



Property:

- ±2,453 Sq. Ft. available
- Second floor office space
- Ideal medical/office space
- Great view of wooded ravine with ample parking
- +/-63,000 average daily vehicle traffic (2023)

Location:

- Excellent north Columbus location
- Close proximity to a variety of restaurants, banks, and shopping
- ±1 mile to I-270 via N. High St./US-23

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Property Specifications:

- ±18,000 Sq. Ft., three-story, multi-tenant office condo building
- Situated on ±0.25 acres
- Well-maintained “Class B” building
- Built in 1990
- 3.8:1,000 car parking
- Zoned CPD: Commercial Planned District

Rate:

- \$12.95/Sq. Ft. NNN
- 2024 Estimated Operating Expenses; \$5.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

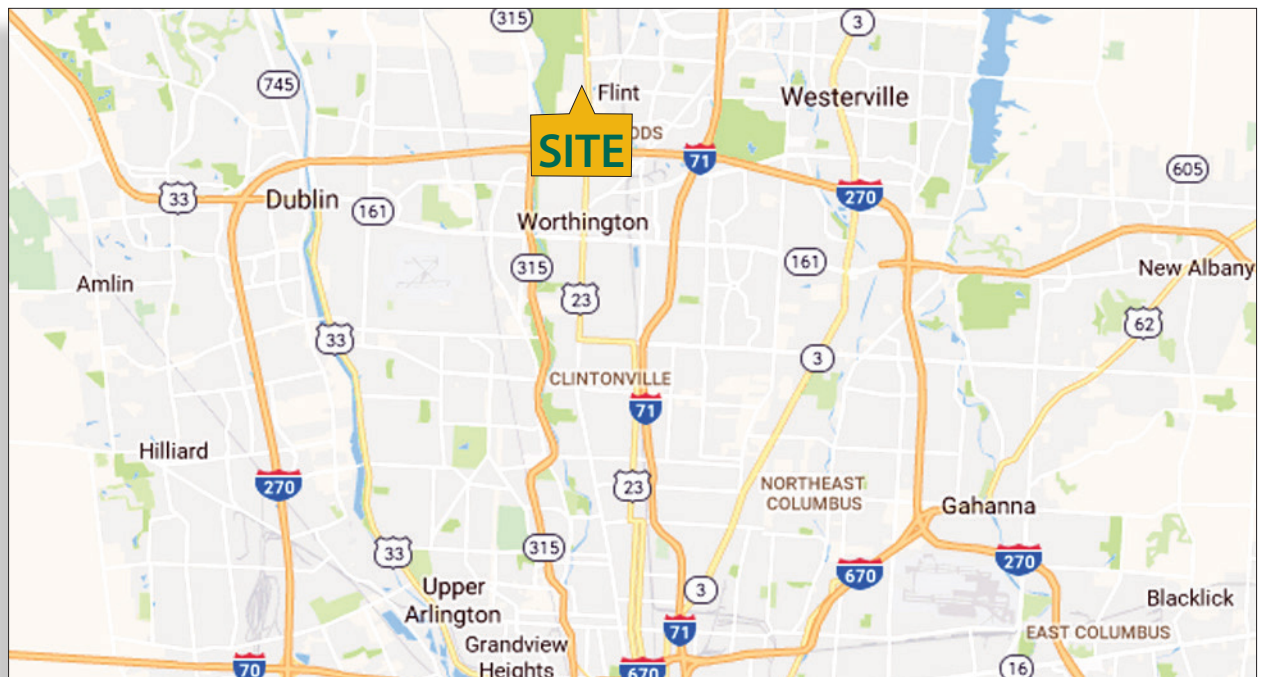
Available:

Unit	Size SF	Max Avail	Rate	Floor
220	2,453	2,453	\$12.95 NNN	2

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