"/> |

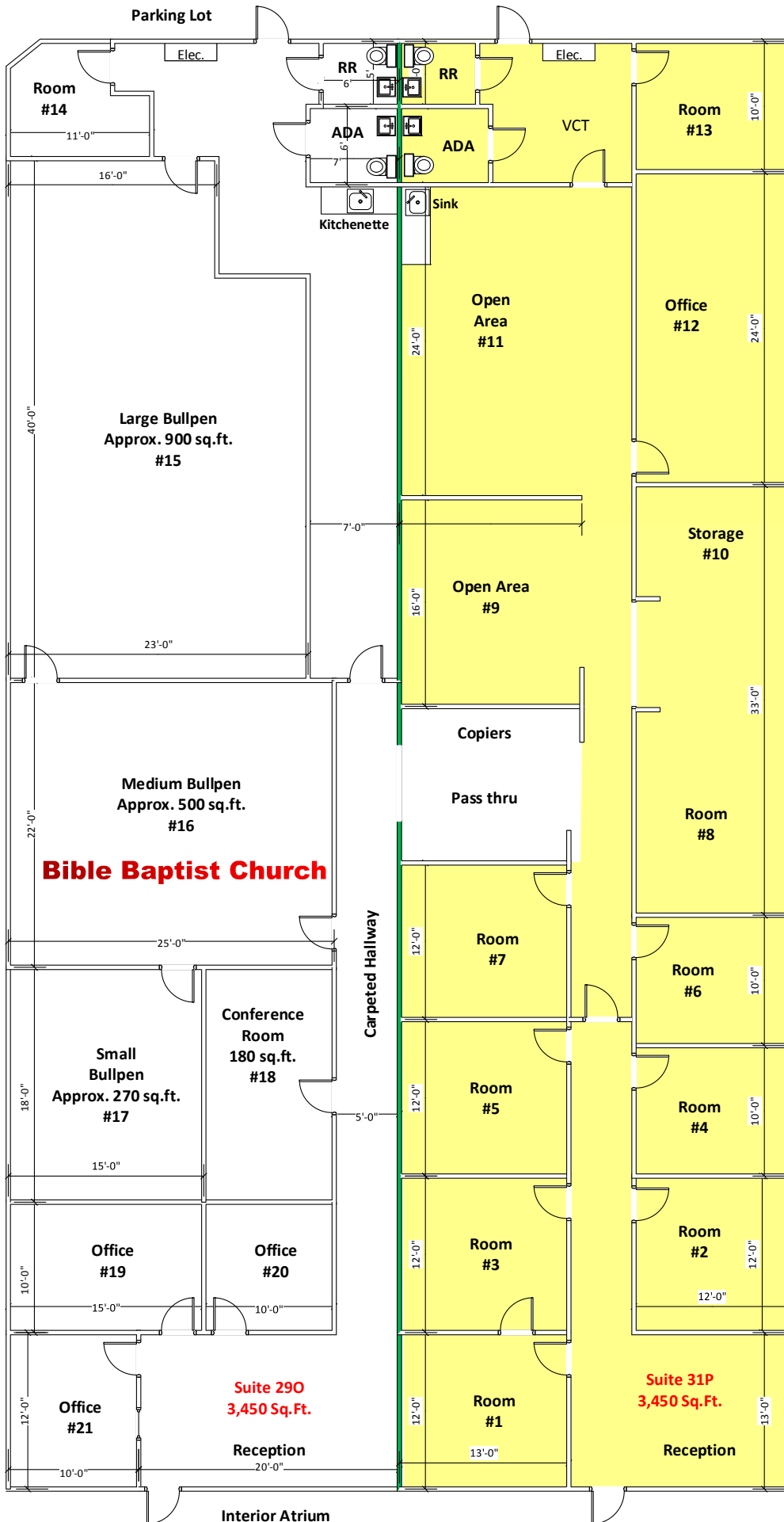
OTHER

Unit/Bay Size: Divisible Two (2) side by side 3,450 sq.ft. suites. A total of 21 rooms of various sizes, 4 restrooms, two coffee sinks. Lease one of 3,450 sq.ft. or both for a total of 6,900 sq.ft. Former Monroe Mall now serves Tuscarawas County as home of Ohio License Bureau & Exam Office, Social Security Administration, VA Clinic, Dialysis Center, Big Brothers, Big Sisters, etc.

Construction: Steel/Brick/Block

Docks:

OH Doors:



**3,450 or 6,900 Sq.Ft. Office,
Medical, or Service Space for
Lease**

**Monroe Centre
1260 Monroe Ave
Suites 290 & 31P
New Philadelphia, OH 44663**

**Side by side suites of
3,450 sq.ft. each**

**\$8.00 per sq.ft. Base Rate
\$2.49 per sq.ft. CAM**

- Free on-site illuminated parking
- Each suite has an ADA restroom
- Each suite has individual roof mounted units that allow tenant to control heating & air conditioning
- Entries from the parking lot & interior atrium
- Lease one or both suites
- Owners will renovate for credit tenant

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