

1080-1108 STEELWOOD RD.

COLUMBUS, OH 43212



PROPERTY DESCRIPTION

- Conveniently located off Kenny Rd. near Upper Arlington, Grandview Heights, and The Ohio State University
- Easy access to 315 and 670
- All spaces have dock doors with levelers and/or drive-in doors
- Ample parking including an overflow lot

OFFERING SUMMARY

Lease Rate:	\$10.25 - 10.75 SF/yr (NNN)
Available SF:	18,316 - 73,425 SF
Building Size:	100,000 SF

SPACES	LEASE RATE	SPACE SIZE
1108 Steelwood Rd. (Space A)	\$10.75 SF/yr	21,684 SF
1100 Steelwood Rd. (Space B)	\$10.75 SF/yr	18,316 SF
1080 Steelwood Rd. (Space C)	\$10.75 SF/yr	33,425 SF
Spaces A+B	\$10.75 SF/yr	40,000 SF
Spaces B+C	\$10.25 SF/yr	51,741 SF
Spaces A+B+C	\$10.50 SF/yr	73,425 SF

KELSEY WRIGHTSEL

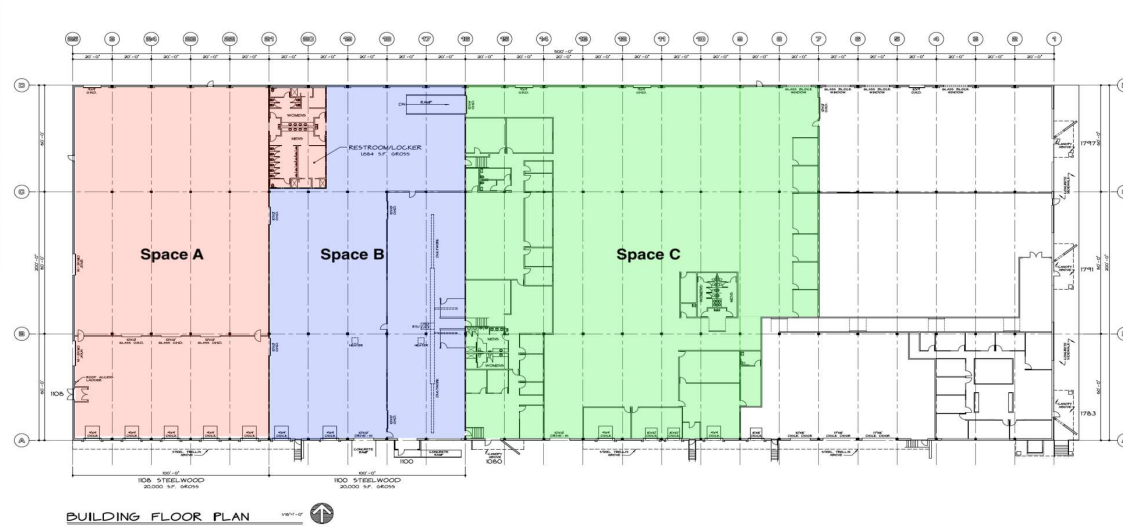
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1108 Steelwood Rd. (Space A)	Available	21,684 SF	NNN	\$10.75 SF/yr	- 5 dock doors (9'x9') with levelers - 2 drive in doors (12'x12' & 14'x14') - Large restrooms including lockers and showers
1100 Steelwood Rd. (Space B)	Available	18,316 SF	NNN	\$10.75 SF/yr	- 2 dock doors (9'x9') with levelers - 1 drive in door (10'x12') - 2 enclosed offices
1080 Steelwood Rd. (Space C)	Available	33,425 SF	NNN	\$10.75 SF/yr	- 1 drive in door (10'x12') - Several private offices - Newly remodeled kitchenette/common area - Opportunity to add 4 dock doors (two 9'x9' & two 8'x10')
Spaces A+B	Available	40,000 SF	NNN	\$10.75 SF/yr	-
Spaces B+C	Available	51,741 SF	NNN	\$10.25 SF/yr	-
Spaces A+B+C	Available	73,425 SF	NNN	\$10.50 SF/yr	-

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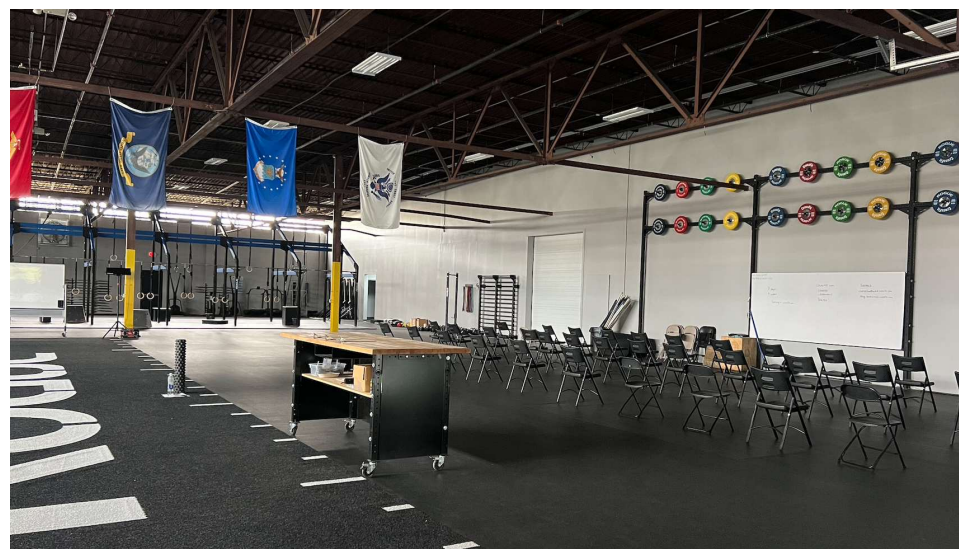
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VISION **1**
REAL ESTATE ADVISORS

1108 STEELWOOD RD. (SPACE A)

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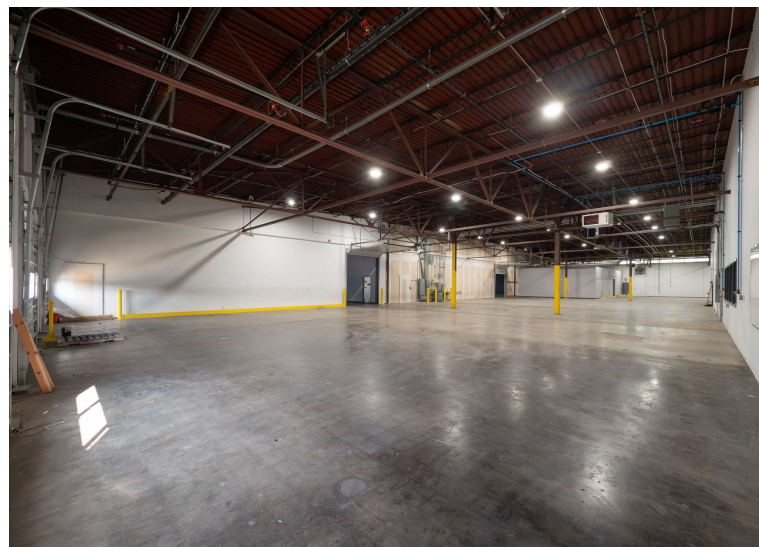
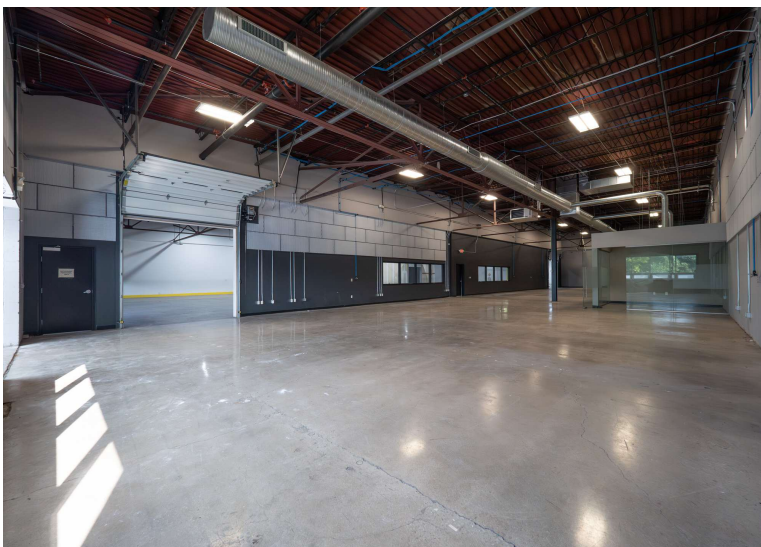
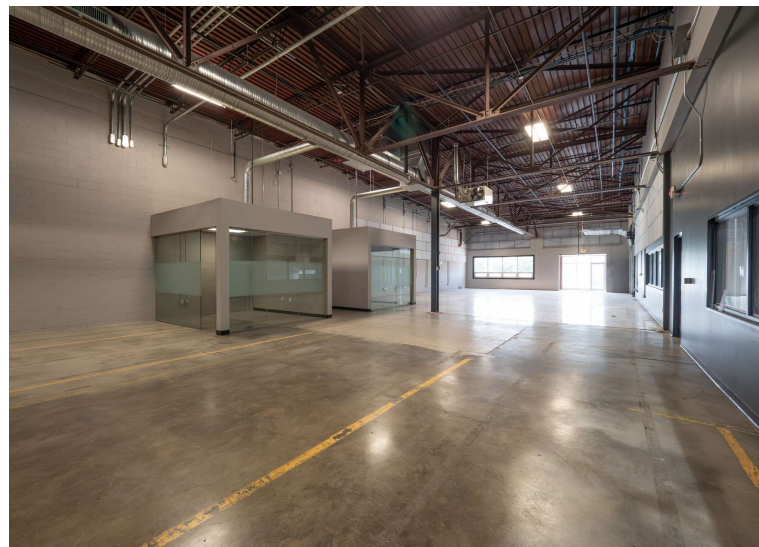
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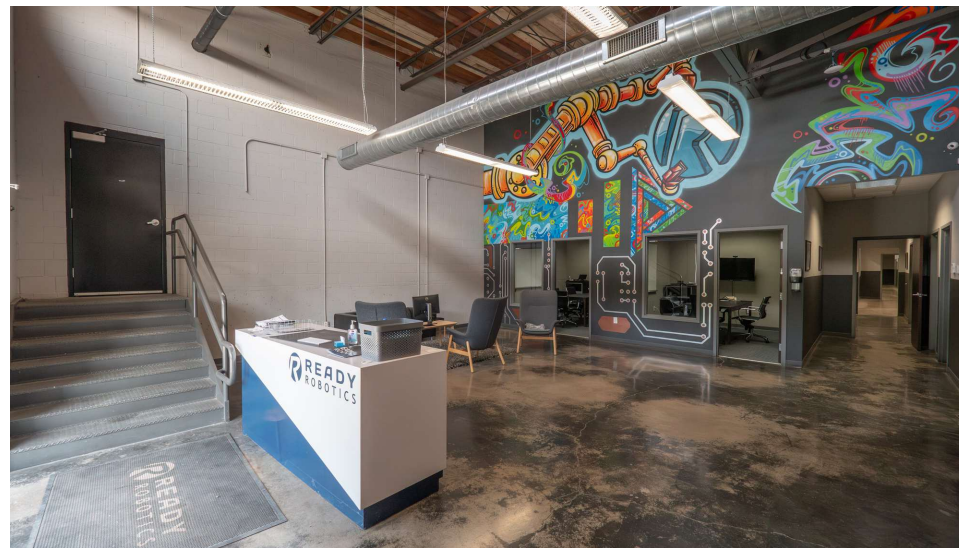
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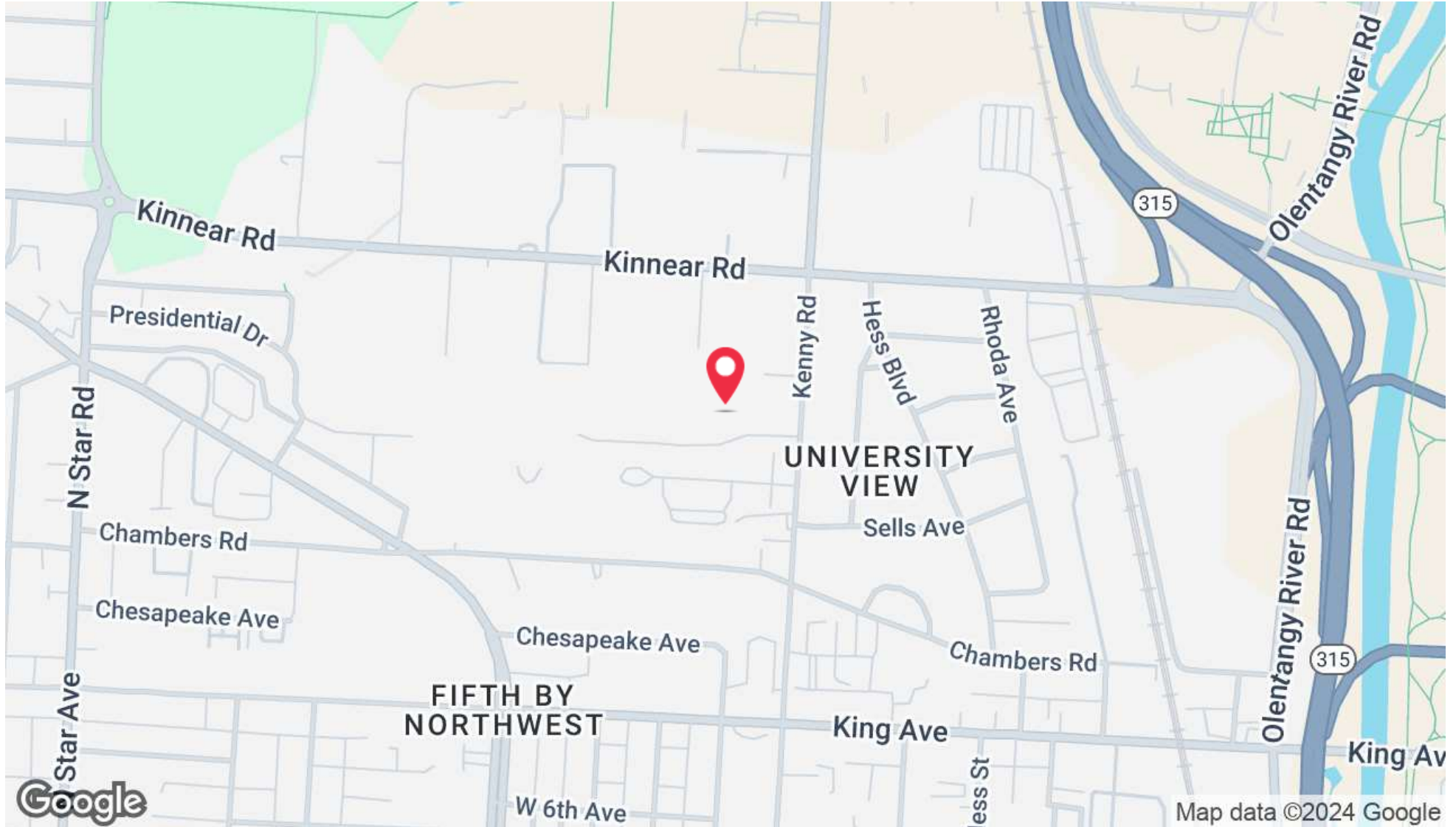
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