

117 E. YEASTING STREET
GIBSONBURG, OH 43431

OFFICE SPACE FOR SUBLEASE
6,140 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sublease Rate:	\$11.00 psf NNN
Space Available:	6,140 square feet
Building Size:	6,140 square feet
Number of Stories:	One
Year Constructed:	1990
Condition:	Very clean
Closest Cross Street:	S. Main Street
County:	Sandusky
Zoning:	Non-Agricultural
Parking:	38 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/block
Structural System:	Truss
Roof:	Pitched shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Per tenant
Restrooms:	Three
Sprinklers:	No
Signage:	Monument/façade
Delivery Area:	Front

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon sublease execution
Other Tenants:	None
Sign on Property:	Yes
Key Available:	Yes - lockbox

LEASE DETAILS

Term:	Primary lease expires 12/31/2028
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	NNN expenses, interior maintenance, content/liability insurance, suite janitorial.

2025 REAL ESTATE TAXES

Parcel:	27-50-00-0315-00
Total Taxes:	\$3,640.56
Valuation:	\$177,110

Comments:

- Space consists of 14 perimeter offices, 3 are in a separated hallway behind the reception area, 2 of those are connected and one has an attached restroom.
- Large conference room.
- Lunch room.
- IT closet.
- Utility room.
- Reception area with separated entrance vestibule.
- 4.59 miles to SR-20.
- Furniture and video surveillance is available and negotiable.

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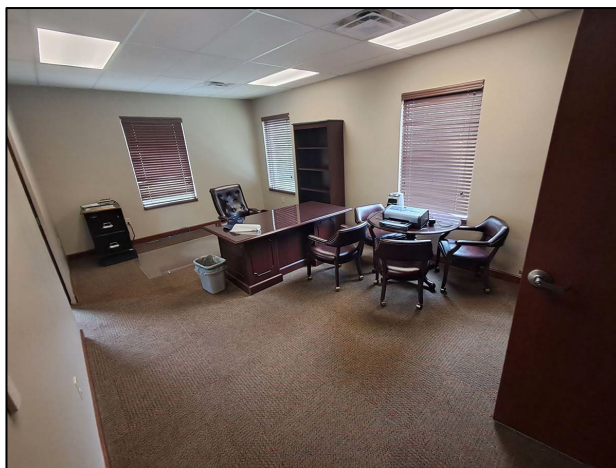
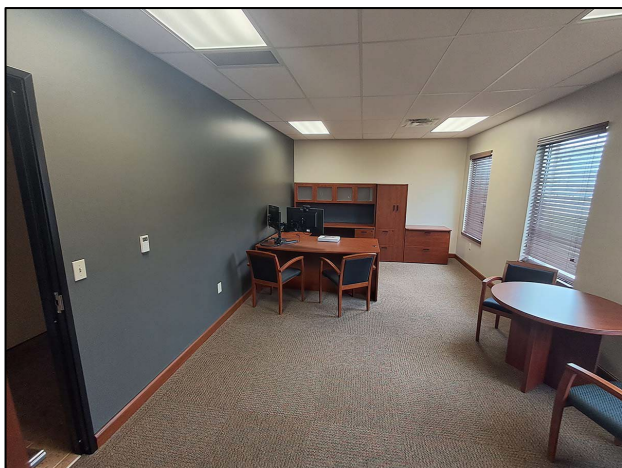
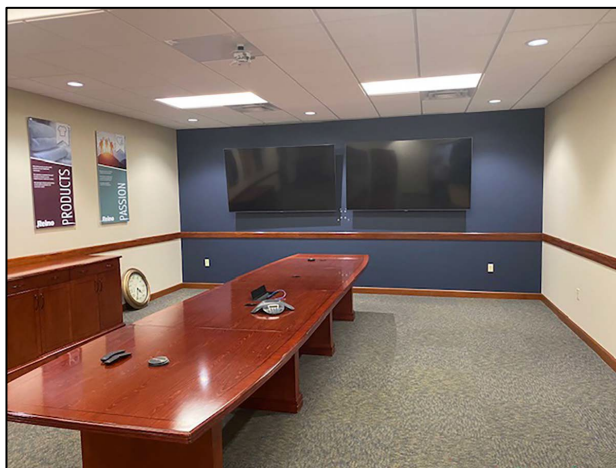
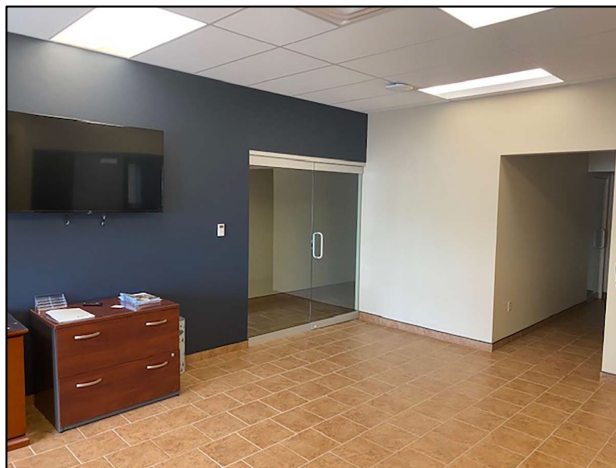
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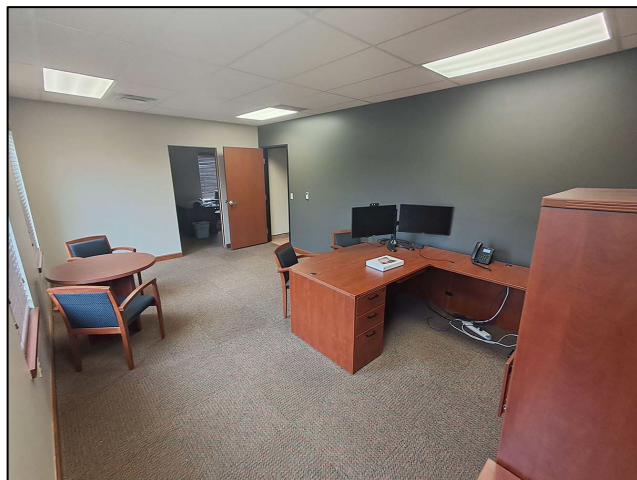
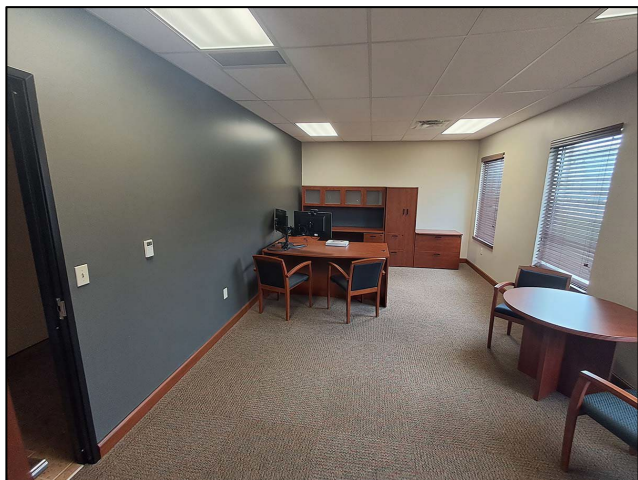
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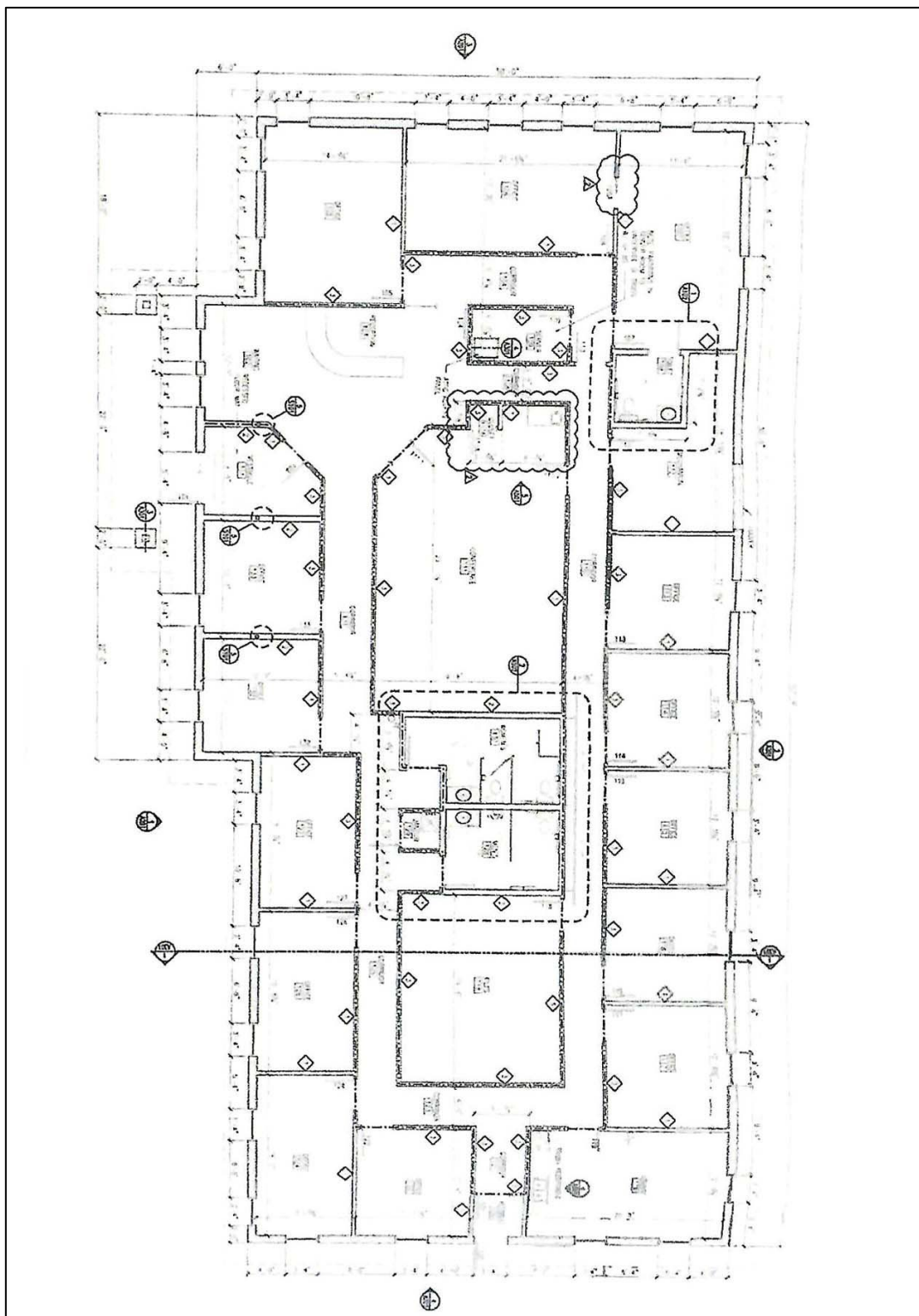
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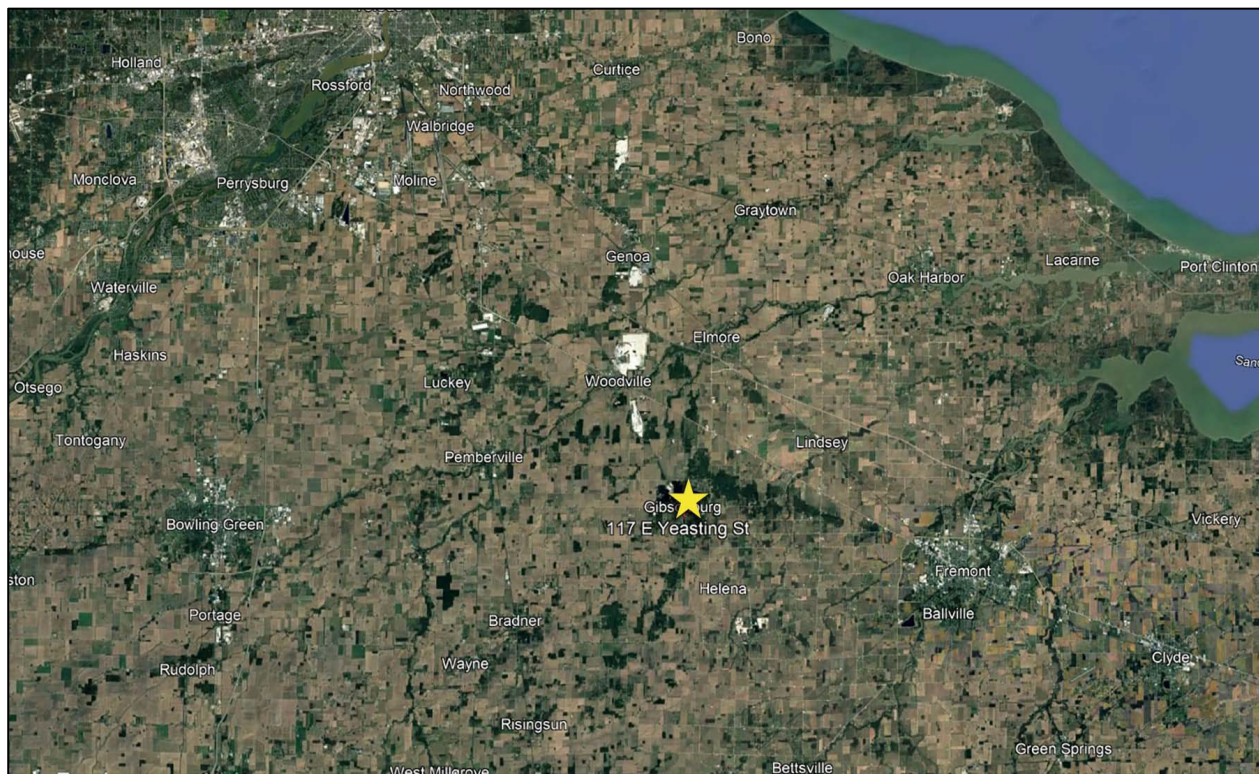
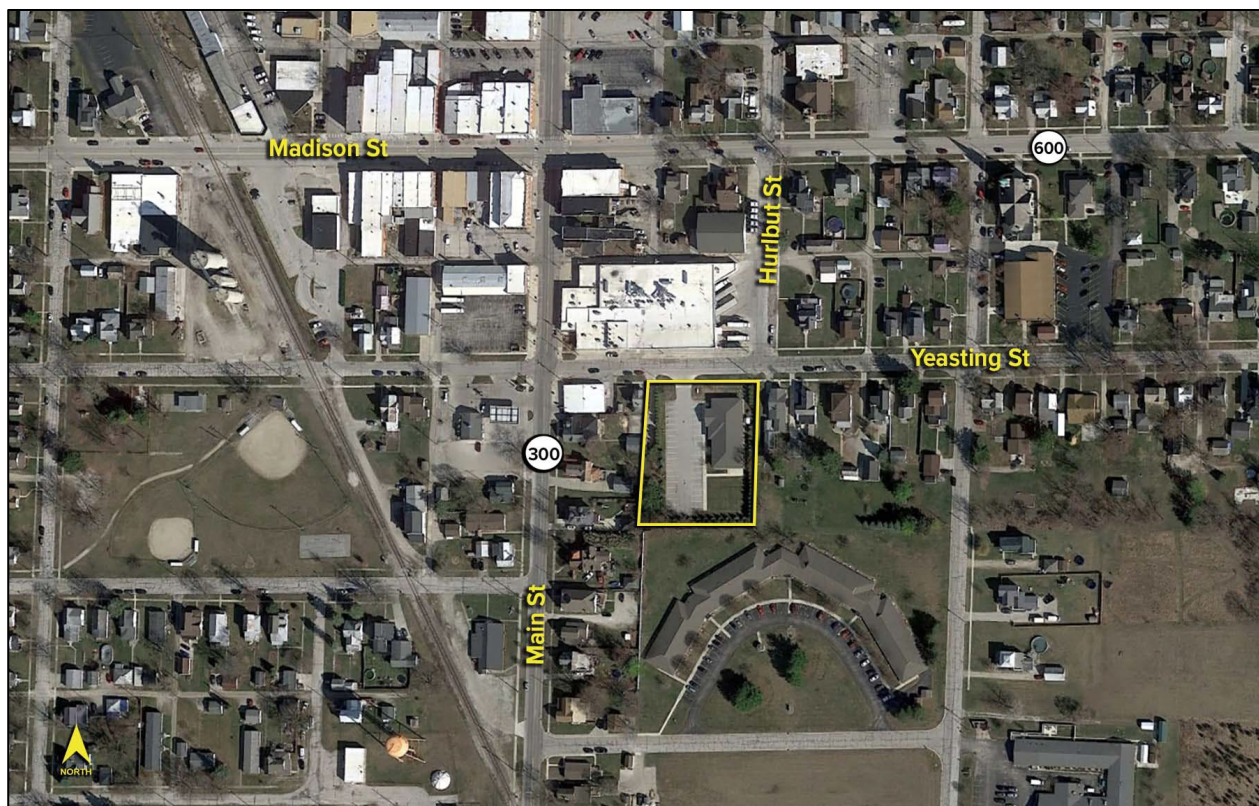
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