



PUTMAN PROPERTIES

..... Est. 1985

www.putmanproperties.com

Joey Shirkey

Cell: (330) 472-2295

E-Mail: jshirkey@putmanproperties.com

Co-Listing Agent: Spencer Hartung

Cell: (330) 936-0276

E-Mail: spencer@putmanproperties.com

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



3,000 SQ.FT. OFFICE SPACE FOR LEASE

1260 Monroe Avenue NW, Suite 27N, New Philadelphia, OH, 44663

Directions: I-77 to Exit 83, Dover, Rt. 39, turn left and veer right on Tusc., travel to Dover into New Philadelphia, turn left at the light at Wabash, then turn left at light on Monroe Ave. Monroe Centre is on the left.

BUILDING INFO

Previous: ADAMHS Board
Total Sq. Ft.: 92,000
Available Office: **3,000**
Available Office: **0**
Units: 1
Floor(s): 1
Year Built: 1973
Roof: Newer Rubber
Ceiling Height: 9'
Sprinklers: no
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

SITE INFO

Acre(s): 7.00
Frontage: Monroe/Fillmore
Depth: N/A
County: Tuscarawas
Township: New Philadelphia
Zoning: Commercial
Topo: Level
Nearby Hwy: I-77
Distance: 3 Miles
Traffic Count: 12040
Bus Lines: ☒
Rail Name:
Miscellaneous:

Located in the heart of Dover - New Philadelphia, over 300 parking spaces, 5 major entrances, separately metered utilities. Broker interest. \$2.56/sq.ft. or \$640/mo CAM includes snow/salt, landscaping, real estate taxes, insurance, major mechanical maintenance, sprinklers, & security

SALE INFO

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

LEASE INFO

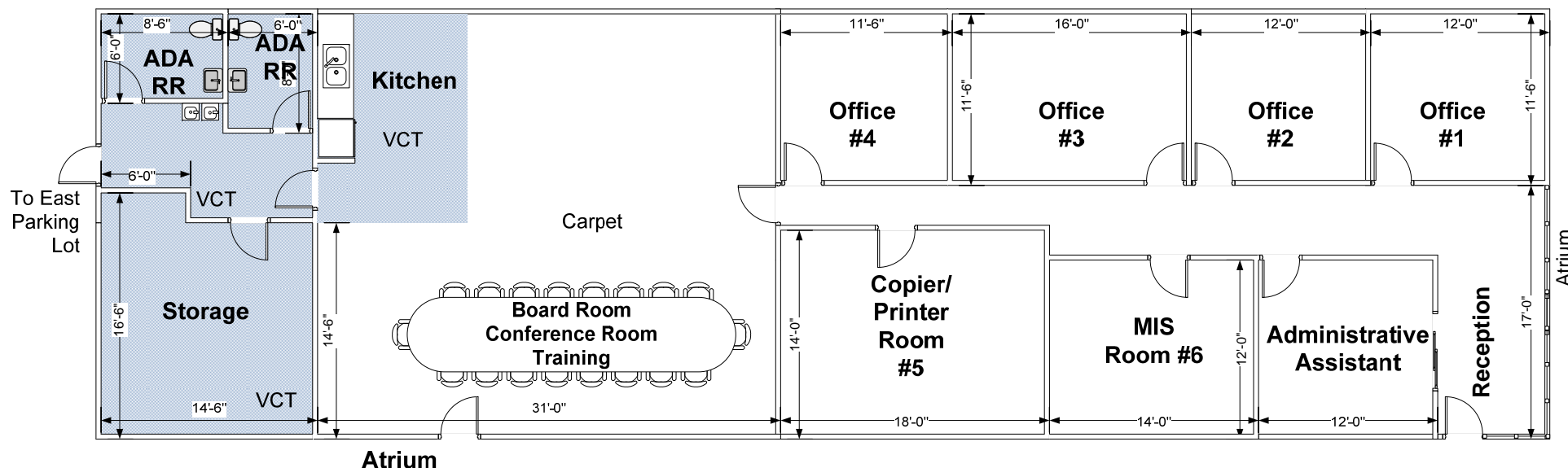
	Office	Office
S.F. Avail:	3000	0
\$/S.F.:	\$8.00	\$0.00
\$/Mo:	\$2,000.00	\$0.00

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 checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:	Traditional office space with reception / waiting area, glass window to administrative assistant office plus six (6) other offices. Large conference room, kitchenette, storage room and two (2) ADA restrooms.
Construction:	Steel/Brick/Block
Docks:	
OH Doors:	Vacant and available as of 10/1/16.



Rent: \$ 8.00/Sq.Ft. or \$2,000/Mo
CAM: \$ 2.56/Sq.Ft. or \$ 640/Mo
\$10.56/Sq.Ft. or \$2,640/Mo

Monroe Centre
1260 Monroe Ave NW, Suite 27N
New Philadelphia, Ohio 44663

3,000 Sq. Ft. Class "A" Office Suite

Includes: Reception & Waiting Area

Four (4) Private Offices, Administrative Assistant, Larger MIS Room
Plus Copier/Printer Room, Large Training, Meeting Board Room with
Kitchen, Two (2) ADA Restrooms and Large Storage Area

Marketed By:

Joey Shirkey
Cell: (330) 472-2295

Spencer Hartung
Cell: (330) 936-0276

PUTMAN
PROPERTIES
 4065 Fulton Dr NW, Canton, Ohio 44718
 P: 330-498-4400 F: 330-498-3800
 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com