



**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;  $\pm 976$  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
- $\pm 4$  miles to downtown Columbus
- Just west of the I-670 and US-33 interchange



**Michael D. Grenert, SIOR**

T 614.799.2100 x203

C 614.348.3309

[mgrenert@rjboll.com](mailto:mgrenert@rjboll.com)

**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





**Property Specifications:**

- ±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. - ±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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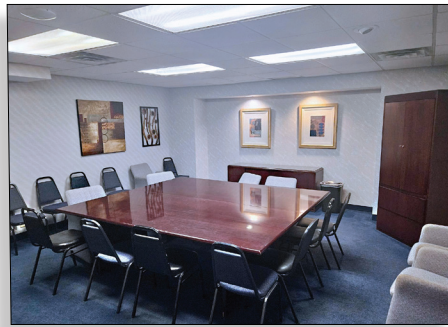
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**PHOTOGRAPHS**

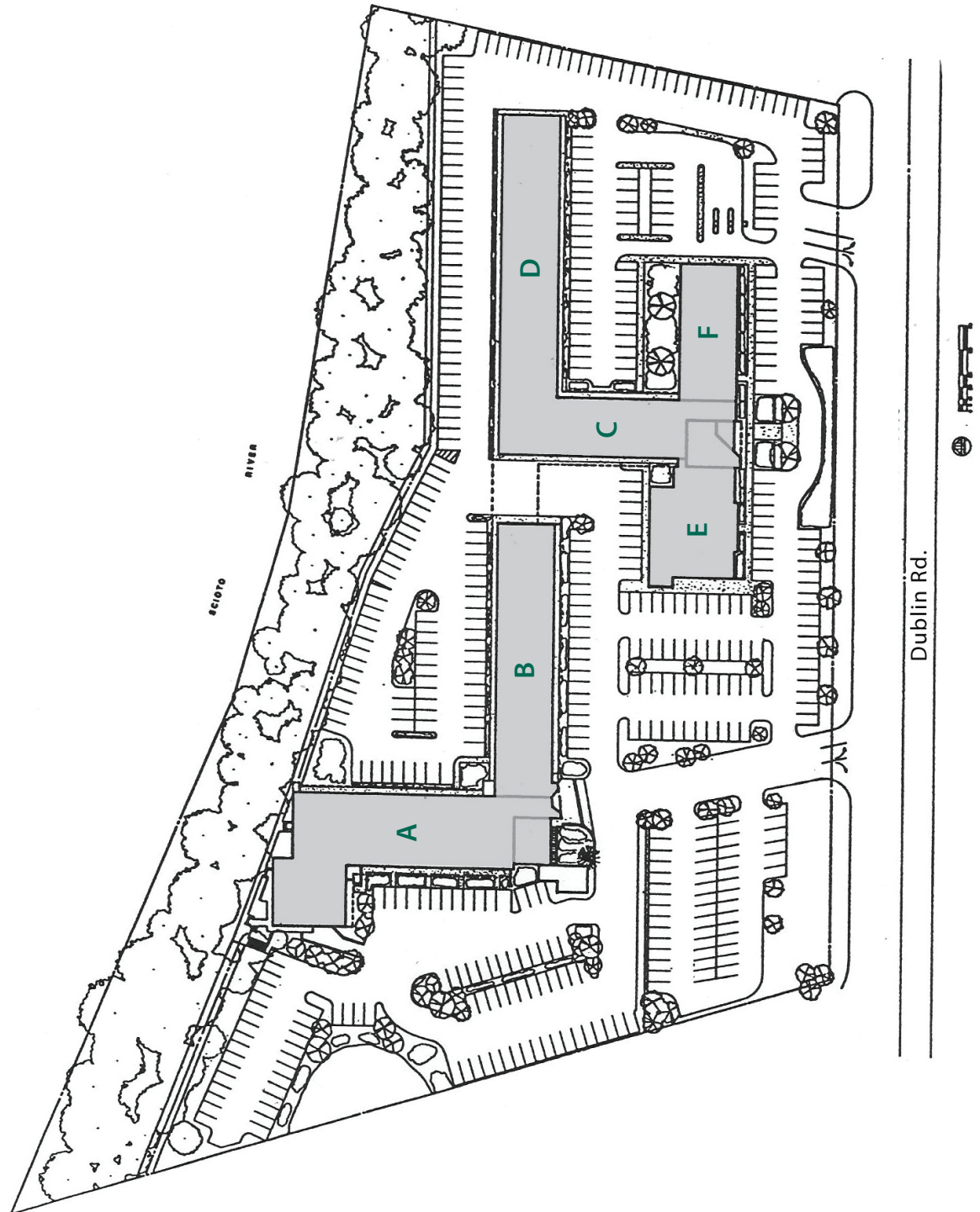


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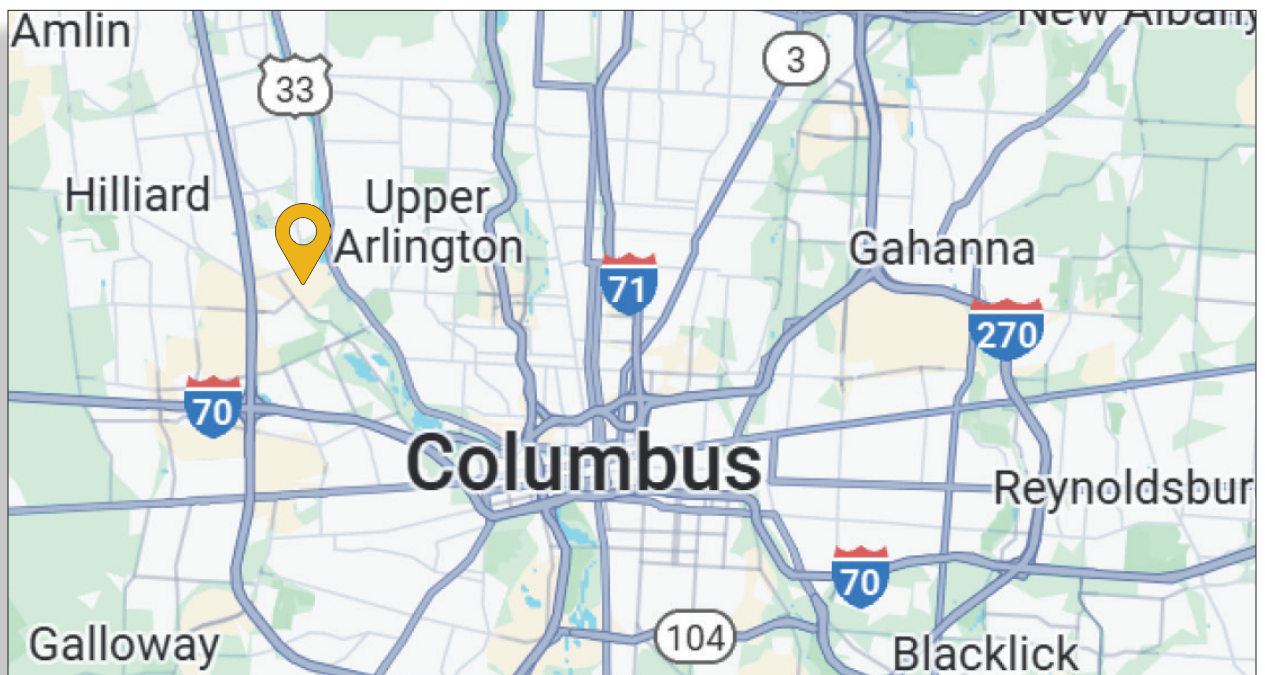


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