

FOR SALE

By

Steven Osborn

614-357-4320



OFFERING MEMORANDUM

1161 Bethel Rd, Suite 103 & 104, Columbus, OH 43220

 **PARKER REALTY
ASSOCIATES**

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NON - DISCLOSURE

IMPORTANT NOTICE: By accessing, viewing, or downloading the Offering Memorandum (“OM”) for the property listed in the OM, you (“Recipient”) agree to the terms and conditions of this Non-Disclosure Agreement (“Agreement”). If you do not agree to these terms, you are not authorized to view or use the OM.

- 1. Confidential Information.** The OM and any related documents, materials, or information provided concerning the property listed in the OM constitute confidential and proprietary information (“Confidential Information”).
- 2. Recipient’s Obligations.** By accessing the OM, you agree: To keep all Confidential Information strictly confidential and to use it solely for the purpose of evaluating a potential transaction involving the property. Not to disclose, distribute, or share any Confidential Information with third parties without prior written consent, except to your employees, agents, or advisors who need to know the information for the purpose of evaluating the transaction and who are bound by confidentiality obligations. To implement appropriate safeguards to protect the Confidential Information from unauthorized use or disclosure.
- 3. Exclusions from Confidential Information.** The confidentiality obligations do not apply to information that: Is or becomes publicly available through no breach of this Agreement by the Recipient; Was known to the Recipient prior to receiving the Confidential Information; Is independently developed by the Recipient without reference to the Confidential Information; or Is required to be disclosed by law or legal process, provided the Recipient gives prompt notice and cooperates in any efforts to obtain a protective order.
- 4. No License or Ownership.** Access to the OM does not grant the Recipient any rights, by license or otherwise, in or to the Confidential Information, except as expressly set forth in this Agreement.
- 5. Term.** The obligations of confidentiality shall remain in effect for a period of two (2) years from the date the OM is accessed or until the Confidential Information no longer qualifies as confidential, whichever occurs first.
- 6. Governing Law.** This Agreement shall be governed by and construed in accordance with the applicable laws without regard to its conflict of laws principles.
- 7. Acknowledgment and Acceptance.** By accessing the OM, you acknowledge that you have read, understand, and agree to be bound by the terms of this Agreement.

INFORMATION & DATA DSICLOSURE

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner, Broker, nor any of their respective affiliates, agents, or employees makes any representation, warranty, or guarantee, express or implied, as to the accuracy, completeness, or reliability of the information provided. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence, including but not limited to the verification of any information presented herein. The Offering Memorandum is provided subject to errors, omissions, changes in price or terms, prior sale, or withdrawal without notice. By accepting this document, the recipient acknowledges and agrees that the Owner and Broker shall have no liability for any inaccuracies or omissions. Broker is principal. Do not disturb tenants. Contact listing agent for showing.



PARKER REALTY ASSOCIATES



Steven Osborn
614-357-4320

Parker Realty Associates is a full-service commercial and residential real estate brokerage based in Central Ohio, known for its strong reputation, local expertise, and commitment to delivering results for its clients. The firm represents a wide range of investors, developers, and owner-occupiers across all asset classes, with a focus on providing personalized service backed by market intelligence and strategic insight. Steven Osborn, a commercial real estate specialist with the firm, brings a diverse background in sales, operations, and property management, along with record breaking sales volume across multiple industries. Steven is known for his practical approach, attention to detail, and ability to identify opportunities others might overlook. His experience includes working with investors, tenants, and municipalities on complex transactions and value-add strategies. At Parker Realty Associates, Steven plays a key role in guiding clients through acquisitions, leasing, and repositioning efforts with a focus on long-term value creation and execution integrity.

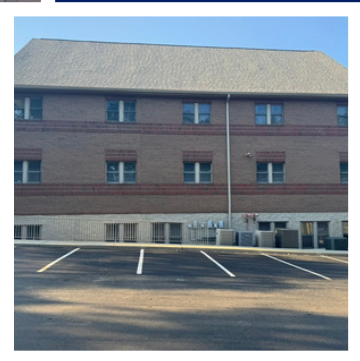
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LISTING PRICE \$473,500

LISTING SUMMARY

Located at 1161 Bethel Road in Columbus, Ohio, this property offers excellent visibility in a well-established commercial corridor. Just minutes from State Route 315 and I-270, it provides convenient access to Upper Arlington, Ohio State University, and downtown Columbus, making it an ideal location for businesses seeking accessibility and a strong local presence.

Listed on CREXI & CoStar 



100%

OCCUPANCY

8%

CAP RATE

\$37.9k

NOI

10+

SPACES



614-357-4320



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Executive Summary

Suites 103 & 104 at 1161 Bethel Road offer a prime professional office opportunity in Columbus, Ohio. These contiguous first-floor suites of modern office condo space. An ideal setup for either an owner-user seeking a turnkey office or an investor looking for a stable asset. The property is situated along the well-traveled Bethel Road commercial corridor, a long established business district known for its high traffic counts and robust mix of retail and office uses. Located just minutes from State Route 315 and I-270, the site has exceptional connectivity and ease of access to Greater Columbus, including quick routes to Upper Arlington, The Ohio State University, and downtown. The immediate area is rich with amenities, from restaurants and cafes to services and shops, which adds convenience for tenants and clients. With its strategic location, updated interior, and supportive ownership, 1161 Bethel Road Suites 103/104 combine to offer a low-maintenance, high-convenience office solution for professionals and investors alike.

Investment Highlights

- **Prime Location:** Situated on Bethel Road in northwest Columbus, the property sits in a well-established commercial corridor with excellent visibility and traffic exposure. The location is adjacent to the affluent Upper Arlington community and a short drive from The Ohio State University, benefiting from both an established customer base and an average of ~30,000 vehicles per day traveling the corridor.
- **Excellent Accessibility:** Immediate highway access to SR-315 (less than one mile away) and nearby I-270 ensures easy commutes and connectivity across the region. The building is elevator-served and ADA compliant, providing convenient access for all users. Clients and employees will also appreciate the property's ample on-site parking, which offers hassle-free parking at the door.
- **Modern, Turnkey Interiors:** The suites feature recent interior updates and high-quality finishes that make the space move-in ready. Highlights include vaulted ceilings, an abundance of natural light from a great window line, modern floors, crown molding, and a high-end kitchenette – all indicating a professional, upscale office environment. The interior build-out has been well-maintained (with reliable mechanical systems), reducing near-term capital needs for a new owner.
- **Flexible Use & Investment Potential:** The combined Suites 103 & 104 offer a versatile layout suitable for various professional uses (medical, consulting, tech, etc.) while being ideal for both owner-occupants and investors. An owner-user can occupy a quality office in a prestigious area, whereas an investor can benefit from leasing demand driven by the corridor's desirability. Numerous nearby amenities (restaurants, retailers, services) enhance the appeal for prospective tenants and employees.
- **Low Operational Burden:** This offering provides a relatively hands-off ownership experience. As part of an established office condominium, many exterior and common area maintenance responsibilities are handled by the association, easing the management load on the owner. Furthermore, the current ownership is willing to provide transitional management support to the buyer, ensuring a smooth handover of operations and tenant relationships. This combination of association support and owner assistance helps minimize day-to-day operational burdens for the new owner, allowing for a seamless transition and ongoing ease of management.

LOCATION INFORMATION

ADDRESS: 1161 BETHEL RD, SUITE 103 & 104
COLUMBUS OH 43220

USE DESCRIPTION : CONDOMINIUM
OFFICE BUILDING

PARCEL ID: 010-253241 & 010-253242

BUILDING SQFT: +/- 6,120

YEAR BUILT : 1999

ZONING CODE : CAC

POPULATION (RADIUS)

1 - MILE

3 - MILE

5 - MILE

30.2K 176.5K 473.6K

MEDIAN YRLY HOUSEHOLD INCOME (RADIUS)

1 - MILE

3 - MILE

5 - MILE

\$72.8K \$90.3K \$80.4K





FLOOR PLAN

1161 Bethel Road Suite 103/104
Columbus, Ohio 43220
FLOOR PLAN

Approximately
+/-3,400 Sqft



Financial Summary

OPERATING DATA

2025 Budget

Gross Potential Rent:	\$	69,600
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CAM Recapture:	-
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Scheduled Gross Income:	\$	69,600
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Vacancy	\$	3,480
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Effective Gross Income:	\$	66,120
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Less Expenses:	\$	28,241
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Net Operating Income:	\$	37,879
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