

4589 Kenny Rd, Columbus, OH 43220 OFFERING MEMORANDUM



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1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

4589 Kenny Rd, Suite 101, Upper Arlington, OH 43220

Secure your professional space in a highly visible and established location! Suite 101 offers an ideal, compact workspace perfect for a small business, satellite office, or solo practitioner seeking a professional address without the overhead of a large office. Situated within a well-maintained, long-standing dental practice building, offering a professional and welcoming environment and a shared kitchenette. Centrally located on Kenny Road, providing excellent access and high traffic exposure between the busy corridors of Henderson Road and Bethel Road. Ideal for: Startups, consultants, therapists, specialized services, or anyone needing a dedicated, affordable office.

Location Information

This building is centrally located on Kenny Road in Columbus, Ohio, offering excellent accessibility. It is strategically positioned between the major commercial and residential arteries of Henderson Road and Bethel Road, placing it at the heart of a vibrant Northwest Columbus community.

Property Summary

Lease Rate:	\$350.00 / month <i>*rate is per room</i>
Building SF:	2,480 SF
Available SF:	300 SF
Available Rooms:	2

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Interior Photos



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Market Overview - Upper Arlington

Nearby Retailers

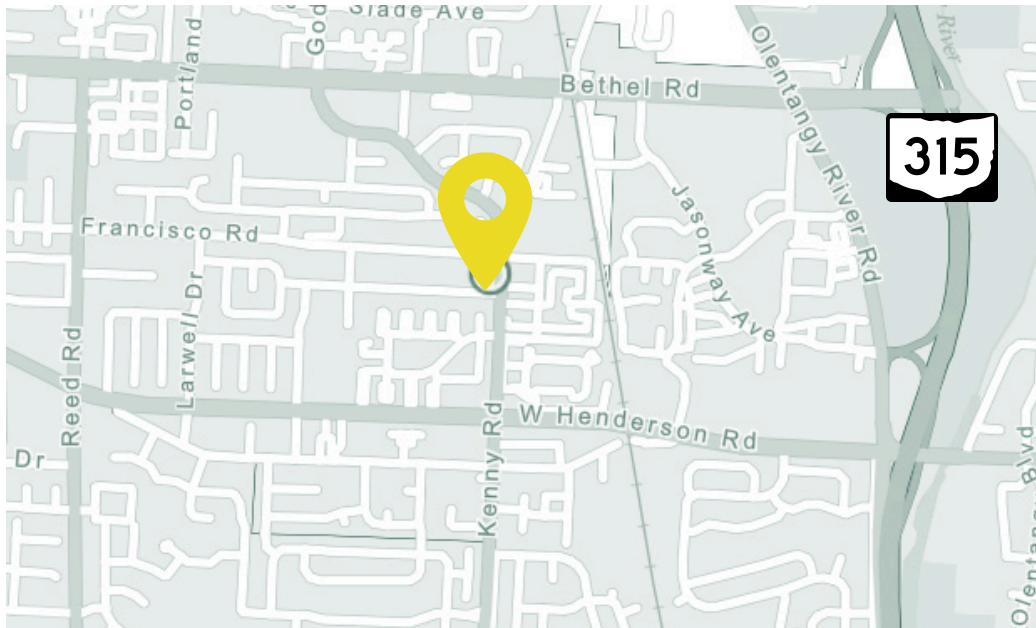
ARLINGTON SQUARE



Great Clips®
IT'S GONNA BE GREAT™



NORTHWEST SHOPPING CENTER



Demographic Snapshot

	2 miles	5 miles
Population	44,857	292,462
Households	20,633	127,042
Avg HHI	\$106,045	\$102,125
Businesses	3,172	23,102
Employees	20,911	244,263

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About KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial
Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.