



Office Space for Lease

700 E Dresden

East Liverpool, OH 43920

New Rate:
\$6.00/SF NNN
Incentives Available

Corey Taber
Vice President
+1 614 581 7419
corey.taber@colliers.com



Property Overview

This versatile **16,500 SF** former USPS facility offers a prime commercial opportunity in the heart of East Liverpool. The property is strategically positioned in a **resurgent downtown** location just off the main thoroughfare – only minutes from **State Route 7 and US Route 30** for easy highway access. It's also less than half a mile from **East Liverpool City Hospital** and about one hour from **Pittsburgh** (under two hours from **Cleveland**), ensuring convenient regional connectivity. With an expansive single-story layout and ample parking, the building can accommodate a wide range of uses – from a large medical or office operation to creative redevelopments. **Flexible lease terms** are available, including tenant improvement allowances to customize the space, making this an ideal location for regional or national tenants looking to establish a presence in the tri-state area.

- Lease Rate: \$6.00/SF NNN
- Prominent market positioning, convenient to downtown, East Liverpool City Hospital, and shopping centers
- Immediate highway access for regional connectivity
- Expansive layout
- Flexible lease terms available to accommodate a range of uses

Incentives:



Private parking & loading dock



Flexible lease terms & tenant improvement allowances available



Centralized location to Tri-State region



Property Details

Lot Size

~36,200 SF

Building Size

16,500 SF

Ceiling Height

14'-0" Clear

Parking Spaces

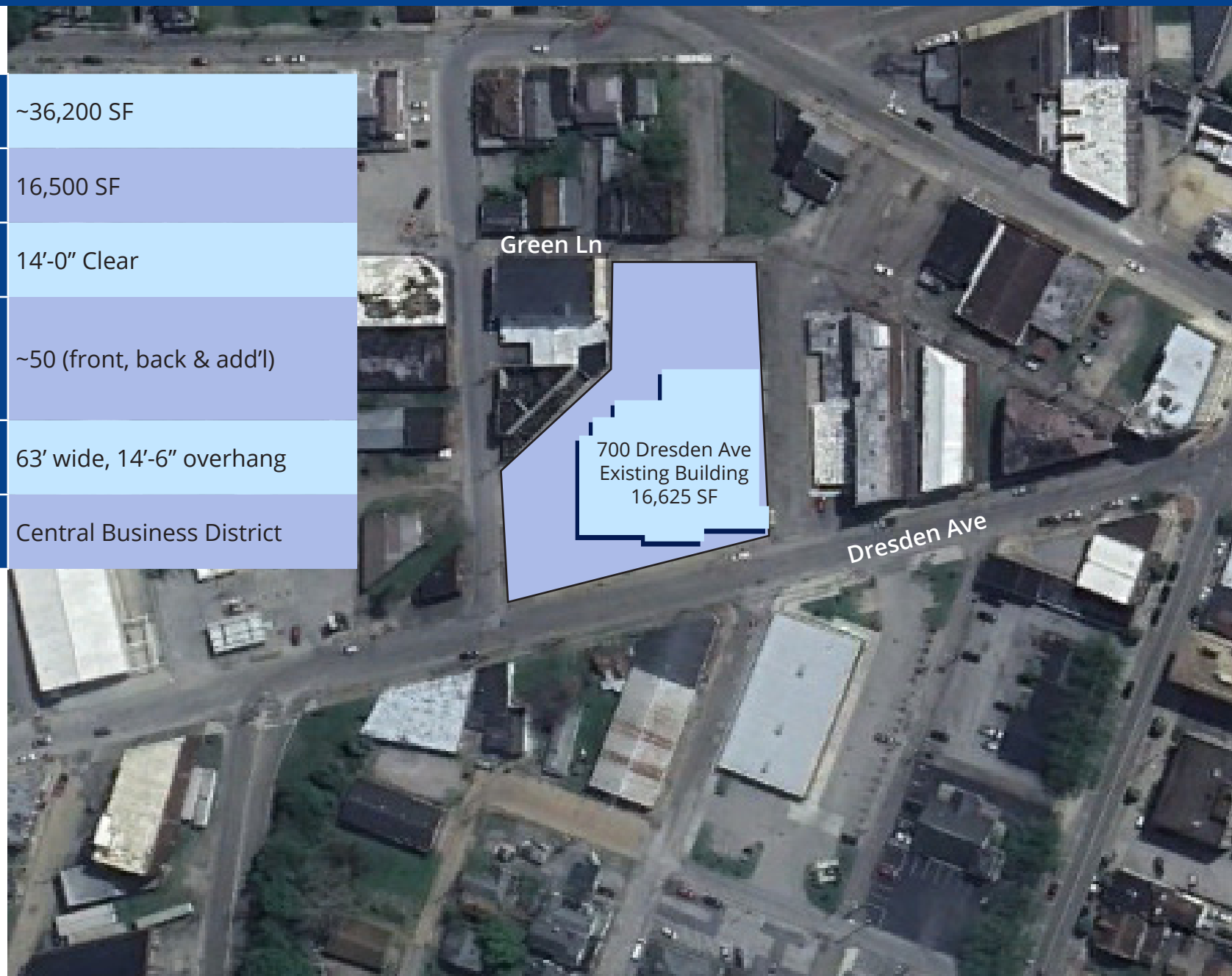
~50 (front, back & add'l)

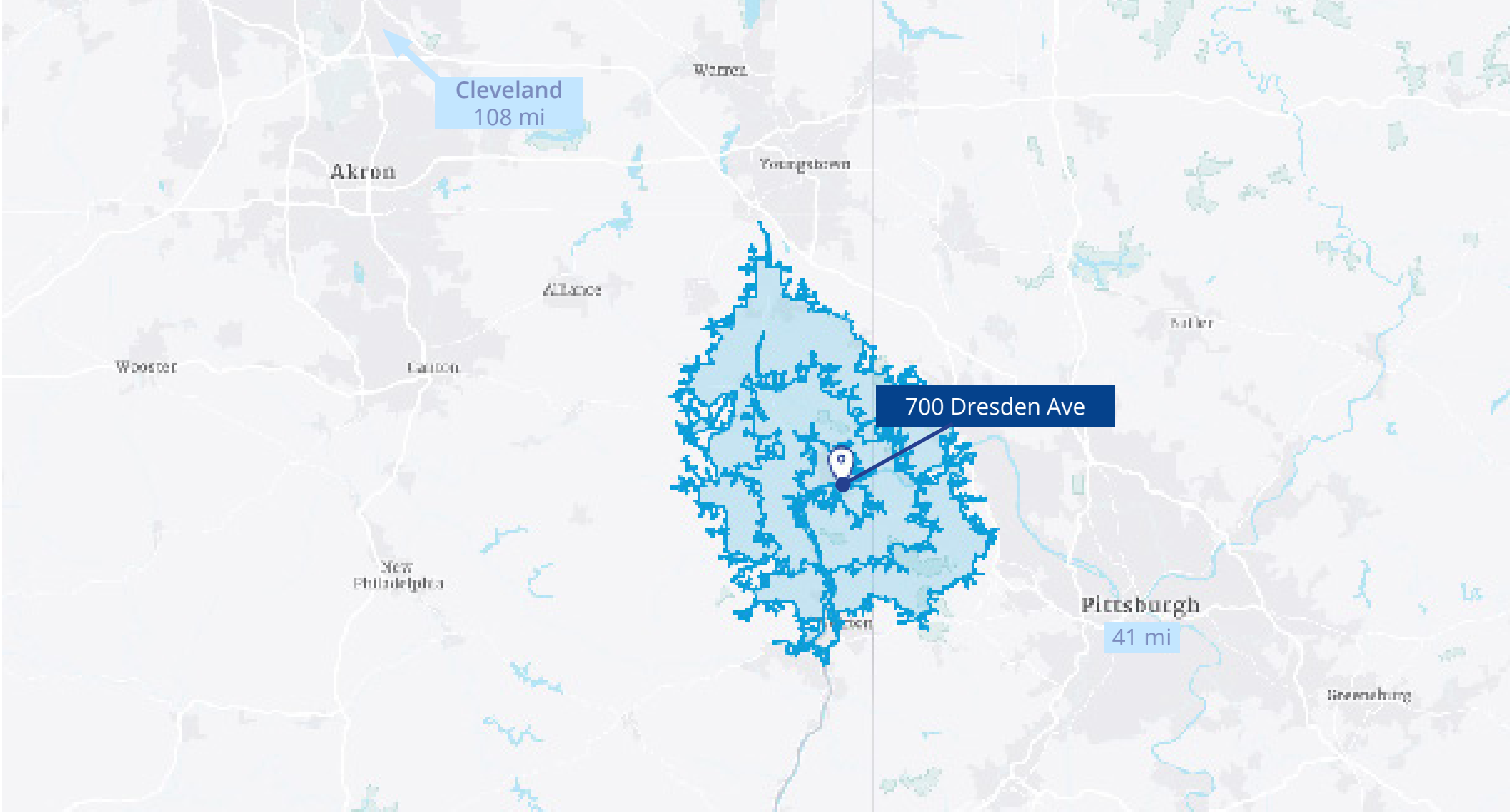
Loading Dock

63' wide, 14'-6" overhang

Zoning

Central Business District





Region at a Glance

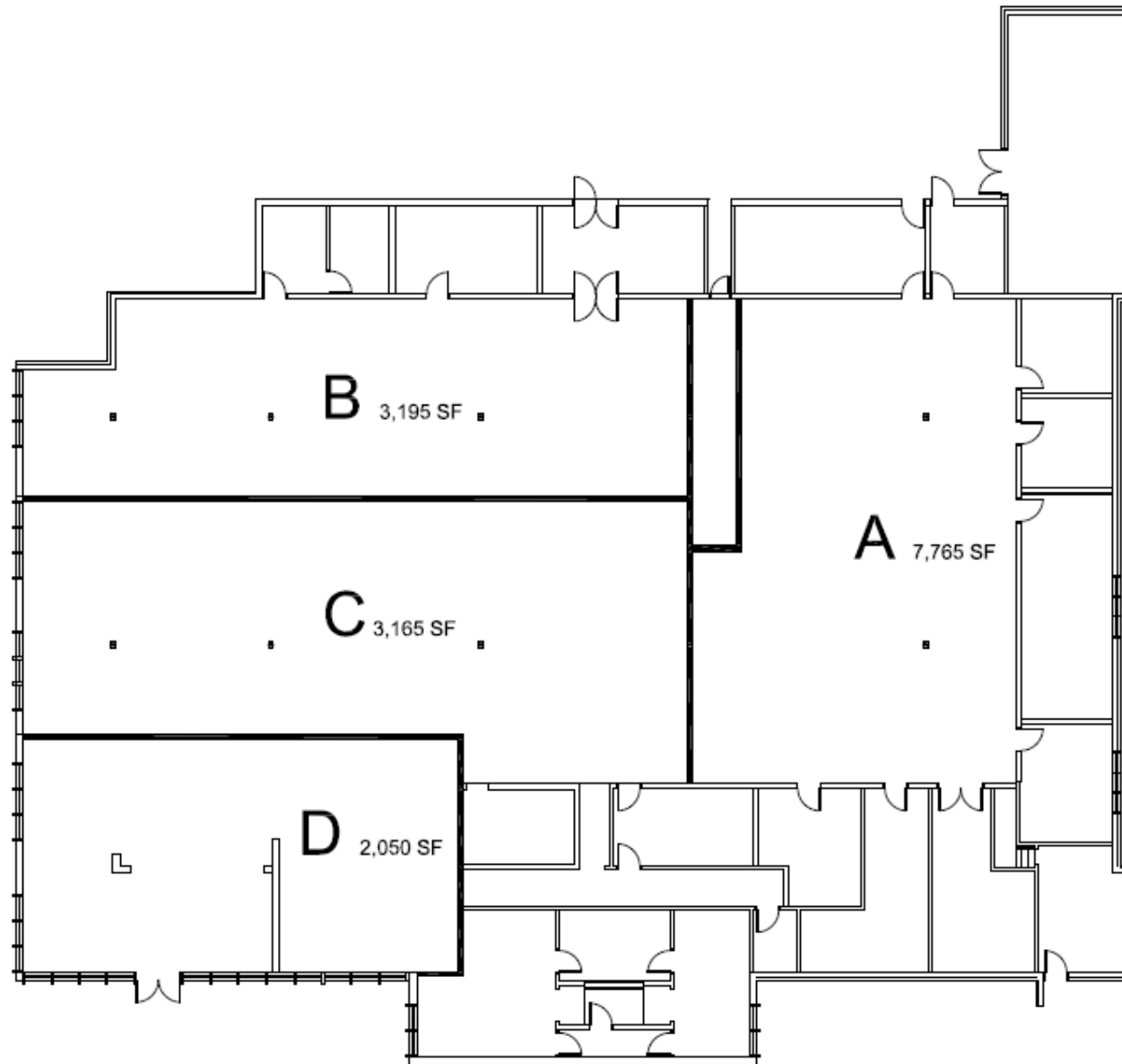
	Total Population	Total Employees	Total Businesses
10 Mins	24,537	8,977	814
20 Mins	53,973	17,767	1,614
30 Mins	117,769	39,331	3,587

700 Dresden Ave is centrally located in East Liverpool and just minutes from State Route 7 and US Route 30 for easy highway access.

- Less than half a mile from East Liverpool City Hospital
- Approximately one hour from Pittsburgh
- Less than two hours from Cleveland

Sample Floor Plan

16,500 Total SF





Cory Taber

Vice President

+1 614 581 7419

corey.taber@colliers.com

**Colliers
Greater Columbus Region**

Two Miranova Place, Suite 900

Columbus, OH 43215

colliers.com/columbus