



OFFICE BUILDING FOR SALE

# 807 KINNEAR ROAD

COLUMBUS, OH 43212



A MEMBER OF CORFAC INTERNATIONAL



## EXCLUSIVELY PRESENTED BY

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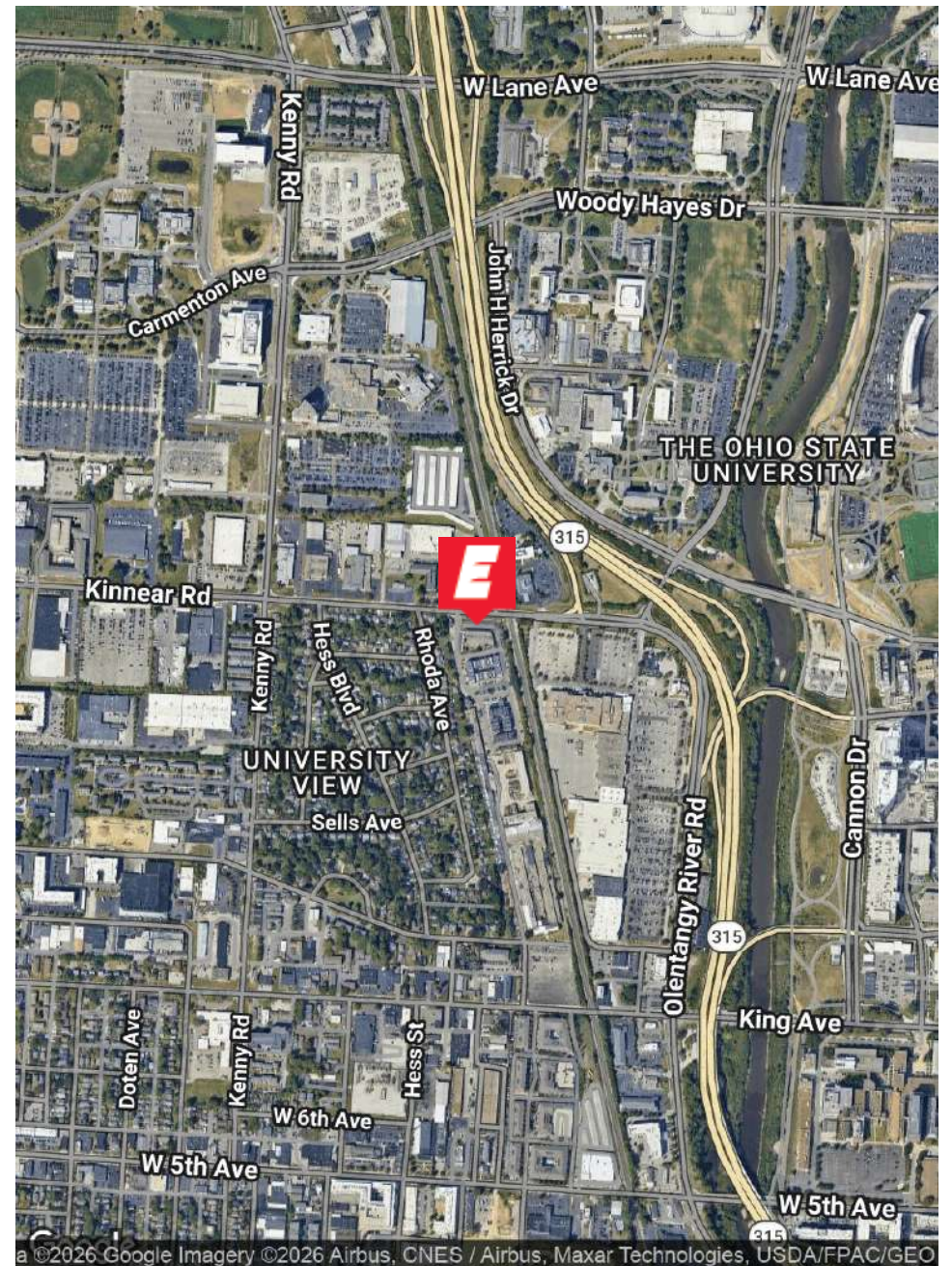


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# EXECUTIVE SUMMARY

Elford Realty is proud to present a rare opportunity to acquire a highly visible ±29,000 SF office building in the Upper Arlington/Grandview/OSU corridor. Situated in one of Central Ohio's most desirable and centrally located submarkets, the property offers excellent visibility and signage along Kinnear Road, an attractive two-story design with a large glass atrium, 93 parking spaces, and a new roof. Short-term lease structures provide flexibility for an owner-occupant to immediately occupy the asset, grow into the building over time, or retain existing tenancy, while the property's highest and best use supports both office and medical users. With limited availability of 20,000+ SF owner-user opportunities in the submarket, this offering presents a unique chance to secure a larger-format asset near Lennox Town Center, Ohio State, West Campus, SR 315, I-670, and Downtown Columbus.

\*\*\*\*Rent roll, leases, and OPEX to be provided with signed NDA\*\*\*\*





**\$5,800,000**

ASKING PRICE

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**OFFICE**

PROPERTY TYPE

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**29,000**

TOTAL SF AVAILABLE

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**1.189**

TOTAL ACREAGE

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**1996**

YEAR BUILT

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**93 (3.2/1000)**

PARKING

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**FINANCIALS**

*\*PROVIDED WITH SIGNED NDA\**

# PROPERTY PHOTOS



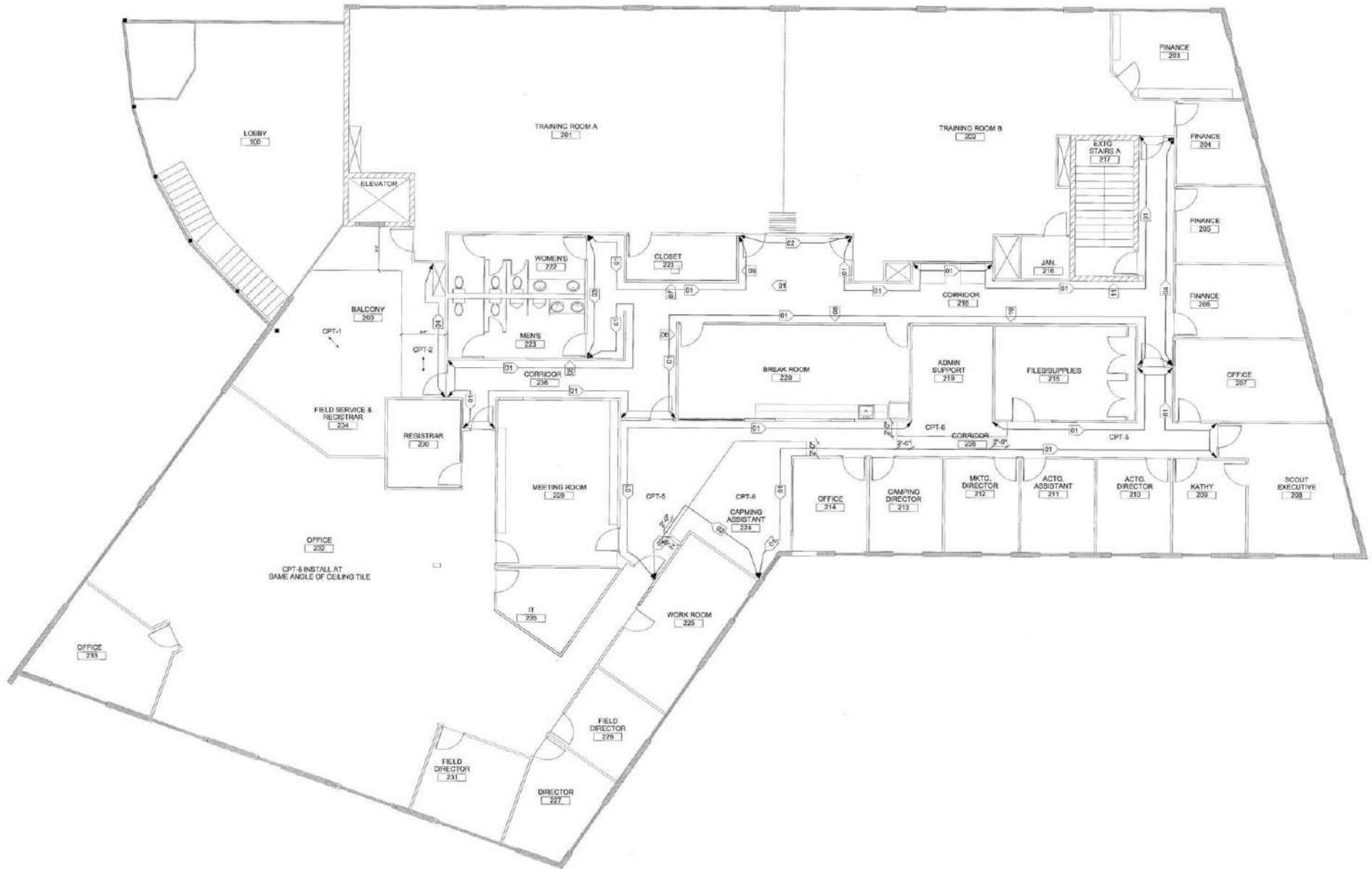
# PROPERTY PHOTOS



# FLOORPLAN - FIRST FLOOR



# FLOORPLAN - SECOND FLOOR



# MARKET OVERVIEW MAP



# NEARBY INNOVATION & GROWTH DRIVERS



THE OHIO STATE UNIVERSITY  
INNOVATION DISTRICT

# CARMENTON

## OHIO STATE'S INNOVATION DISTRICT

Carmenton is a **350+ acre** mixed-use innovation district on Ohio State's West Campus. Designed to connect research, business, technology, housing, green space and amenities—creating a vibrant community where innovation thrives.



Located on West Campus just west of SR-315, south of Lane Avenue.



### BY THE NUMBERS



#### NEARLY \$900 MILLION

in public and private investment to date



#### 350+ ACRES

reimagined for innovation, research and growth



#### MIXED-USE DISTRICT

research, technology, business, housing, retail and entertainment



#### CONNECTED & SUSTAINABLE

green space, connector trails and walkable amenities designed for community



#### A COLLABORATIVE VISION

Carmenton is a partnership between:

- The Ohio State University
- City of Columbus
- JobsOhio

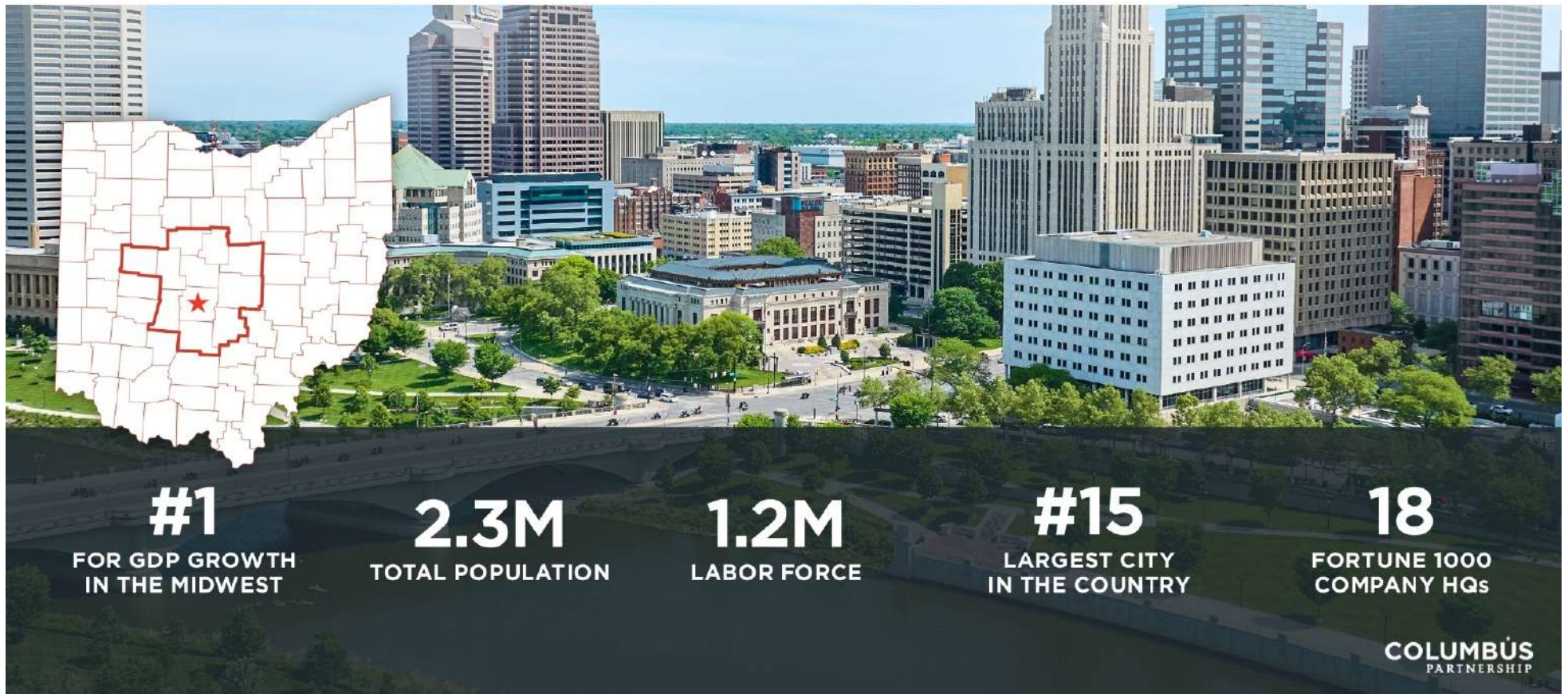
Together, we are building a world-class innovation ecosystem that attracts talent, drives economic growth and strengthens our region.



Carmenton is where ideas connect, businesses grow and discoveries change the world.  
**BE PART OF WHAT'S NEXT.**

## REGIONAL ECONOMIC OVERVIEW

# CENTRAL OHIO'S ECONOMIC PROFILE IS DIVERSIFIED, INNOVATIVE AND WELL-ANCHORED



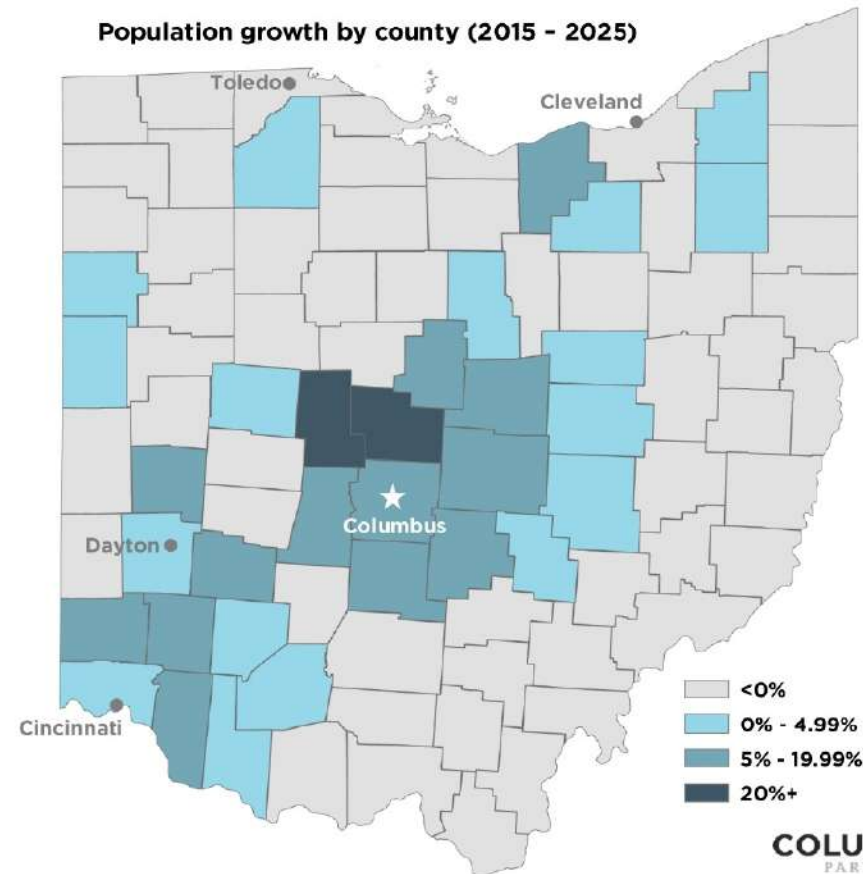
## COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority (96%) of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Seven of the top fastest growing counties are in the Columbus Region.

Rank	County	% Population Growth, 2015 - 2025
#1	Union	27.7%
#2	Delaware	22.0%
#3	Warren	12.0%
#4	Fairfield	11.2%
#5	Pickaway	9.6%
#6	Madison	9.5%
#7	Licking	7.6%
#8	Miami	6.9%
#9	Franklin	6.8%

Sources: U.S. Census Bureau, Population Estimates, 2015-2025.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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