

**FOR LEASE**



## **204 Oak Street, Columbus, OH 43235**

### ***Office/Flex Condo for Lease in Columbus, Ohio***

- Approximately +/- 528 Sq Ft of Office Space and +/- 672 Sq Ft of Warehouse.
- Excellent Proximity to High Traffic Polaris Fashion Place and Worthington Crosswoods ~ 5 Minutes
- Great for a small business, multiple uses.
- All units have 1 drive in door and 2 parking spaces.
- Landlord pays condo dues, tenant pays utilities.
- One enclosed office, reception area, kitchenette, bathroom, and warehouse space.



**REBECCA WITHROW, CCIM**

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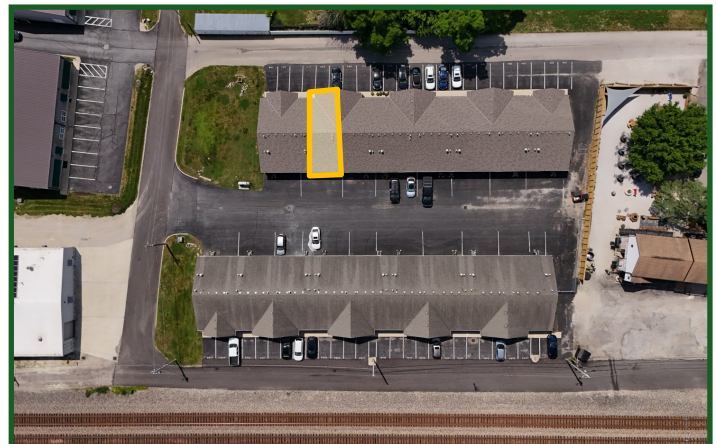
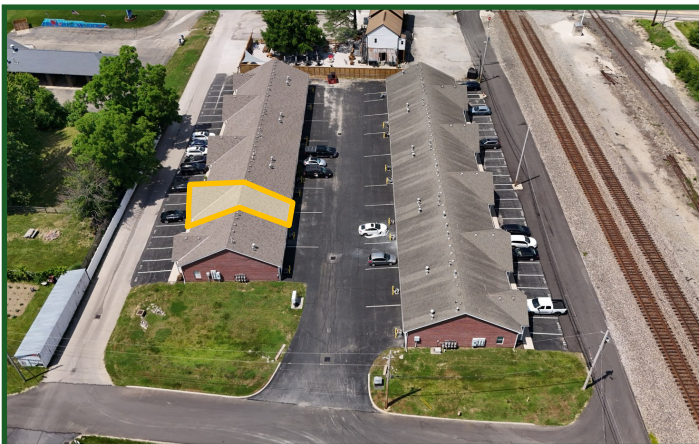


**BEST CORPORATE REAL ESTATE**  
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We have no reason to doubt its accuracy, but we do not guarantee it.

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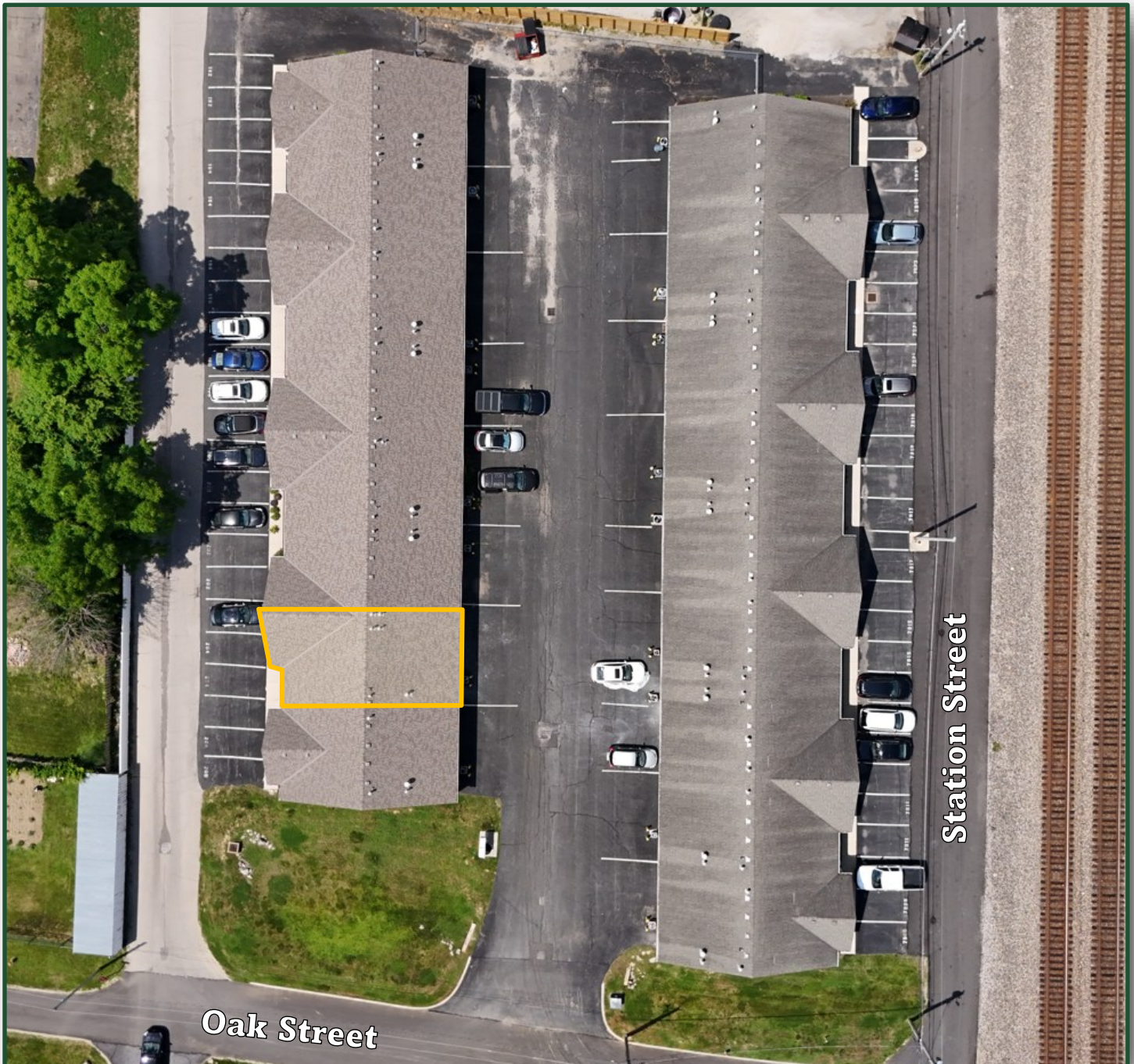
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## Aerial View



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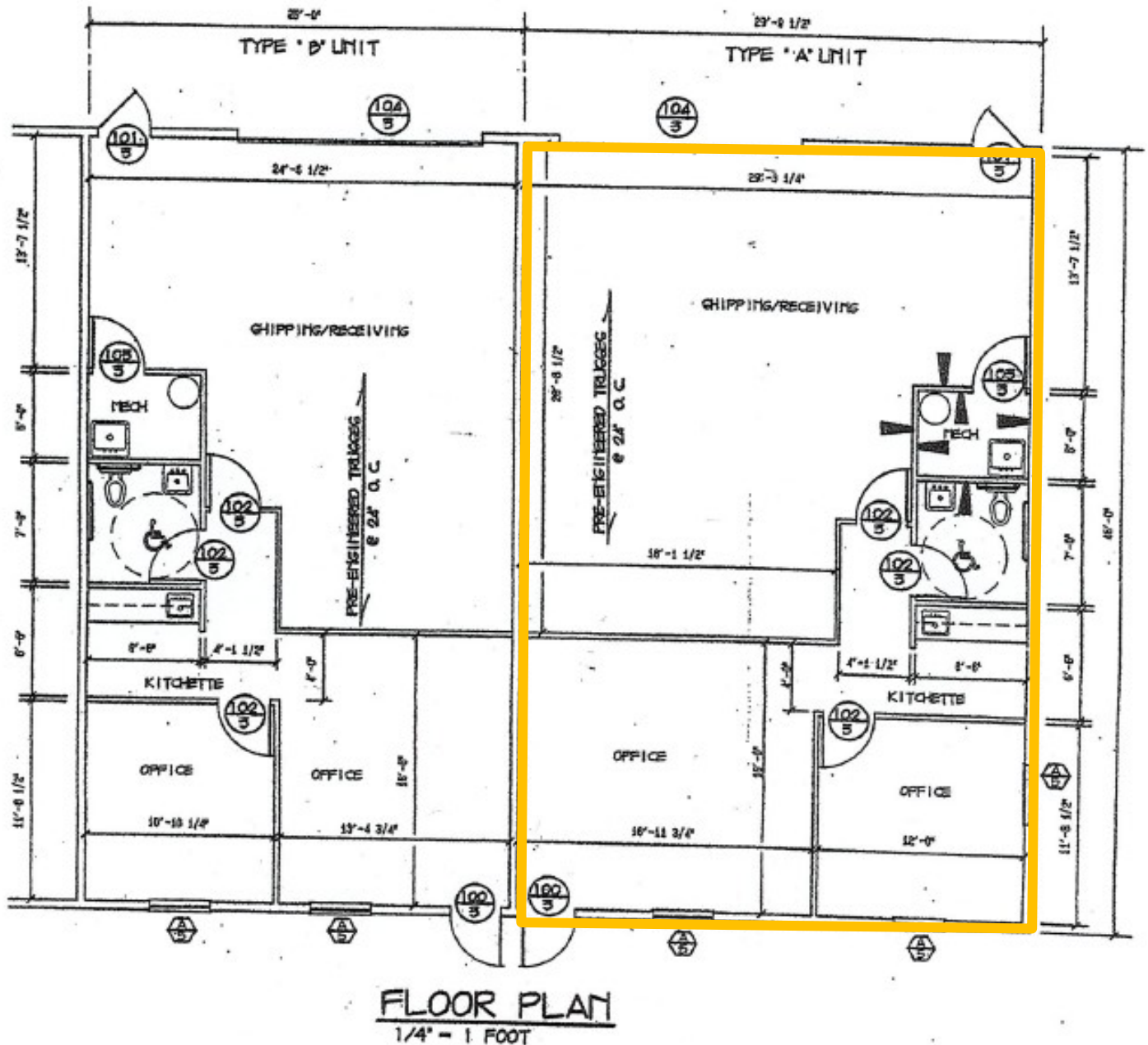
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## Floor Plan



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## TRAFFIC COUNT

Street	Avg Daily Volume
N High Street (Northbound)	18,822
E N Broadway— W N Broadway	22,420
N High Street (Southbound)	15,971

Site Location



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		12,964	97,826	259,099
Households (2020)		9,298	49,852	120,052
Avg Household Income (2020)		\$74,854	\$53,105	\$56,176

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

## **Disclaimer And Confidentiality Agreement - Continued -**

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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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