



**CENTER STREET BUILDING**  
**163 East Center Street**  
**Marion, OH 43302**

**OFFICE BUILDING PROFILE**

**DESCRIPTION:** Signature historic building with large windows, exposed brick walls and original tin ceilings all recently restored. All new HVAC, electrical and plumbing. Located on the corner of Center and State Street with excellent visibility, accessibility and traffic counts. First floor is 10,000 sq. ft. with twelve individual offices and 5,000 sq. ft. of assembly use rated space renovated this year. Second and third floors each have 5,000 sq. ft. Will renovate to meet tenant needs.



**TOTAL SQ. FT.** 21,000

**YEAR BUILT:** 1900  
Excellent condition

**NUMBER OF FLOORS:** 3

**MULTI-TENANT:** Yes

**ZONING:** Commercial/Office

**ELECTRIC:** Ohio Edison

**Location:** On site

**GAS:** Columbia Gas of Ohio

**WATER:** Aqua Water of Ohio

**SANITARY SEWER:** City of  
Marion

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**TAXES: Real (Eff. Rate – 2013)**

\$47.58/1000@35% Evaluation

**TRANSPORATION:**

**Highways:** US 23, SR 203, SR 4,  
SR 739

**Interstate:** I-71, I-75

**Airports:** Port Columbus  
International (45 mi.),  
Marion Municipal

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