

FOR LEASE

461 BEECHER ROAD, GAHANNA, OHIO 43230



A Rare Opportunity



- 4,888 S.F. Second floor available
- Move-in ready / Fully furnished
- Class A building
- Premium finishes throughout
- Efficient balance of private offices and open space
- Passenger elevator serves all three levels
- Outdoor patio area
- 48 on-site parking spaces
- Situated on 1.695 acre | built in 2006
- Zoned neighborhood commercial
- Approved uses include but are not limited to: professional office, medical office, child/adult daycare, privately owned schools, restaurant, small-scale retail

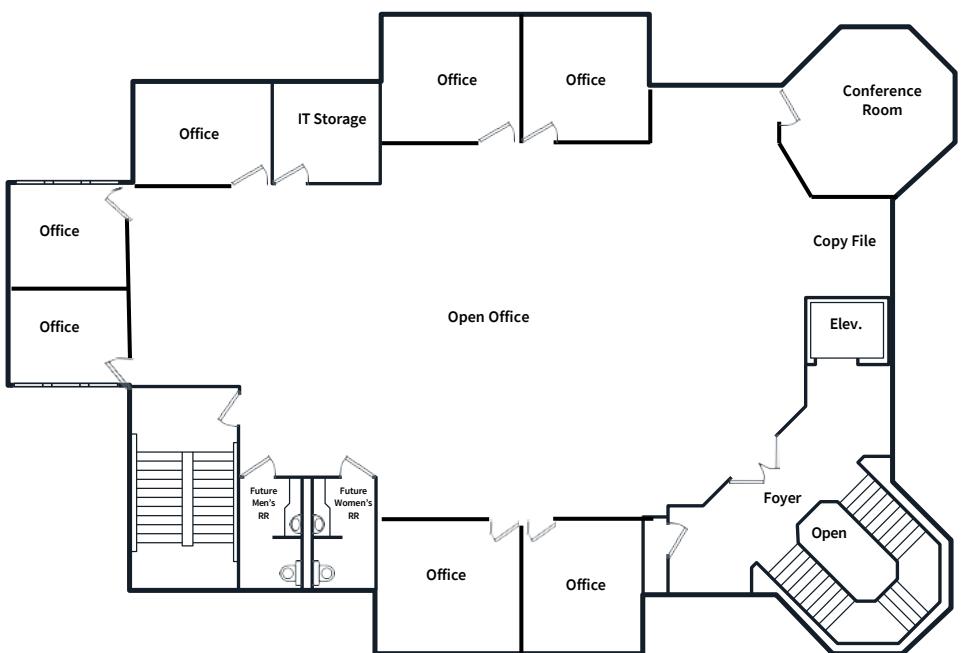
LEASE RATE: \$16.00 FSG

Second Floor | 4,888 SF

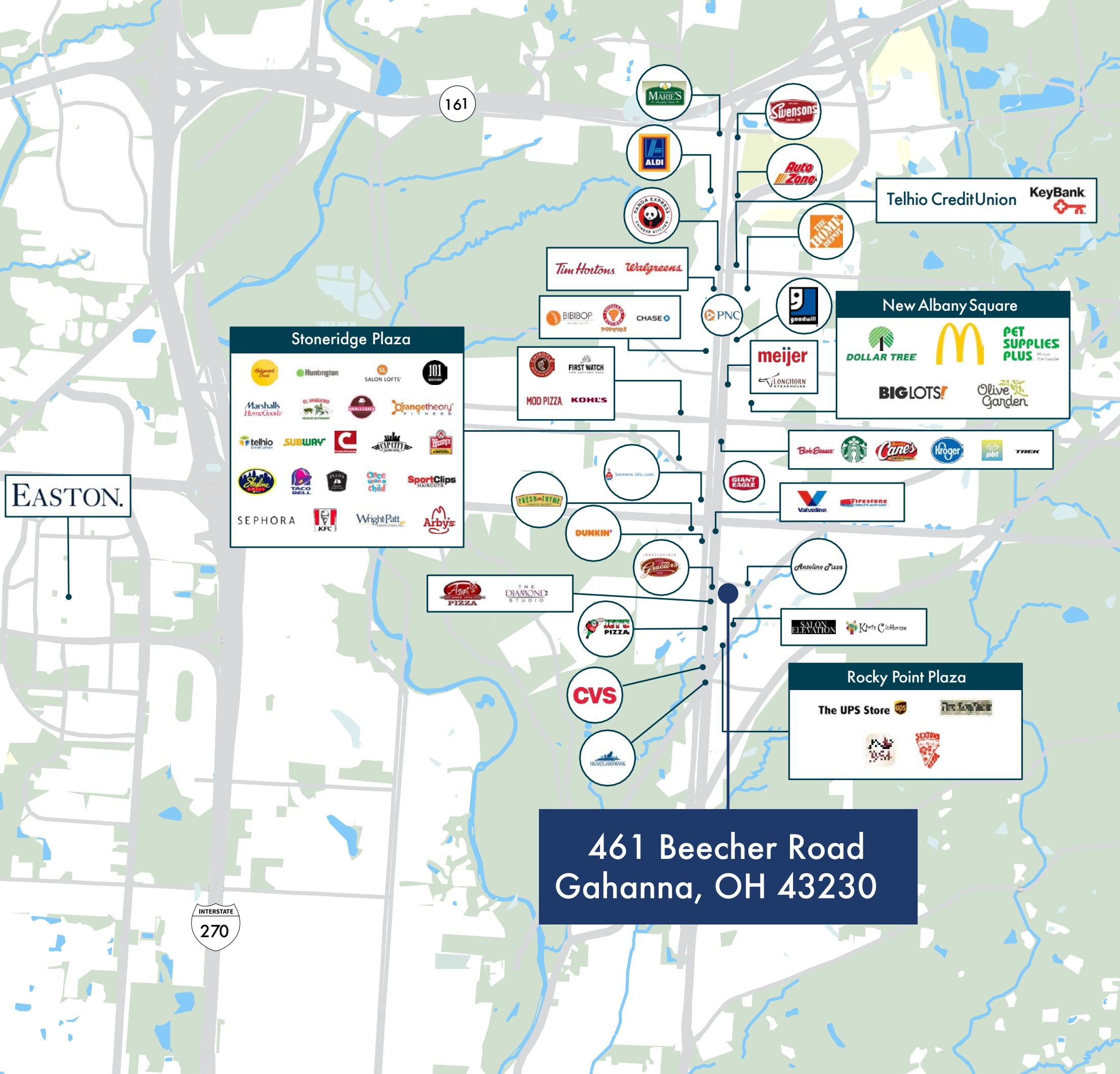
(Move-in ready/Fully furnished)

- (7) Executive office
- (1) 8 to 12 seat conference room
- (20) Workstations

 [Virtual Walkthrough](#)



Nearby Amenities



Ideal location



Demographics



Population	1 mile	3 miles	5 miles
Total population	9,979	72,931	189,978
Average age	43	39	38
Average age (male)	41	38	37
Average age (female)	44	41	39
Households & income	1 mile	3 miles	5 miles
Total households	4,363	30,349	76,817
# of persons per HH	2.3	2.4	2.5
Average HH income	\$134,212	\$132,797	\$113,869
Average house value	\$396,164	\$395,469	\$345,095



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