



Property:

- Multi-tenant office building complex
- Single offices & office suites up to $\pm 3,000$ Sq. Ft.
- Completely renovated with suites overlooking Scioto River, bike and walking paths
- Large conference room available to all tenants plus a shared banquet hall that seats up to 75 guests
- Other individual suite sizes; ± 976 Sq. Ft., $\pm 1,400$ Sq. Ft., $\pm 1,282$ Sq. Ft., $\pm 2,313$ Sq. Ft.
- $\pm 2,017$ Sq. Ft. & $\pm 3,000$ Sq. Ft. 1st floor suites available



Location:

- Great location, access to I-670, SR-315, I-70 and I-270
- ± 4 miles to downtown Columbus
- Just west of the I-670 and US-33 interchange



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Property Specifications:

- $\pm 127,237$ Sq. Ft. office building
- Situated on ± 9.41 acres
- Class B building
- Completely renovated
- 4 parking spaces/1,000 Sq. Ft.
- Zoned C-3 and LC-4
- 2 floors with elevators
- Rent includes all utilities and janitorial

Rate:

- \$17.95/Sq. Ft. FSG for general office space from ± 976 Sq. Ft. - $\pm 3,000$ Sq. Ft.
- Individual office suites from \$200 - \$600 per month

General:

- Large conference room available to all Tenants plus a shared banquet hall that seats up to 75 guests

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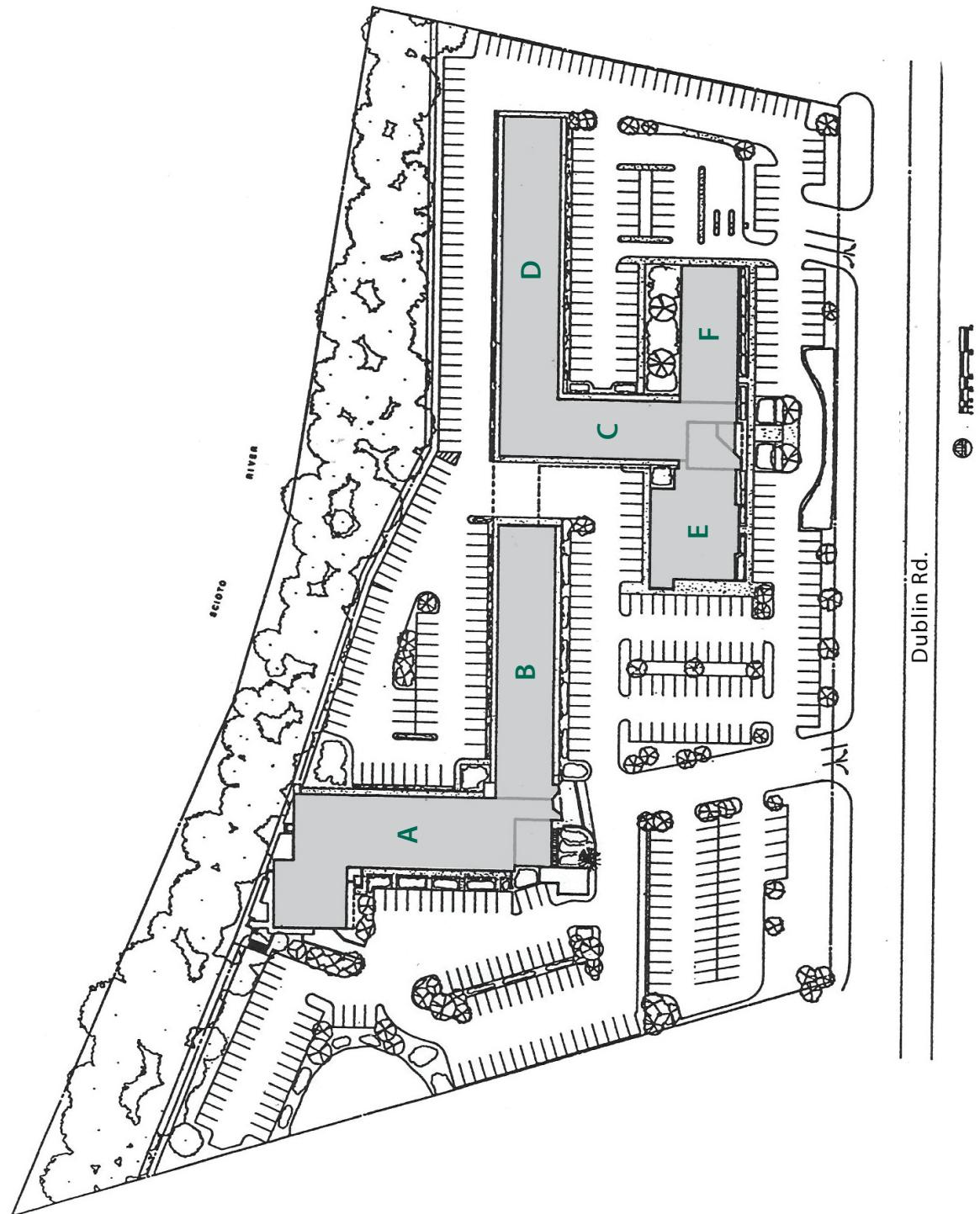
PHOTOGRAPHS



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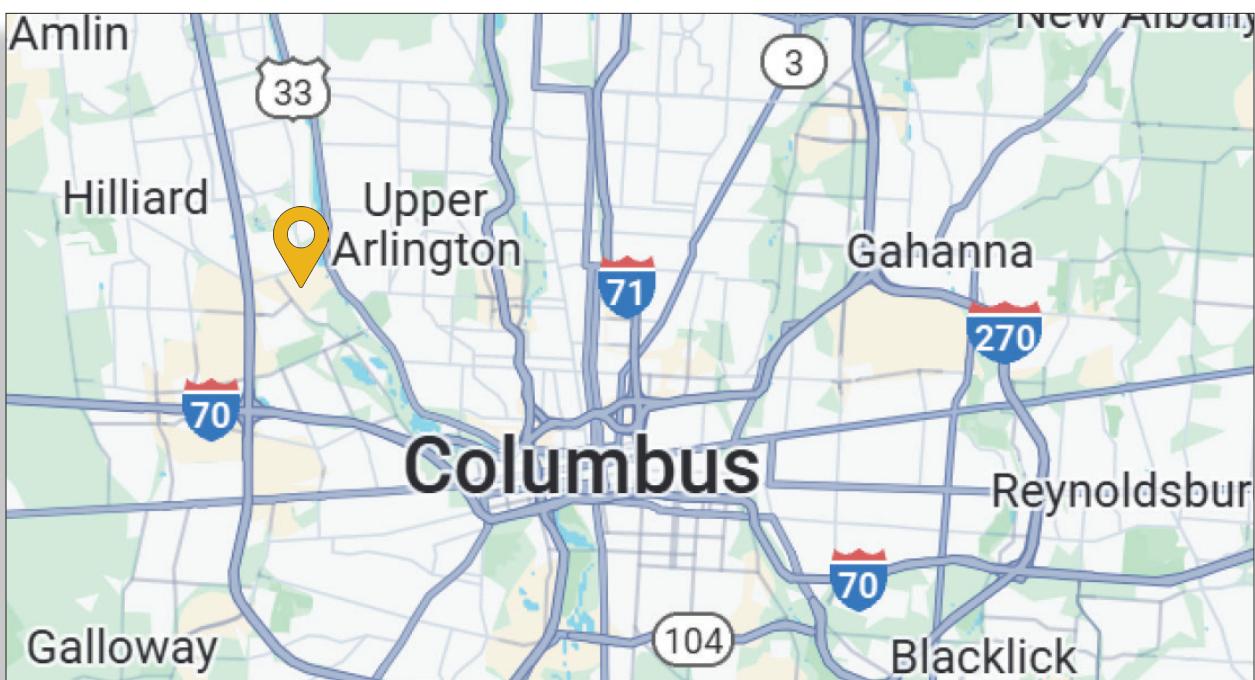
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