

Build-to-Suit Office Space for Lease

113 E HERRICK AVENUE, WELLINGTON, OH 44090



Overview

This 2,000+ SF second story open floor is ready to be built to suit — whether you need offices, a studio, or a creative space. Excellent natural light from large south windows, high ceilings, and a clean footprint give you room to design it your way. Total renovation into a first class space with all new finishes in a historic building. Located right in vibrant downtown Wellington, you're steps from coffee shops, restaurants, and the town square — with street and rear parking access for employees and visitors.

Call or text Cole Kroneker to set up a private tour.

Highlights

- Benefit from a strong local economy and proximity to surrounding shops, restaurants, and the town square.
- Ideal for professional, creative, or service users - think office, studio, appointments, consulting, and more.
- 113 E Herrick offers over 2,000 SF of open floor ready to be build-to-suit in a prime downtown location.

Property Details



Lease Rate
\$12.00 SF/YR
(Modified Gross)



Space Available
2,000 SF



Building Size
2,024 SF

Rev: May 14, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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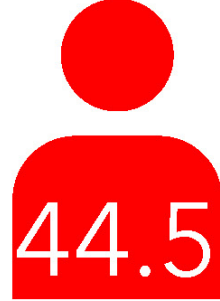
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DEMOGRAPHICS



6,380

Population



Median Age



Average
Household Size



\$75,432

Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Ctland St	7,424	0.0
N Main St	8,260	0.0
PkPl	10,111	0.1
Forest St	7,090	0.1
Kelly St	6,774	0.2

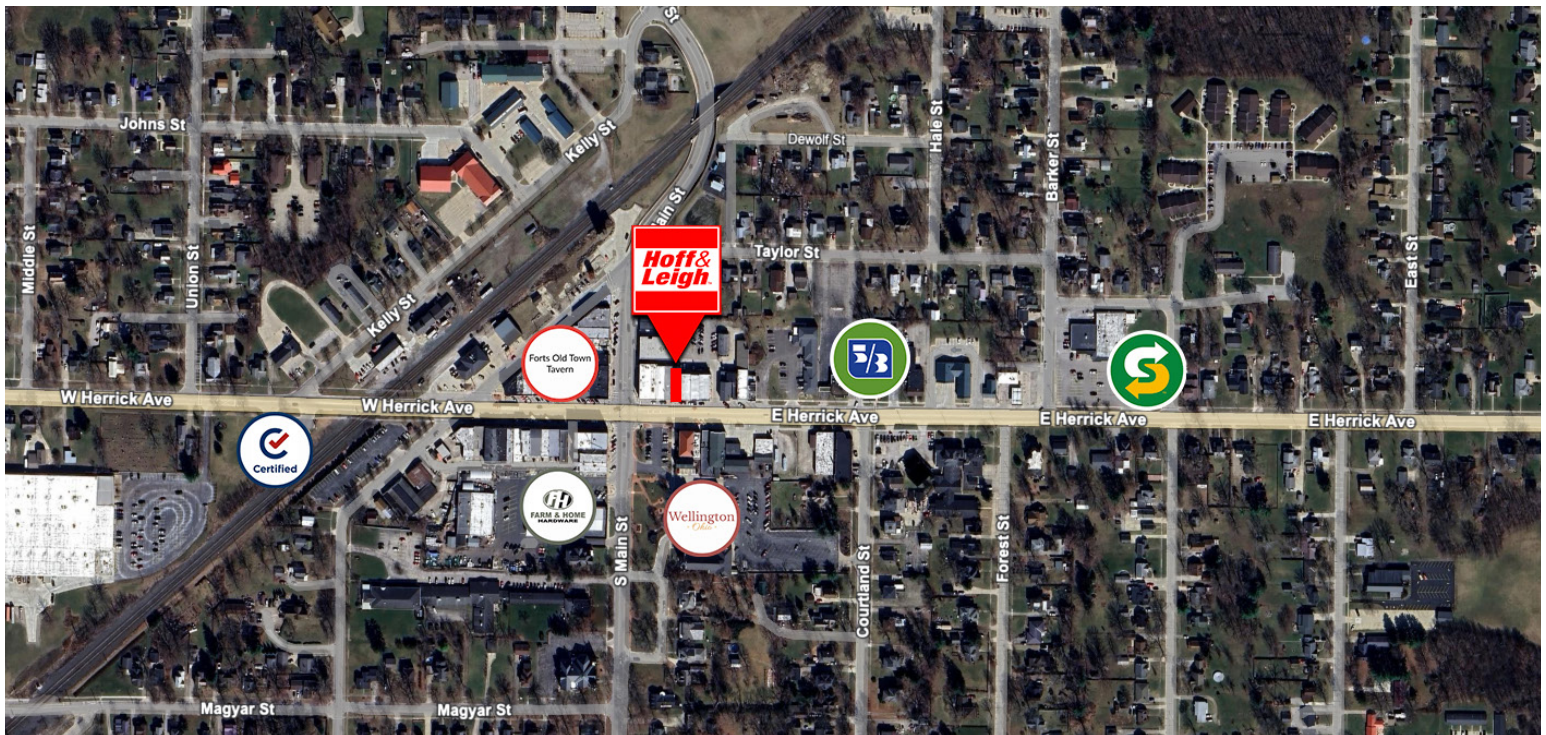


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