

For Lease

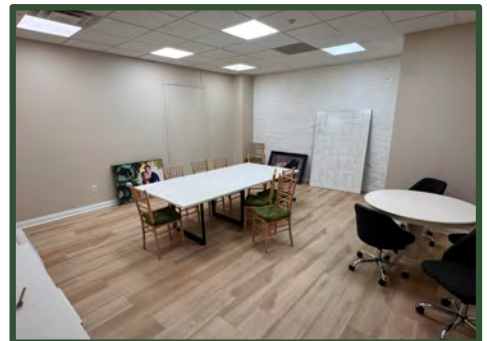


\$500-\$900/Month FSG

48 N Sandusky Street, Delaware, OH 43015

Office Suites For Lease in Downtown Delaware, Ohio

- 2nd and 3rd Floor Office Spaces with Large Open Common Area
- 4 Suites For Lease in Prime Downtown Delaware Location
- 1. Suite 202: ± 300 SqFt, Office Only, \$850/Month (2nd Floor)
- 2. Suite 204: ± 250 SqFt, Office Only, \$600/Month (2nd Floor)
- 3. Suite 205: ± 360 SqFt, Office Only, \$900/Month (2nd Floor)
- 4. Suite 304: ± 250 SqFt, Office Only, \$500/Month (3rd Floor)
- Features Included Within Building: 12-Foot Ceilings, Shared Kitchenette, Shared Bathrooms, Shared Common Area with Waiting Room Seating.
- Within Walkable Distance to Many Local Spots
- Recently Refurbished Offices, Available Immediately
- Water, Electric, and Heat Included in Monthly Payment



Click Here to View Property Video

Justin Boehlke

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4608 Sawmill Road, Columbus, Ohio 43220

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Available Suites

Suite 202

Square Feet Available	± 300 Square Feet
Price per Month	\$850/Month
Amenities Available	Water, Electric, and Heat Included
Type of Suite	Office Only

Suite 204

Square Feet Available	± 250 Square Feet
Price per Month	\$600/Month
Amenities Available	Water, Electric, and Heat Included
Type of Suite	Office Only

Suite 205

Square Feet Available	± 360 Square Feet
Price per Month	\$900/Month
Amenities Available	Water, Electric, and Heat Included
Type of Suite	Office Only

Suite 304

Square Feet Available	± 250 Square Feet
Price per Month	\$500/Month
Amenities Available	Water, Electric, and Heat Included
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Additional Property Information

Legal Information

Legal Property Description	2nd and 3rd Story Offices Available For Lease
Price	\$500-\$900/Month FSG
Parcel Number	519-431-08-020-000
Possession	Immediate

Land Information

Land Acreage	± 0.048 Acres
Current Zoning	405 (Office over Retail)
Jurisdiction	Delaware

Structural Information

Building Square Footage	± 4,924 SqFt
Total Square Footage Available	± 1,160 SqFt
Floors Above Ground	2-3
Year Built	1920
Refurbished	2025

Additional Information

Lot Specifics	Street Access Directly From N Sandusky Street
Building Benefits	Shared Common Area, Kitchenette, and Bathrooms
Fees and Associations	None
Water/Sewer System	Delaware
Real Estate Taxes (2025)	\$11,164.10 (Building)

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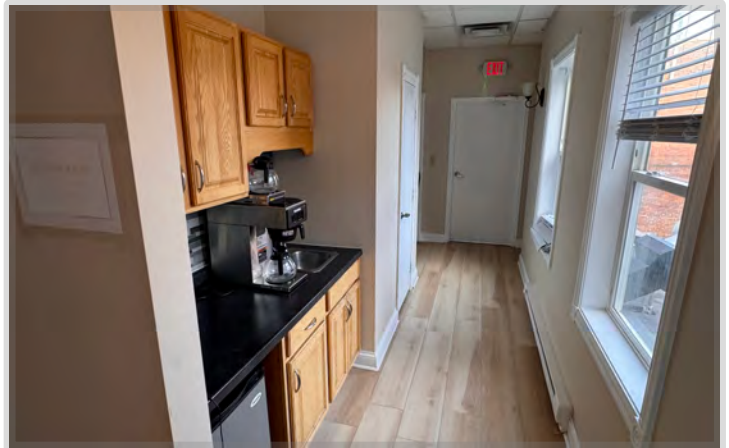
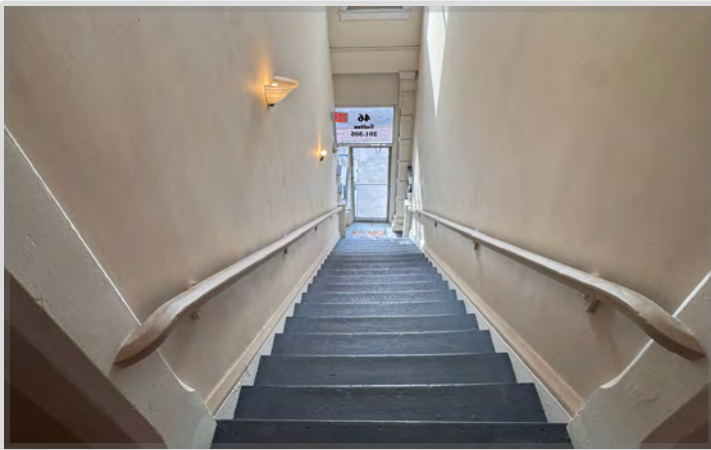
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2nd Floor Entry, Foyer, 2nd Floor Shared Kitchen and Bathrooms



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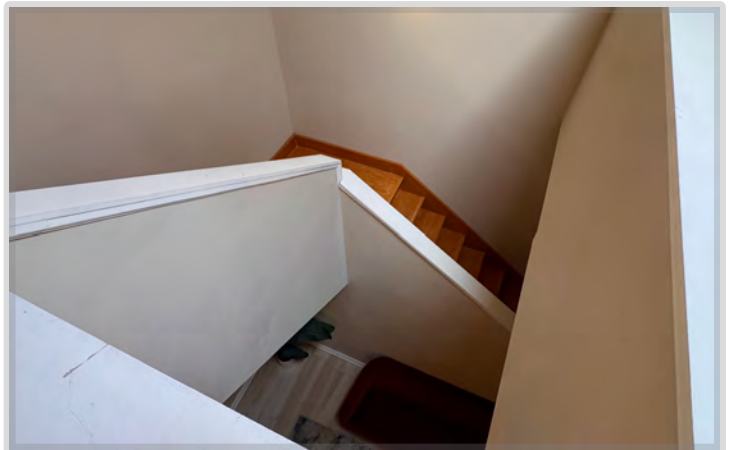
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2nd-3rd Floor Stairways, Shared Workspace, and 3rd Floor Shared Bathroom



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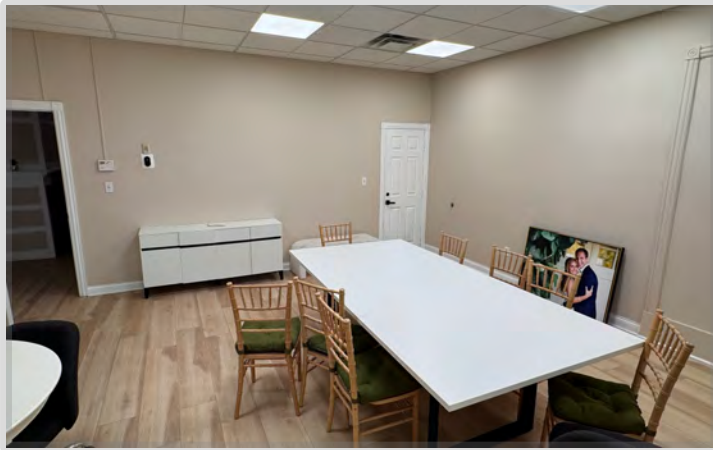
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Suites 202 and 204



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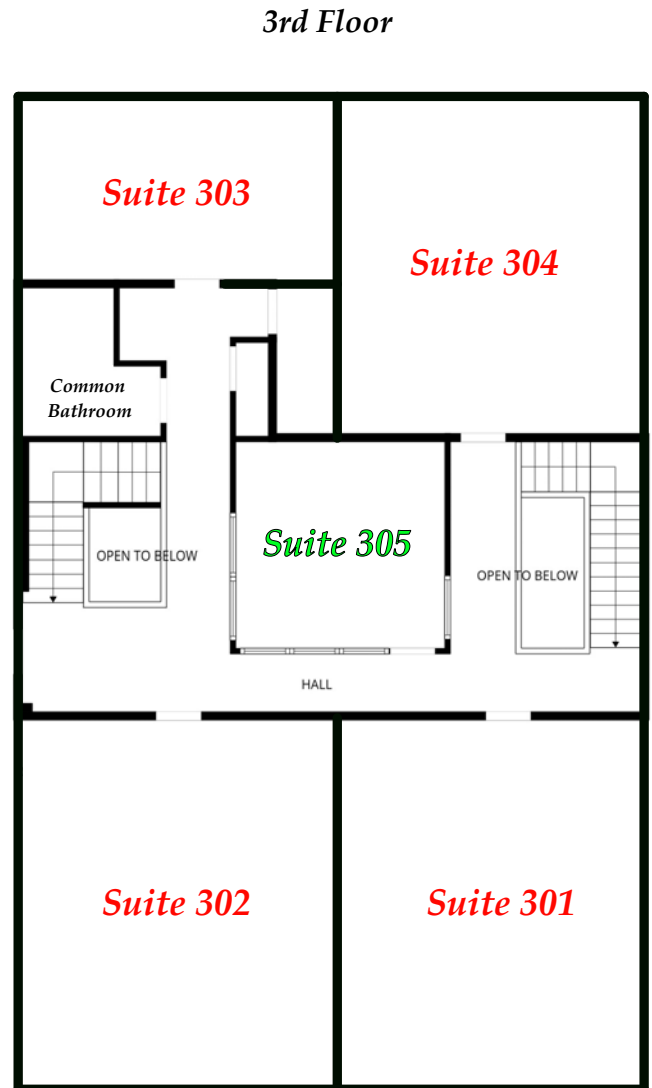
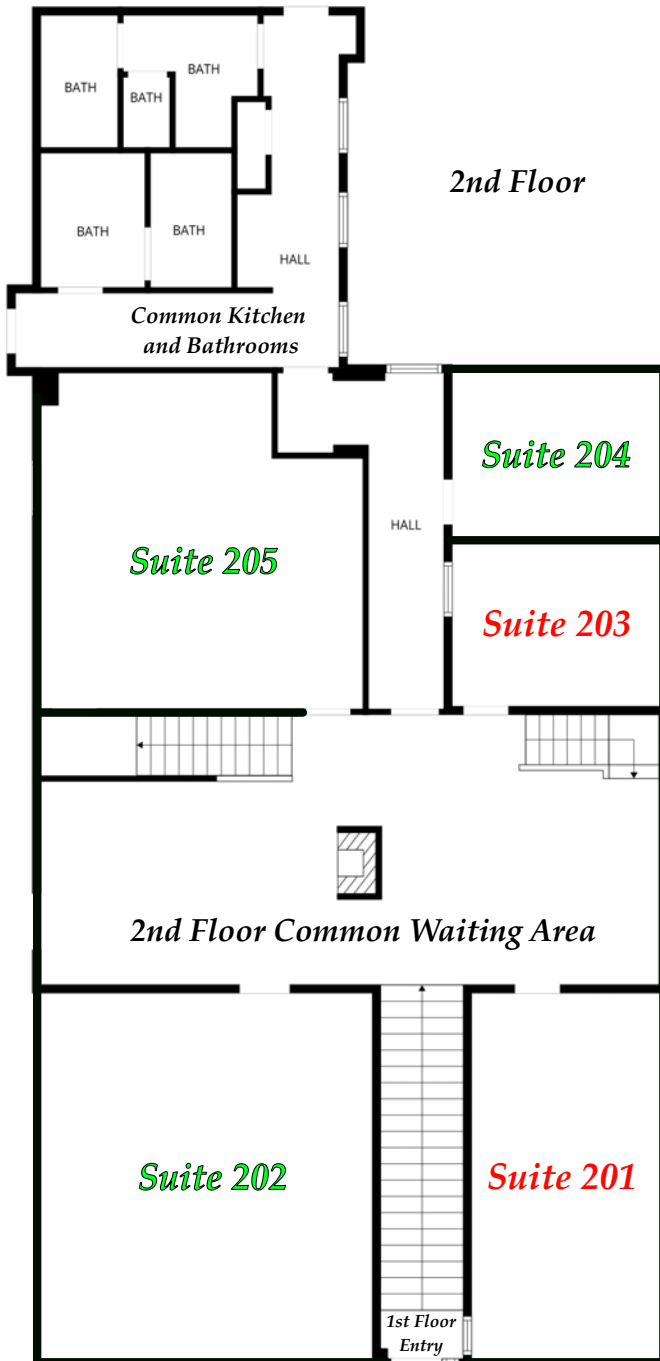
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Floor Plan

Available
Unavailable



N Sandusky Street

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Parcel View



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Nearby Amenities



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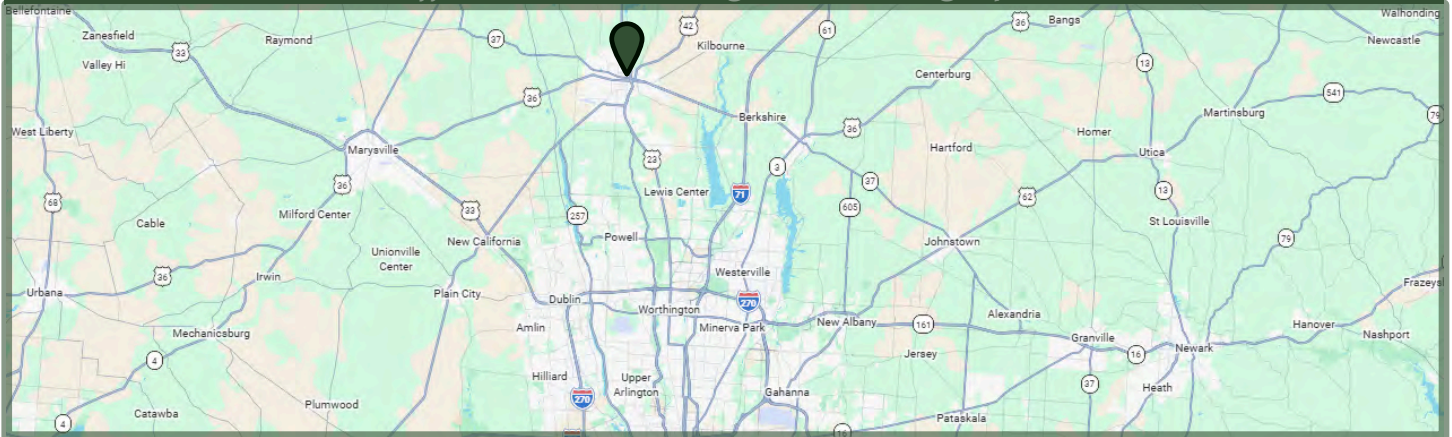
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Traffic Counts and Regional Demographics



Local Traffic

N Sandusky Street	± 10,020 VPD
E Central Avenue	± 16,295 VPD
E William Steet	± 17,442 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	7,852	31,660	43,477
Households	5,668	20,043	24,994
Avg Household Income	\$50,797	\$61,751	\$68,386

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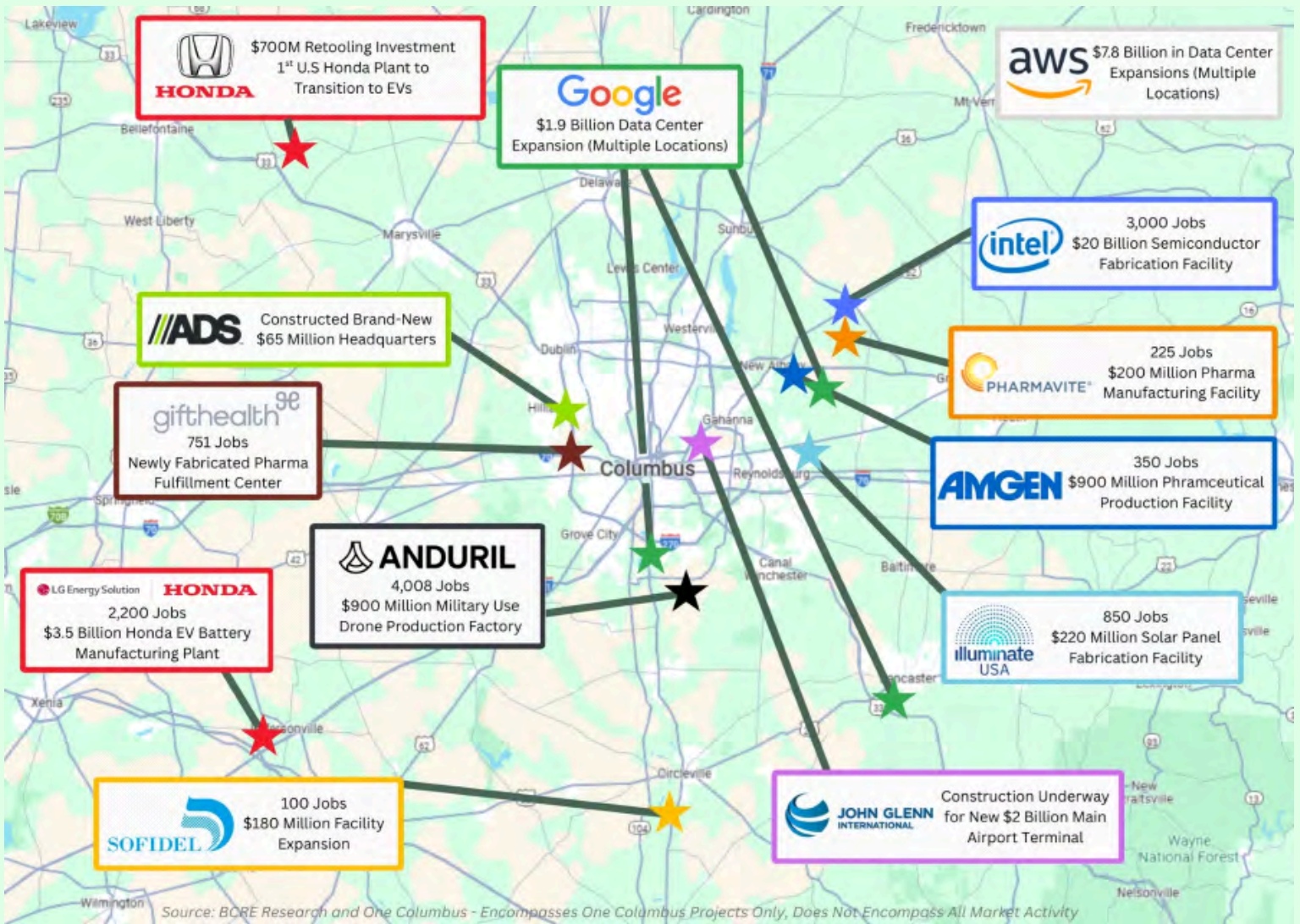
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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And Confidentiality Agreement
- Continued -**

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