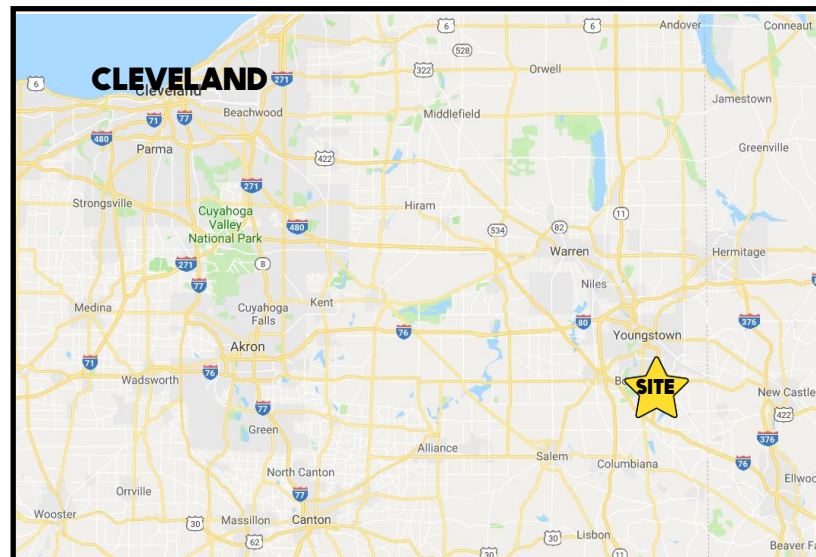


## LOCATION

8170 South Ave, Boardman, OH 44512



## TRAFFIC

South Ave = 14,626 VPD

## HIGHLIGHTS

- Professional office on South Ave near I-680
- Suite 7 is move-in ready, 5-6 are ready to be built out to your specs; LL will provide Allowance or abated rent
- Close to Mercy Health and Surgical Center
- Signage on South Ave

\*Property is owned by listing agent

## CONTACT

**DON THOMAS**

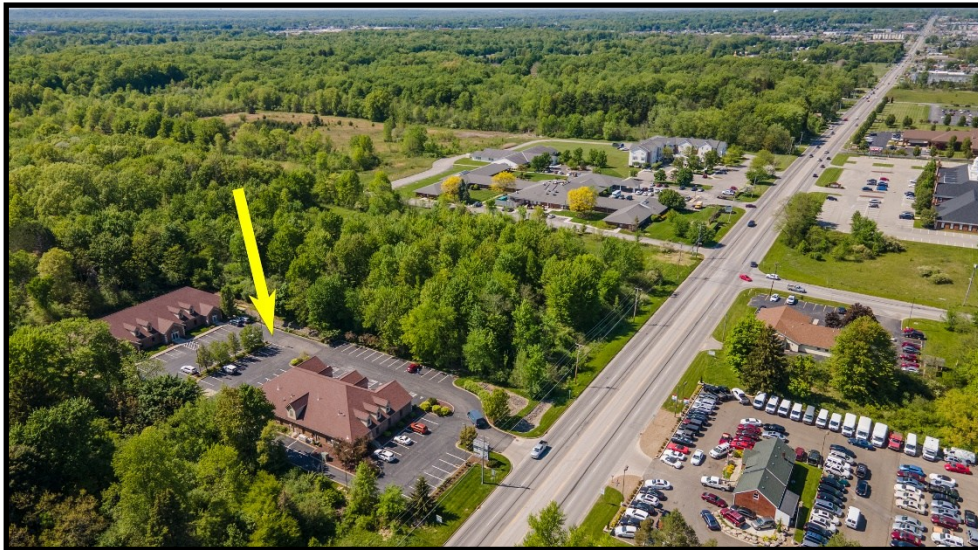
501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH

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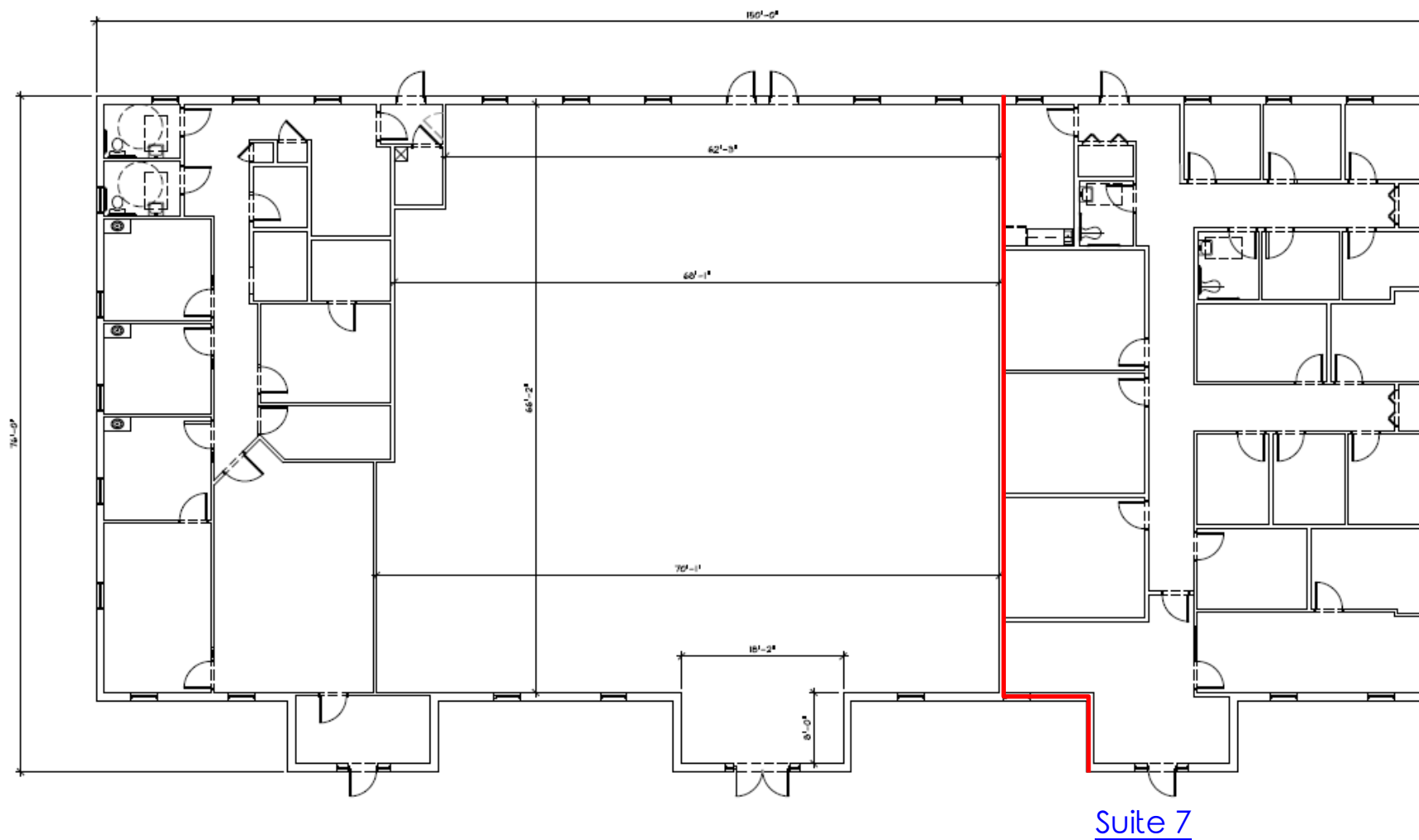


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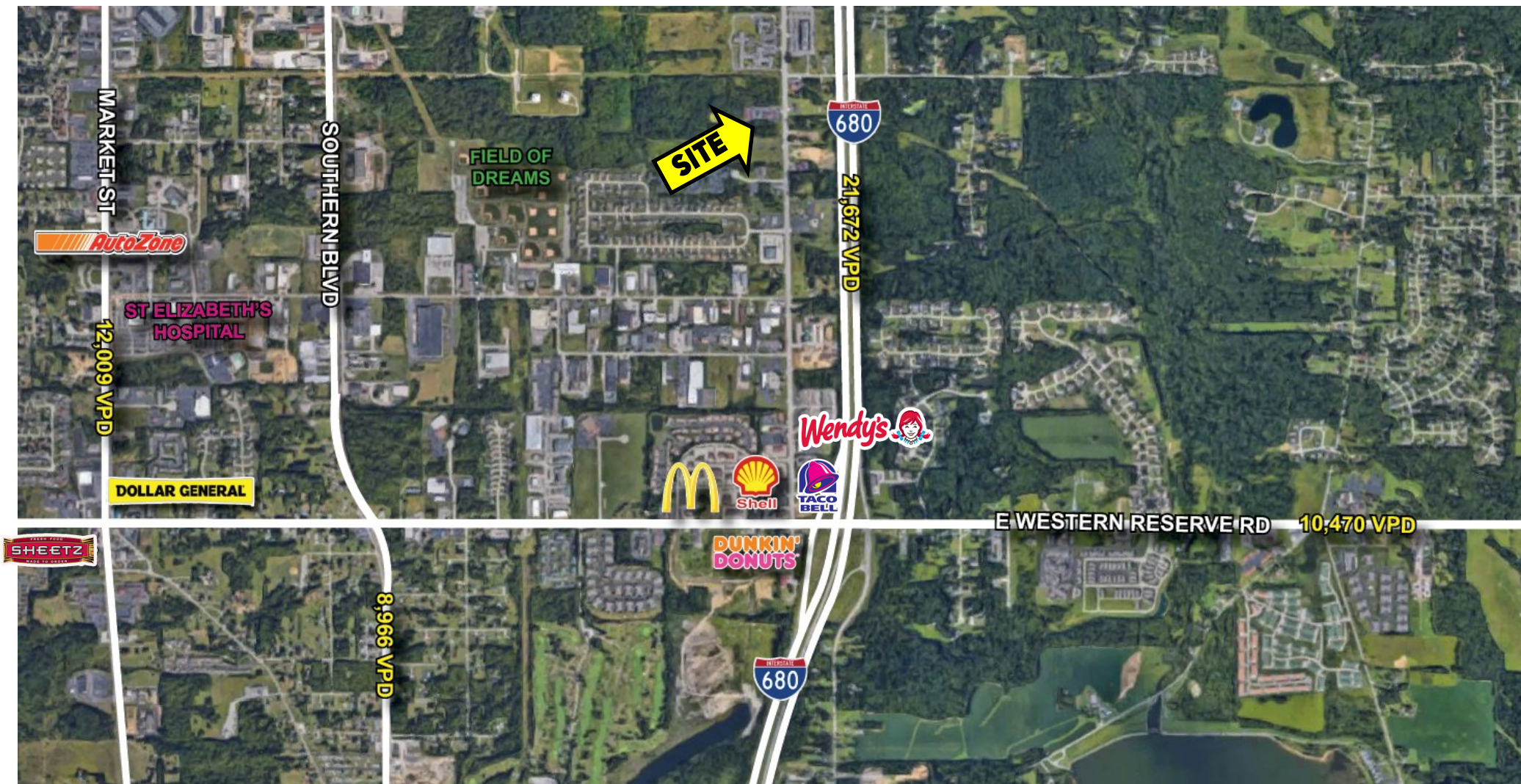
Building 2



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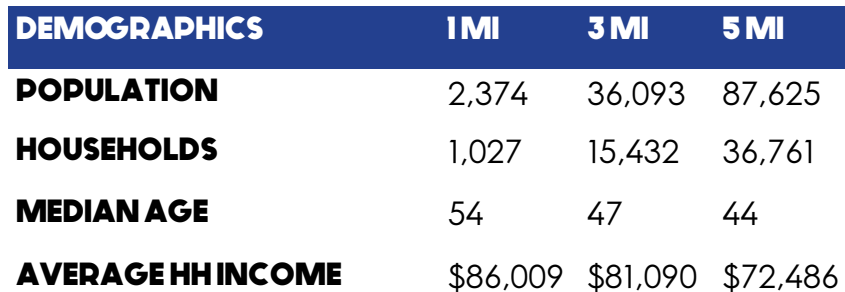


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<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Office + Medical Office
<b>UTILITIES</b>	Separately metered
<b>AVAILABLE</b>	Building 2 Suite 5: 2,800 SF Suite 6: 1,800 SF Suite 7: 3,100 SF
<b>YEAR BUILT</b>	2006
<b>RENT</b>	\$16.00/SF NNN
<b>EXTRA CHARGES</b>	\$4.19 / SF + utilities

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