

OFFICE FOR LEASE



40 CLAIRDAN DRIVE, POWELL, OH 43065



OFFICE FOR LEASE

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MARTHA HUNLEY**

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450518, OH

**KRISTEN DU**  
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# EXECUTIVE SUMMARY

40 CLAIRE DAN DRIVE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.75
<b>LEASE TERM:</b>	5 Years
<b>BUILDING SF:</b>	7,560 Sq. ft
<b>AVAILABLE SF:</b>	7,560 Sq. ft
<b>YEAR BUILT:</b>	2002
<b>PARKING:</b>	31

## PROPERTY OVERVIEW

Modern newly updated office condo, ideally situated in the Powell location. This expansive 7560 sqft space offers lots of possibilities and versatility. The reception area sets the tone for professionalism and sophistication. Two efficiently designed offices and a kitchenette are arranged along the south wall. Two bathrooms are conveniently located and both are ADA compliant. There is a potential for an additional bathroom with the plumbing already in place. The remaining area is a spacious open clear span layout with no poles to design around. 3 oversized doors connecting to the outdoors. A vibrant community of medical offices fosters collaboration and networking opportunities right at your doorstep. Convenience is key- moments away from dining and a beautiful park. Building is fully occupied. For The 3D tour is a virtual tour of the building empty. for a 3D virtual tour <https://yun.kujiale.com/design/3FO3R98HTUPI/show>.



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# PROPERTY PHOTOS

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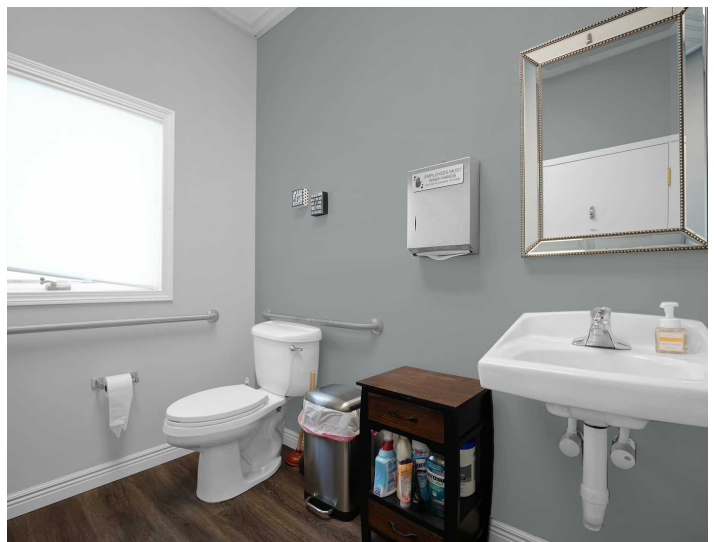
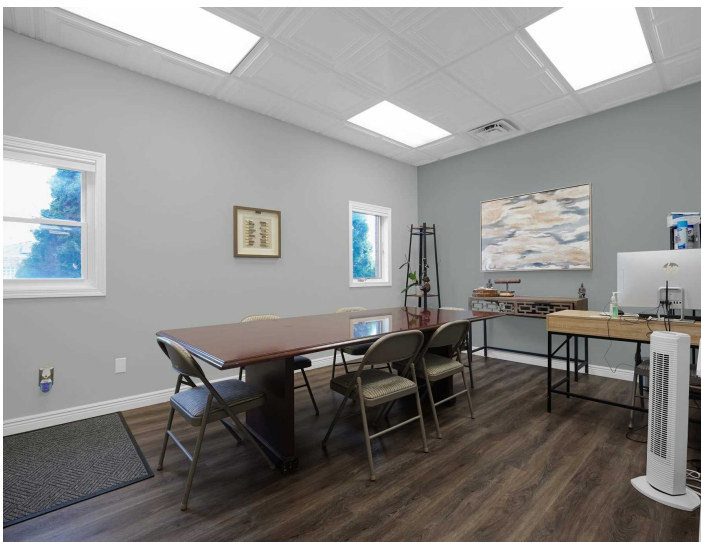
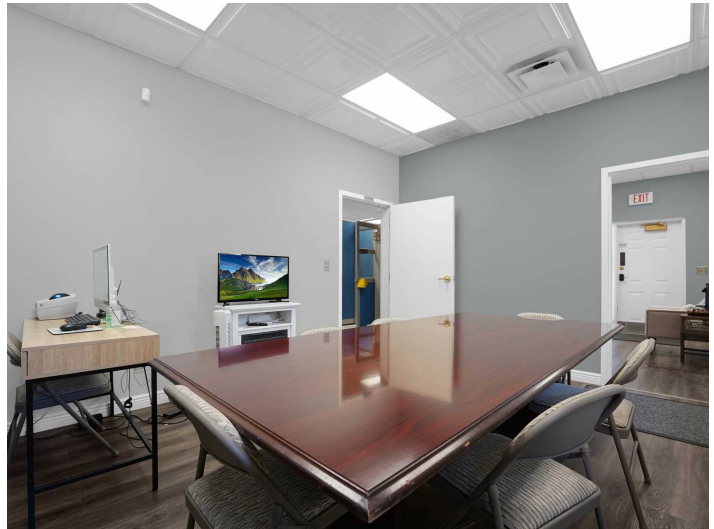
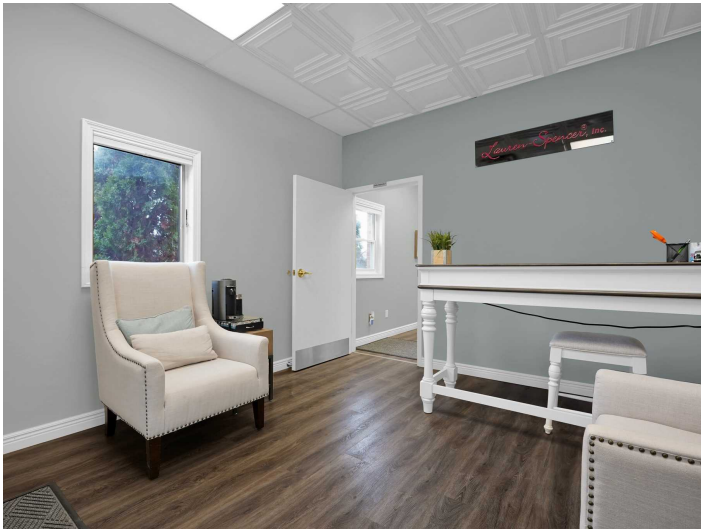
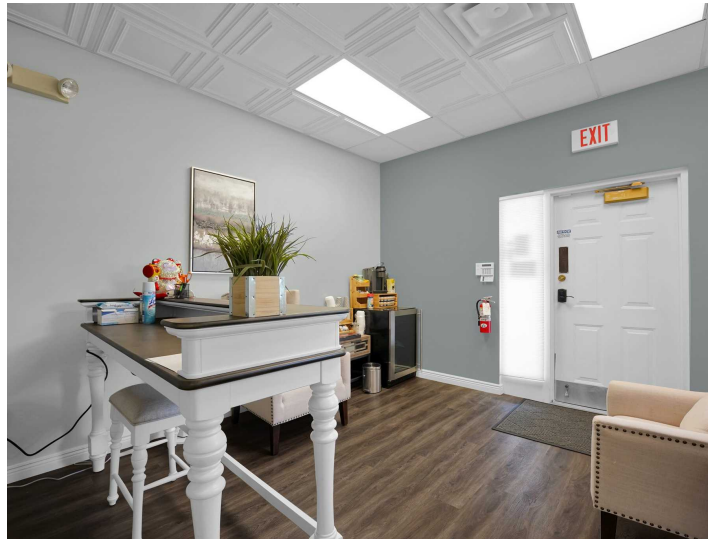
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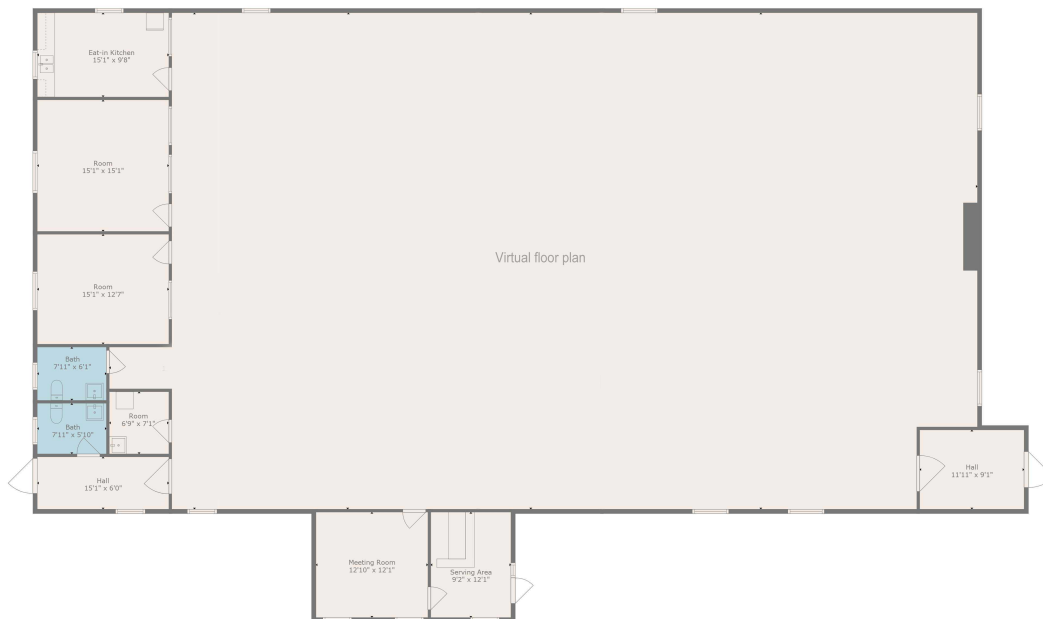
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TOTAL: 7,560 sq.ft



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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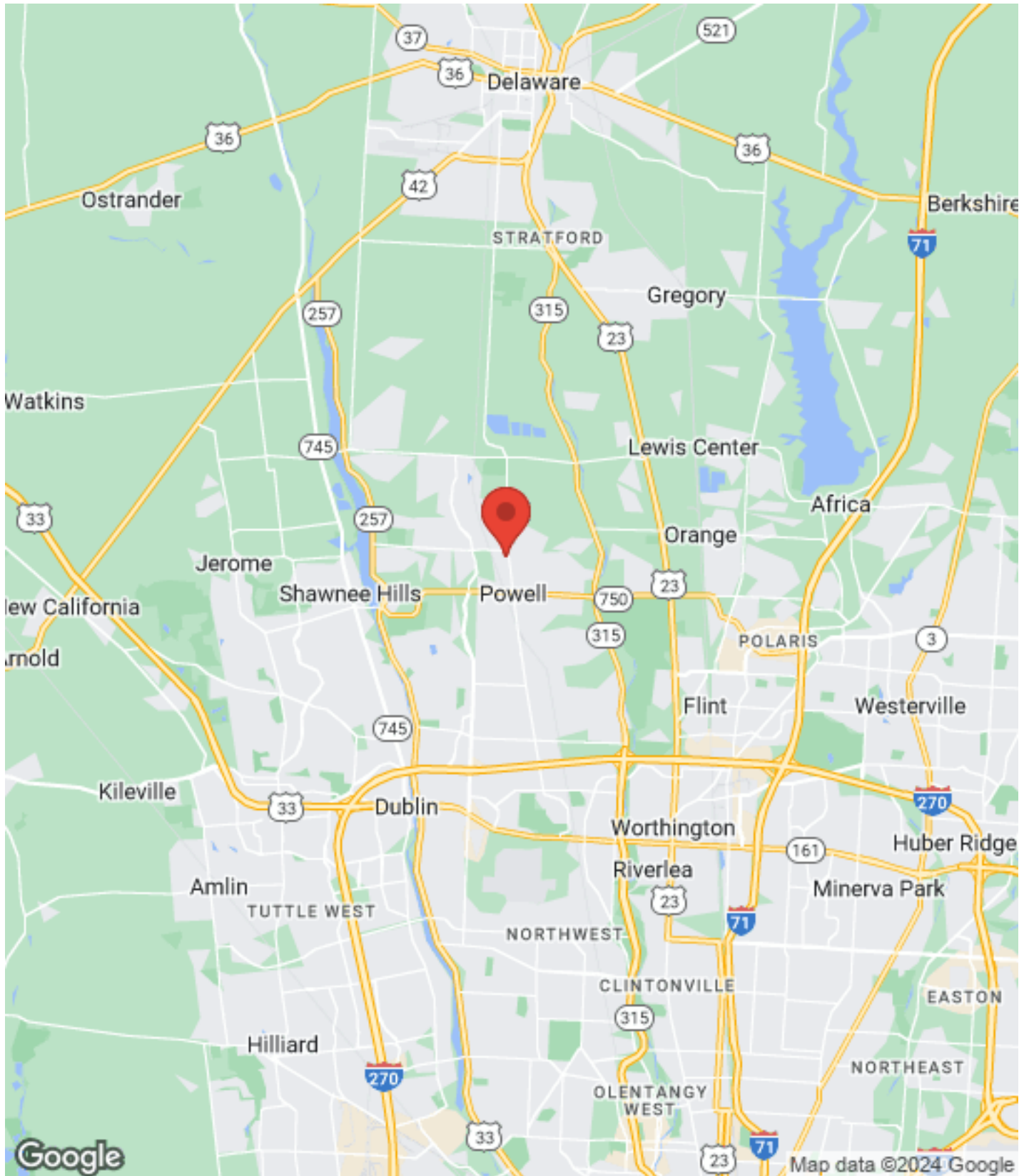
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# REGIONAL MAP

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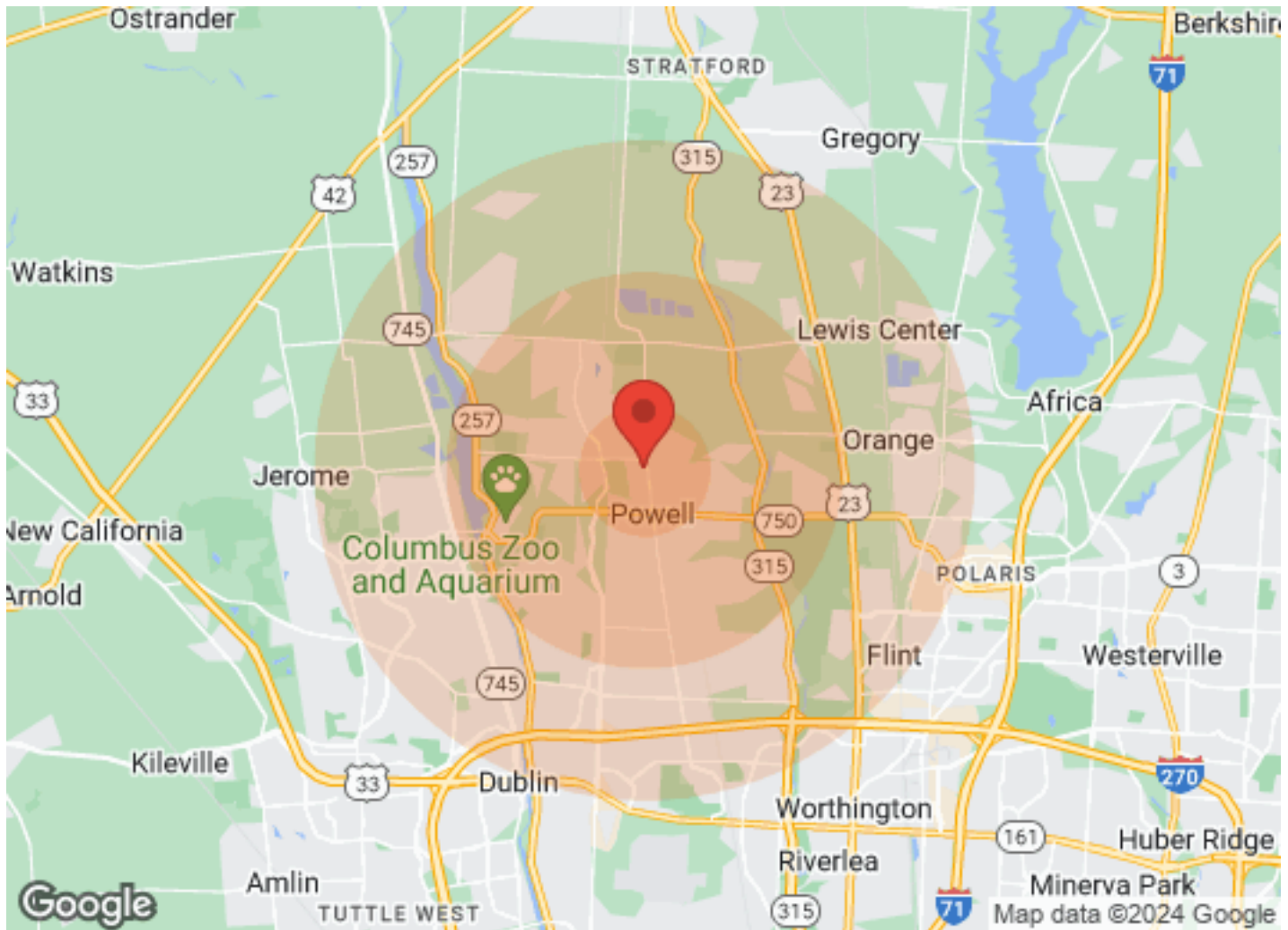
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,068	18,541	65,207
Female	2,842	18,821	66,005
Total Population	5,910	37,362	131,212

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,370	8,442	29,242
Ages 15-24	1,074	5,777	19,866
Ages 25-54	1,995	13,499	50,077
Ages 55-64	777	4,810	16,406
Ages 65+	694	4,834	15,621

Race	1 Mile	3 Miles	5 Miles
White	5,642	34,038	113,580
Black	21	448	3,082
Am In/AK Nat	N/A	8	19
Hawaiian	N/A	N/A	N/A
Hispanic	35	561	3,434
Multi-Racial	110	1,292	6,504

Income	1 Mile	3 Miles	5 Miles
Median	\$138,017	\$112,805	\$98,122
< \$15,000	N/A	238	1,955
\$15,000-\$24,999	21	472	1,994
\$25,000-\$34,999	8	629	2,888
\$35,000-\$49,999	63	1,384	5,134
\$50,000-\$74,999	149	1,683	8,125
\$75,000-\$99,999	260	1,961	6,109
\$100,000-\$149,999	498	2,926	10,328
\$150,000-\$199,999	307	1,808	5,906
> \$200,000	575	2,330	6,320

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,923	13,733	50,846
Occupied	1,841	13,124	48,116
Owner Occupied	1,773	11,455	35,593
Renter Occupied	68	1,669	12,523
Vacant	82	609	2,730

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