

ROUTH-HURLBERT

Brokers of Business Real Estate

For Lease

Professional Office Building Downtown Business District

**137-139 South Park Avenue
Warren, Ohio 44481**



Building

Year Built	Early 1900's
Total Building Size	4,032 SF (Two Floors @ 96'x21')
Construction	Masonry
Basement	Full

1st Floor

Restroom	ADA Comp.
Electrical	Recently upgraded
A/C	2012 New
Furnace	2012 New

2nd Floor

Available, but needs upgraded

Site

Zoning	Commercial B
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Location -- Downtown Business District

- Behind Chase Bank location at East Market Street and South Park Avenue
- Within walking distance to County Administration, County Jail, Warren's Family Court and County Court House
- Warren is the County Seat with County offices within minutes from this location
- Parking – City parking deck within one block distance

16 May 2017



Dan
Crouse

Exclusively Listed by:
ROUTH-HURLBERT
Brokers of Business Real Estate

8031 East Market Street; Warren, Ohio 44484



Chuck
Joseph

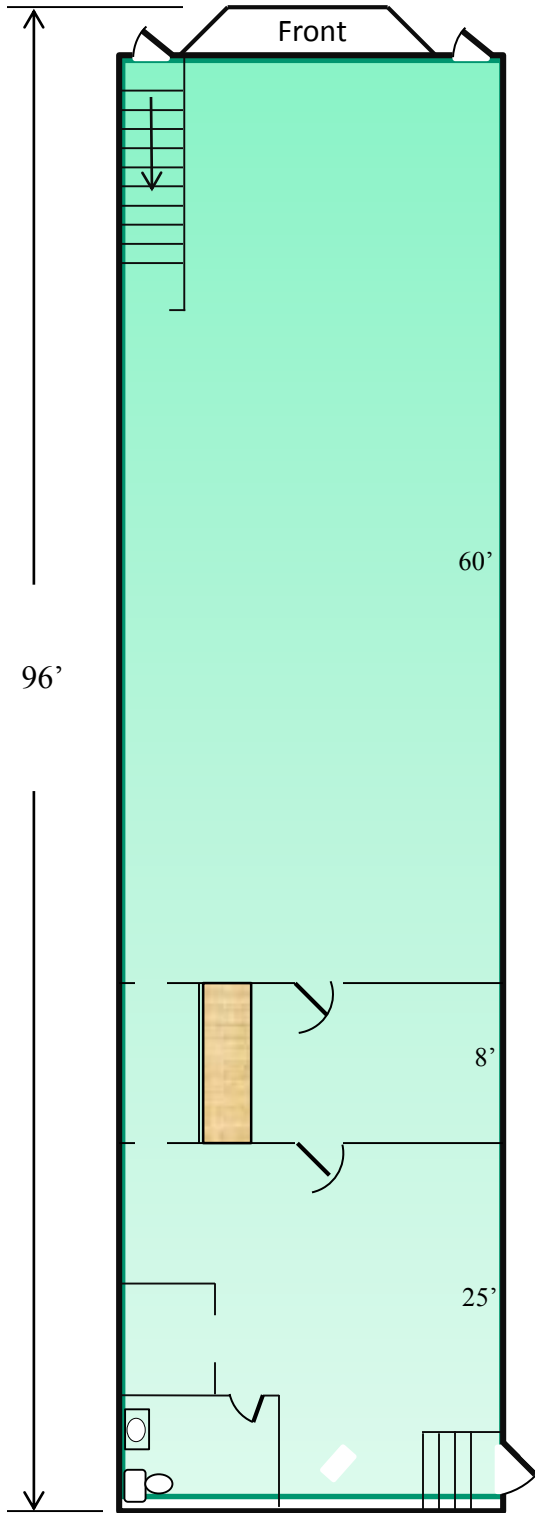
330.306.0503

Information from resources believed to be reliable, but not guaranteed

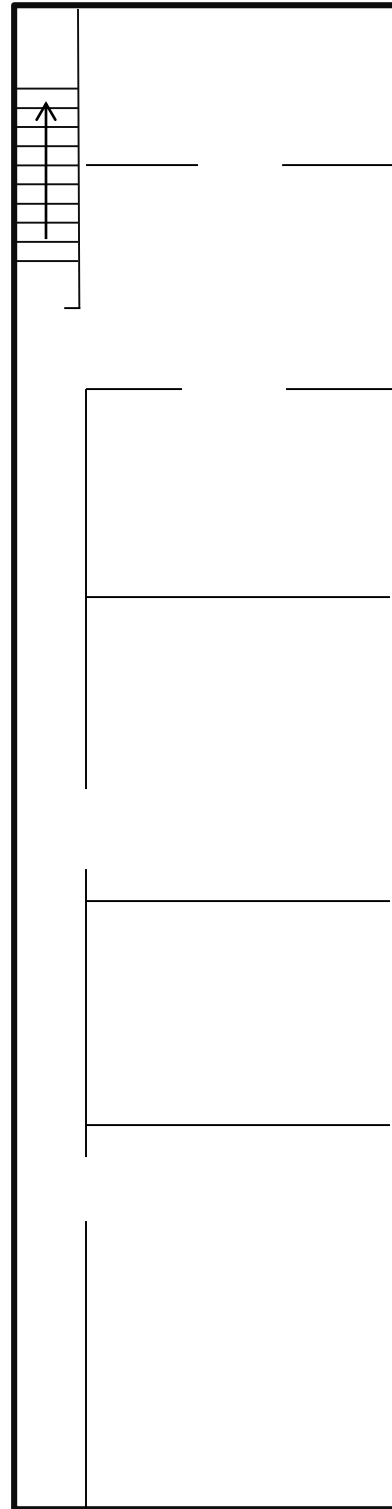
Fax 330.306.0553

Floor Plan

137 South Park Avenue; Warren, Ohio 44481



First Floor



Second Floor