

3089 MAPLE AVENUE ZANESVILLE, OH 43701



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	6,405 SF
Available SF:	1,700 SF
Lot Size:	0.7 Acres
Year Built:	1960
Renovated:	2011
Zoning:	C-4
Market:	Muskingum County
Submarket:	Zanesville
Traffic Count:	24,000

PROPERTY OVERVIEW

Approximately 1700 sq. ft of office or retail space available with prime visibility along Maple Avenue, Zanesville. On site, private residual parking with other tenant. Shared signage space, two entrances. Excellent space for medical, professional, beauty salon, or insurance office. Private restroom. Any CAM, taxes and insurance to be determined. Tenant pays all utilities.

PROPERTY HIGHLIGHTS

- Property available for lease at \$10/sq. ft NNN

LEPI & ASSOCIATES REAL ESTATE SERVICES
1257 Maple Avenue , Zanesville, OH 43701

ROBERTA (BOBBI) LEPI
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WALL STOP
FLOOR STOP
CLOSER
MAGNETIC LOCK * DOOR HEAD - INTERCONNECT W/ X-RAY CONTROLS.
MANUFACTURER DOORING OR EQUAL SUBSTITUTES PERMITTED.

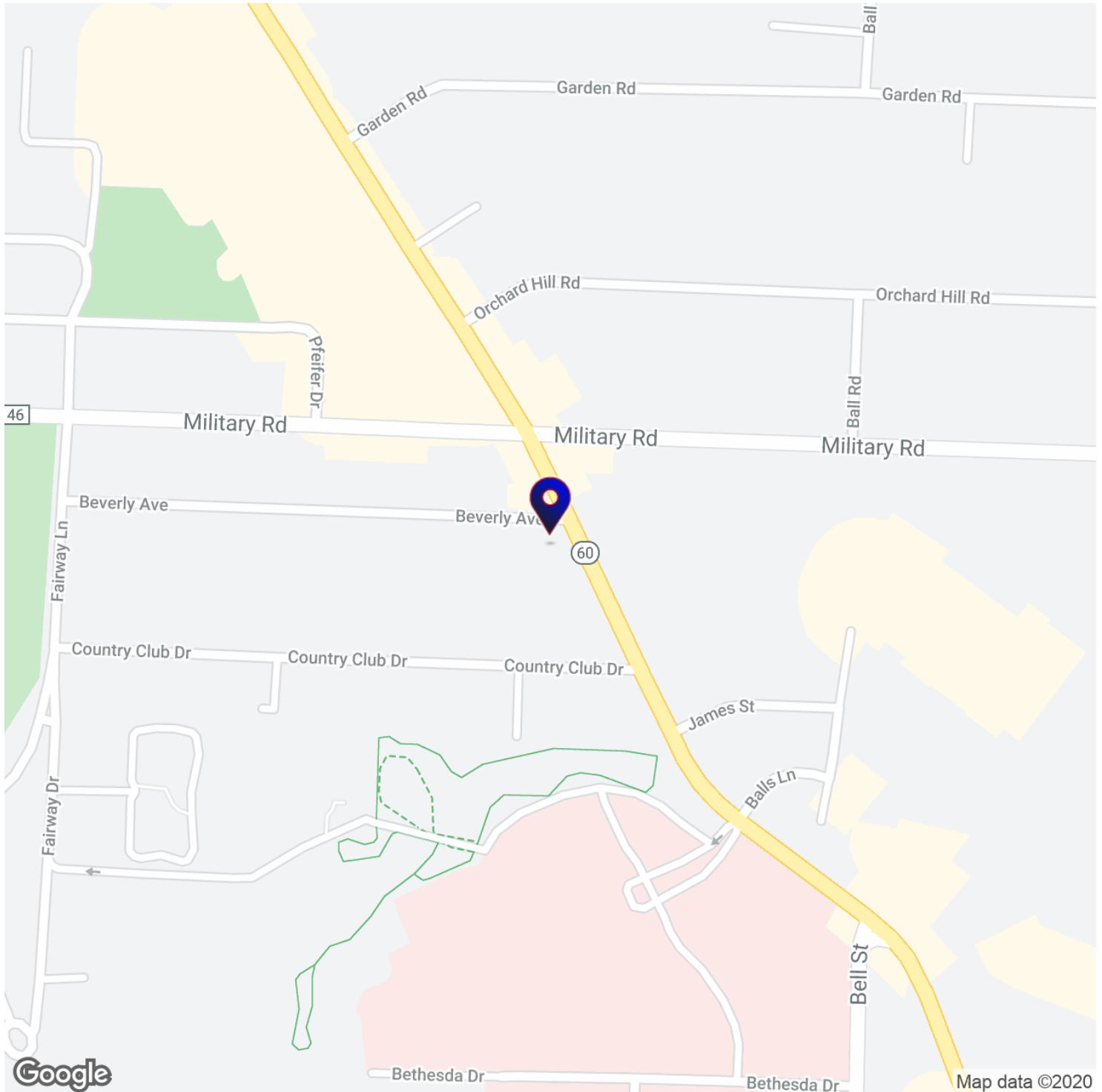
TOILET ROOM #5
TOILET ROOM #4
HOLLY'S OFFICE
EXAM #5
EXAM #4
EXAM #3
EXAM #2
OFFICE/STORAGE 108
SHELVES BY OWNER
CONFERENCE ROOM
CLOSET
ACCENT COLOR W-4
CORRIDOR 106
CASTING ROOM 110
TOILET ROOM #3
JANITOR CLOSET
ACCENT COLOR W-4
STAFF LOUNGE 109
RECEPTION
CORRIDOR 106
P.A.
EXAM #1
I.T. ROOM 107
TOILET ROOM #2
TOILET ROOM #1
NEW 4'-6" X T-0" OPENING
CORRIDOR 106
10'-9 1/2"
5'-2 1/2"
9'-8 1/2"
FRAME MALL FOR FUTURE 4'-0" X 6'-8" DOOR
ACCENT COLOR W-4
17'-4 1/2"
X-RAY 108
PODIUM COUNTER
11'-6"
CHECK-IN 105
4'-0"
WAITING AREA 104
COFFEE BAR
ACCENT WALL W-3
FUTURE X-RAY 101
MECHANICAL ROOM
I.T. ROOM
STAFF TOILET ROOM
CORRIDOR
OFFICE
BREAK ROOM
CORRIDOR 106
CLOSET
5'-7"
5'-8 3/4"
9'-3"
12'-10 1/4"
5'-10 1/4"
9'-5"
12'-7 1/4"
15'-10 1/4"
15'-3 1/4"
15'-10 1/4"
9'-5"
FUTURE TENANT

FRAME MALL FOR FUTURE 2'-0" X 2'-0" VIEW WINDOW, SEE SHEET A-2.
IN FILL EXISTING WINDOW IN PLYWOOD, PAINTED BLACK.

NOTE: $1/8" = 1'-0"$

1. REFERENCE FINISH FLOOR = 100'-0"
2. ALL INTERIOR PARTITION WALLS SHOWN AS AND ARE DIMENSIONED TO CENTER LINE WALLS ARE $1/8" \times 3 \times 3/8 \times 20$ GA. STUDS @ $16" \text{ C/C}$ UNLESS NOTED OTHERWISE, SEE (A-1).
3. XXXX = EXISTING 1 HR. FIRE RATED WALL
4. XXXX = EXISTING MASONRY WALL
5. ALL DOORS & WINDOWS NOT MARKED ARE EXISTING & TO REMAIN AS IS.
6. ALL ROOM NAMES WITHOUT NUMBERS ARE EXISTING & TO REMAIN AS IS.

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