

5000

ARLINGTON
CENTRE
BLVD

OFFICE / MEDICAL OFFICE FOR LEASE

COLUMBUS, OH

CBRE

BUILDING HIGHLIGHTS

View Property Video

- 5000 Arlington Centre is a 201,000 sq. ft. office building in the prosperous Upper Arlington submarket. The property sits on 12 acres with 1/2 acre pond.
- Due to 5000 Arlington Centre's location, it is ideally situated for both general and medical offices.
- Available office spaces ranging in size from 500 sq. ft. up to 20,000 sq. ft.
- Adaptive floor plates catering to small and mid-sized tenants.
- The location provides quick access to SR 315 and Riverside Drive and is a 20 minute drive to John Glenn International Airport.
- Walkable to restaurants, banks and grocers in the popular Henderson Road corridor.
- Outdoor walking with places to sit and relax by the pond.
- Abundant surface parking with over 500 spaces.
- The building is home to the Corporate Headquarters of GOSH Enterprises, the multi-brand restaurant company behind Charley's Philly Steaks, BIBIBOP Asian Grill, and Lennys Grill and Subs.
- Extensive energy upgrades with cutting edge healthy dry hydrogen peroxide air system that eliminates 99.4% of all airborne pathogens.
- New LED lighting is provided. Solar panel installation is currently underway.
- 1 mb emergency backup generator.
- Beautifully remodeled lobby with live plant wall and elegant water feature, tenant lounge with complementary coffee, 2 common conference rooms, Harvard style auditorium / training facility.
- Staffed entry desk in main lobby.
- On-site property management and maintenance.





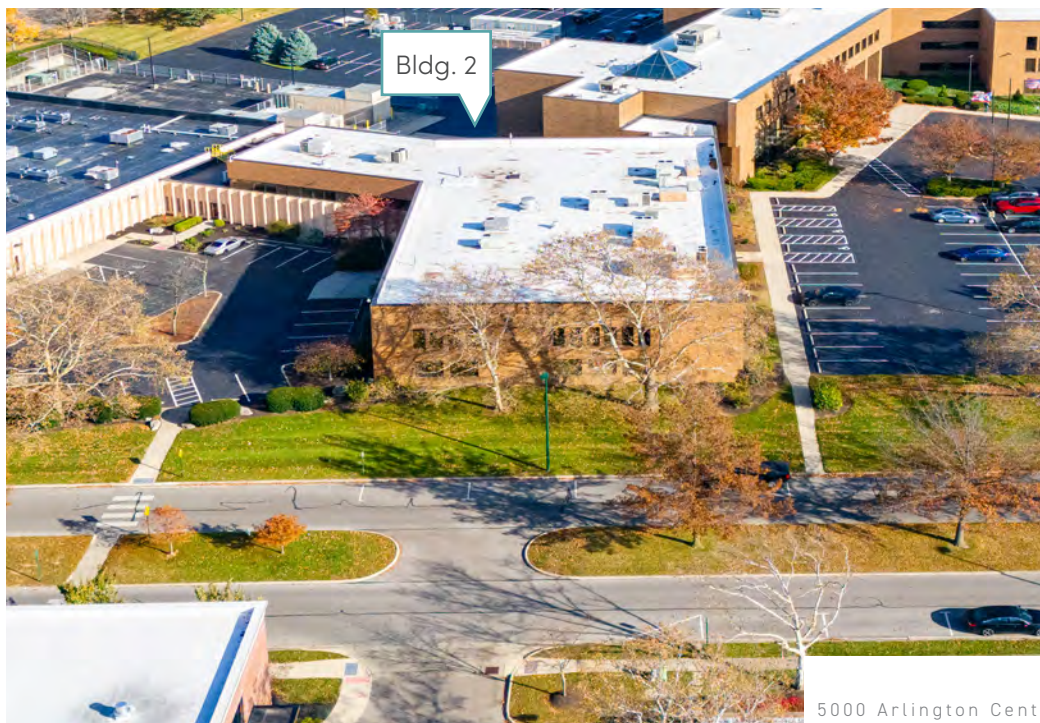
5000 Arlington Centre Blvd.

PROPERTY DESCRIPTION

Address	5000 Arlington Centre Blvd. Columbus, OH 43220
Total Building SF	201,460
Available SF	88,366
Acres	12.10
Stories	3
Year Built / Renovated	1973 / 2001
Parking Ratio	5/1,000 SF
Elevators	3
Ceiling Height	11'
Generator	Yes

AVAILABILITY

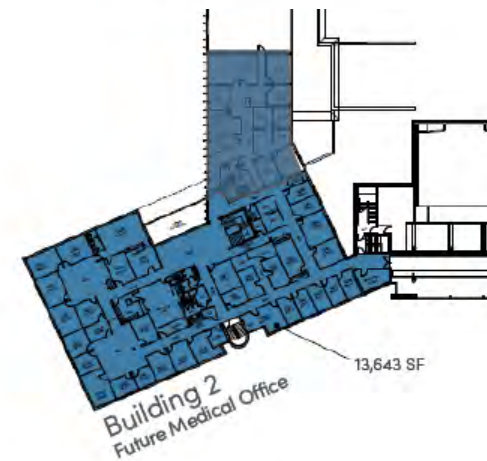
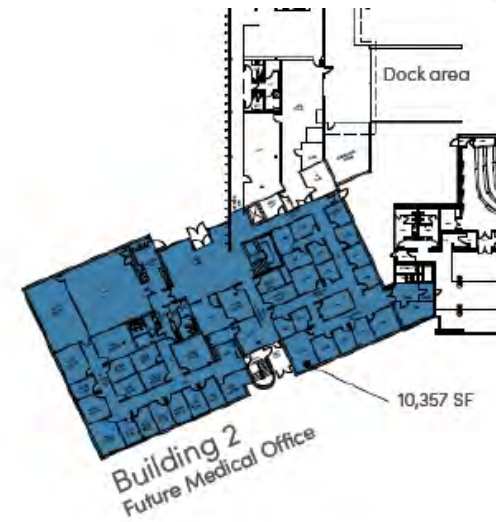
Building 2	Medical Office or Office
First Floor	10,357 SF Max Contiguous
Second Floor	13,643 SF
Lease Rate	TBD
Building 1	Office
First Floor	24,057 SF (6,600 SF Max Contiguous)
Second Floor	40,309 SF (15,995 SF Max Contiguous)
Lease Rate	\$20.00 / SF Gross



5000 Arlington Centre Blvd.

BUILDING A HIGHLIGHTS

Address	5000 Arlington Centre Blvd. Columbus, OH 43220
Total Building SF	24,000
Available SF	24,000 Divisible
Parking	Patient and employee parking
Stories	2
Signage	Building signage potential





5000 Arlington Centre Blvd.



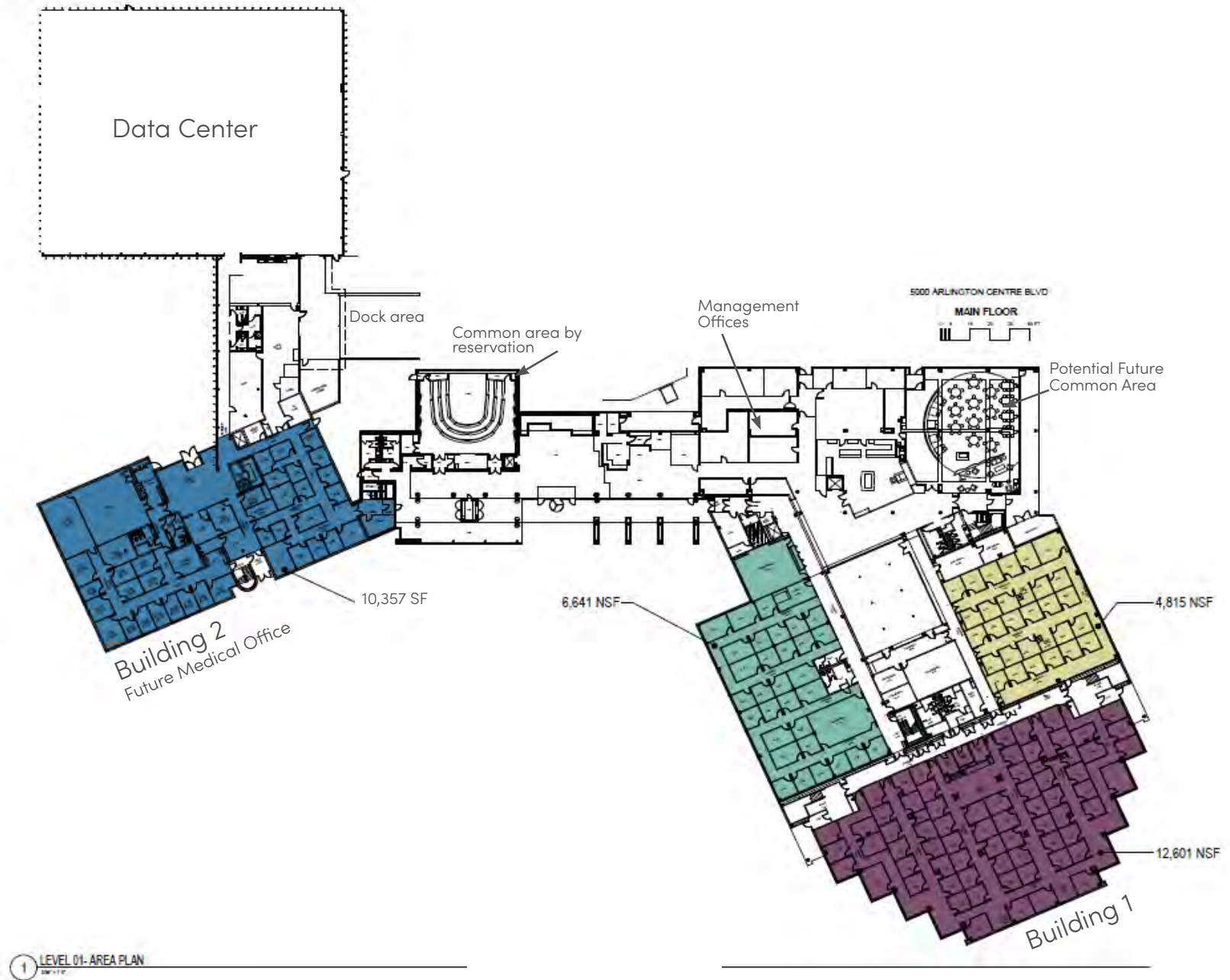
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FLOOR PLANS - 1st Floor



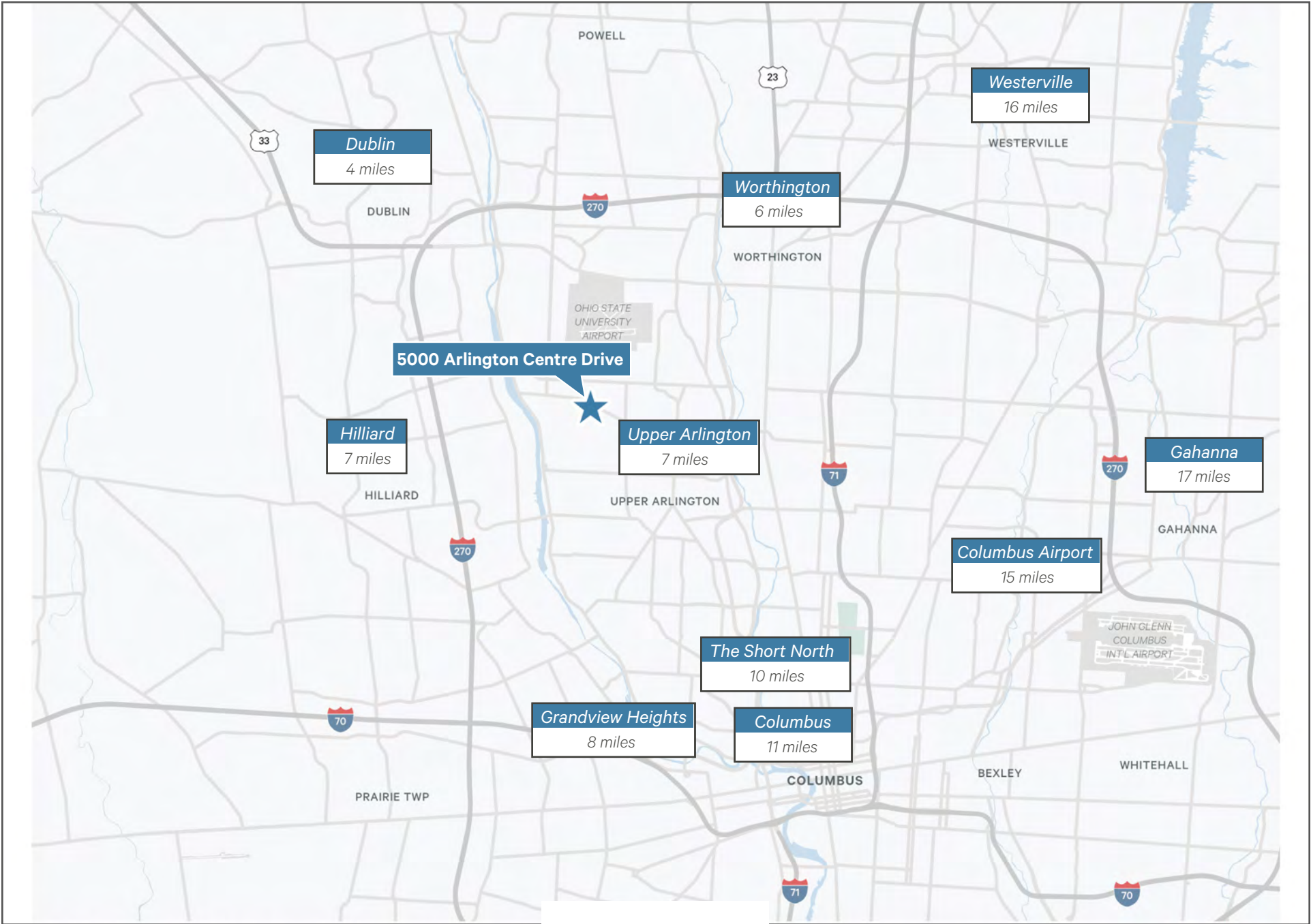
FLOOR PLANS - 2nd Floor



1 LEVEL 02 - AREA PLAN
DATE: 11/11/11

5000 Arlington Centre Blvd.

LOCATION MAP



5000 Arlington Centre Blvd.

AMENITY MAP



5000 Arlington Centre Blvd.

AREA DEMOGRAPHICS

Upper Arlington is a progressive, business friendly community. They are renowned for their impressive demographics, an educated workforce, easy access to the Central Ohio region, an active business community, a range of housing options and beautiful neighborhoods, and amenity-rich commercial districts.



\$132,783
Median Household
Income



36,800
2020 Decennial Census

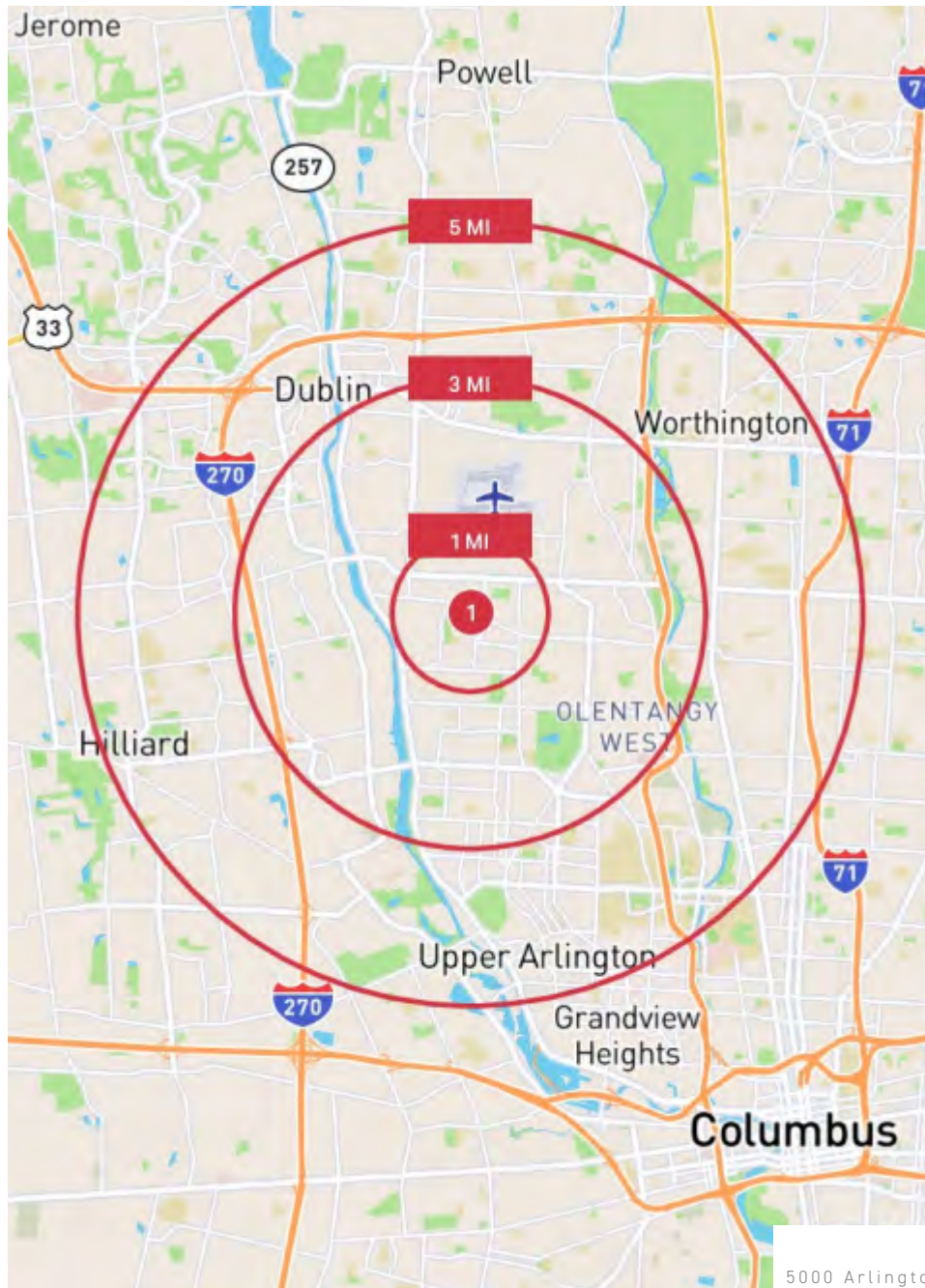


80.1%
Bachelor's Degree or
Higher



5000 Arlington Centre Blvd.

AREA DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	15,258	100,155	277,403
2028 Population - Projection	15,519	100,261	279,619
2020-2023 Annual Population Growth Rate	1.10%	0.24%	0.42%
2023-2028 Annual Population Growth Rate	0.34%	0.02%	0.16%
GENERATIONS			
Generation Alpha	6.2%	6.7%	7.1%
Generation Z	18.6%	20.7%	23.0%
Millennials	30.1%	27.4%	28.0%
Generation X	17.5%	17.8%	18.2%
Baby Boomers	21.0%	20.5%	18.6%
Greatest Generations	6.6%	6.9%	5.0%
HOUSEHOLD INCOME			
Average Household Income	\$114,390	\$121,924	\$121,449
Median Household Income	\$68,707	\$85,077	\$98,668
HOUSING VALUE			
Median Home Price	\$297,786	\$336,968	\$328,239
Average Home Price	\$378,013	\$375,405	\$364,909
HOUSING UNITS			
Owner-Occupied Housing	51.6%	53.2%	52.7%
Renter-Occupied Housing	43.7%	40.8%	41.2%

5000

ARLINGTON CENTRE BOULEVARD

C O L U M B U S , O H 4 3 2 2 0

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