



4171 Arlingate Plaza,  
Columbus, OH 43228

FLEX OFFICE/WAREHOUSE FOR SUBLEASE



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**Location Description**

Located in the highly desirable Arlingate business park on Columbus' west side, 4171 Arlingate Ln offers immediate access to I-270 and I-70, providing excellent regional connectivity. The property combines office and warehouse functionality within a professionally managed flex environment featuring abundant parking, convenient loading options, and proximity to major transportation routes, making it ideal for office, distribution, light industrial, or service-based operations.

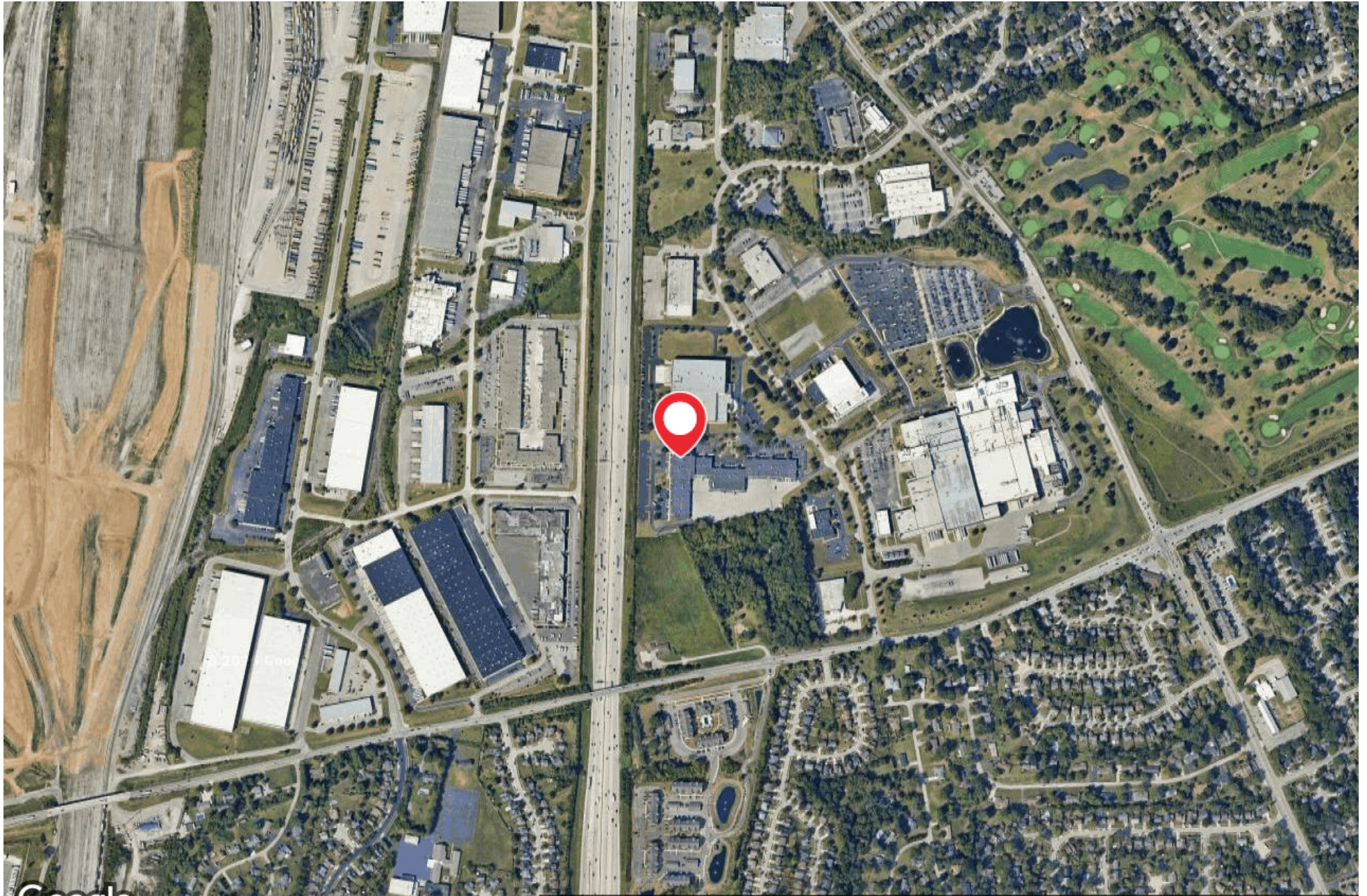
**Space Highlights**

- 60/40 office to warehouse ratio.
- **1 dock high door and 1 drive-in door**
- **16' warehouse clear height**
- Available **immediatley**
- **40 parking spaces**
- Private offices, break area, and training rooms housed within the office portion
- Wet sprinkler system

**Available Space**

Size	11,894 SF
Remaining Term	Feb. 28, 2029
Rate PSF	\$8.99 NNN
OPEX PSF	Est. \$4.00
Availability	Immediate

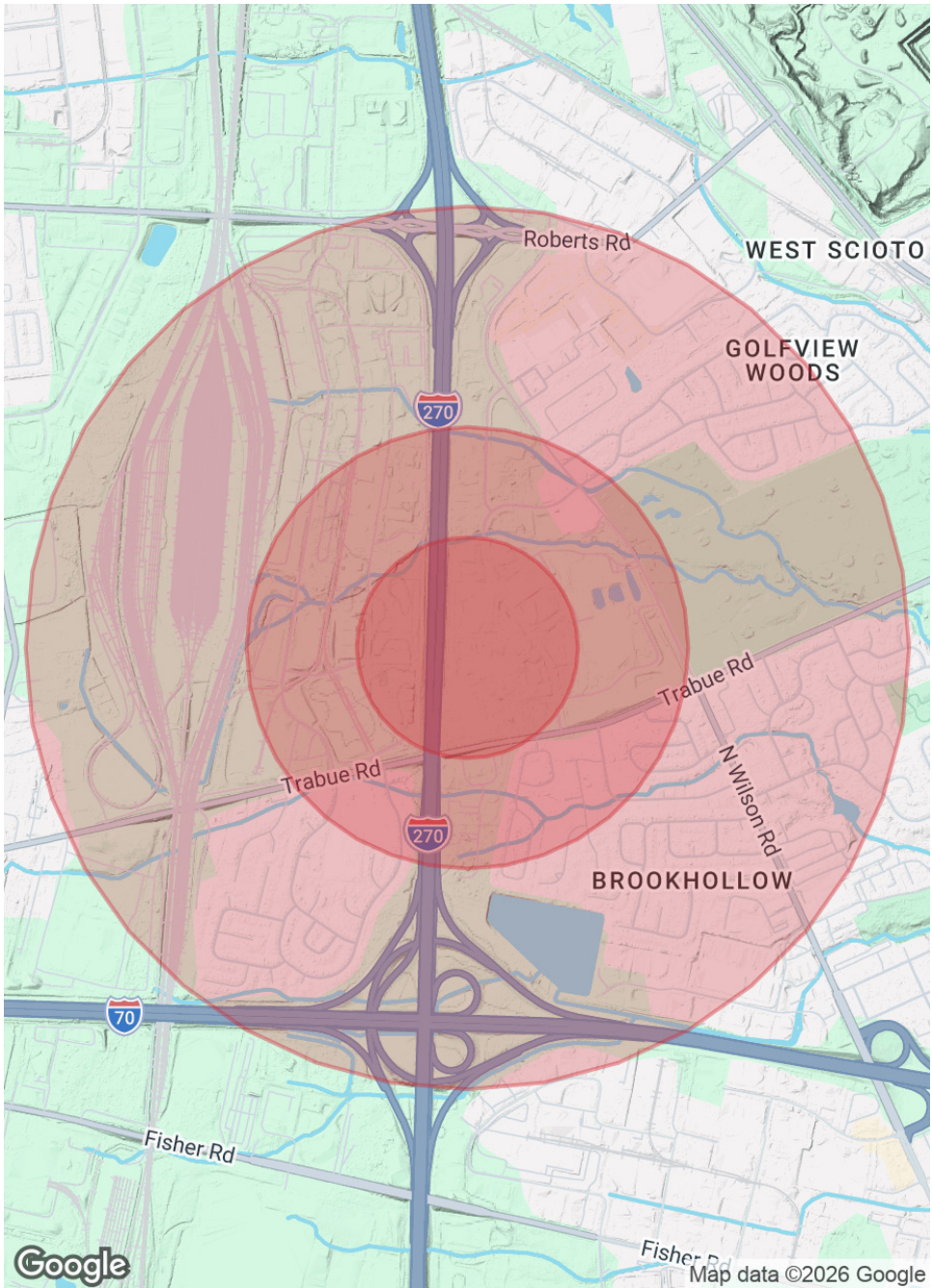




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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	240	1,162	5,291
Average Age	33.1	35.8	36.0
Average Age (Male)	33.2	35.3	35.0
Average Age (Female)	32.4	35.5	36.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	95	476	2,193
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$120,319	\$118,282	\$113,333
Average House Value	\$325,220	\$303,120	\$294,317



**Richard Conie**

Senior Associate

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### Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

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**Russell Joehlin**

Commercial Sales &amp; Leasing

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**Professional Background**

Russell Joehlin joined Alterra Real Estate Advisors in 2018 as a commercial property manager. Having excelled in managing a diverse portfolio—ranging from high-rise office towers to retail and flex properties—Russell offers a perspective that few agents can match.

He understands a property is more than a collection of leases; it is a complex operational ecosystem. This background in property management provides Russell with a unique vantage point on building ownership and operations. By navigating the nuances of building financials and operational standards daily, he is able to fully grasp the long-term implications of ownership costs and asset performance. This "ownership mindset" allows him to serve as a strategic advisor to his clients, ensuring that every negotiation and lease is rooted in real-world operational expertise.

Before joining Alterra, Russell worked for an Energy Consulting and Commercial Real Estate firm, as well as running operations at a landscaping company as production manager. He has worked on commercial buildings and with commercial building owners for over a decade, giving him a diverse and complete foundation for Commercial Sales & Leasing.

An essential part of Alterra since 2018, Russell leverages his extensive background in property operations to serve as a dedicated champion for his clients. His unique ability to bridge the gap between management and ownership has earned him the steadfast trust of building and business owners throughout the region.

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