



FLEX/OFFICE SUITES FOR LEASE

HILTON BUSINESS PARK

4689-4777 HILTON CORPORATE DRIVE COLUMBUS, OH 43232



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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EXECUTIVE SUMMARY

Elford Realty is pleased to present flex and office space opportunities at Hilton Business Park, ideally located in Columbus's east submarket. Situated along I-70 just southeast of Hilton Corporate Drive and Hamilton Road, the property offers convenient access to the I-270 outer belt.

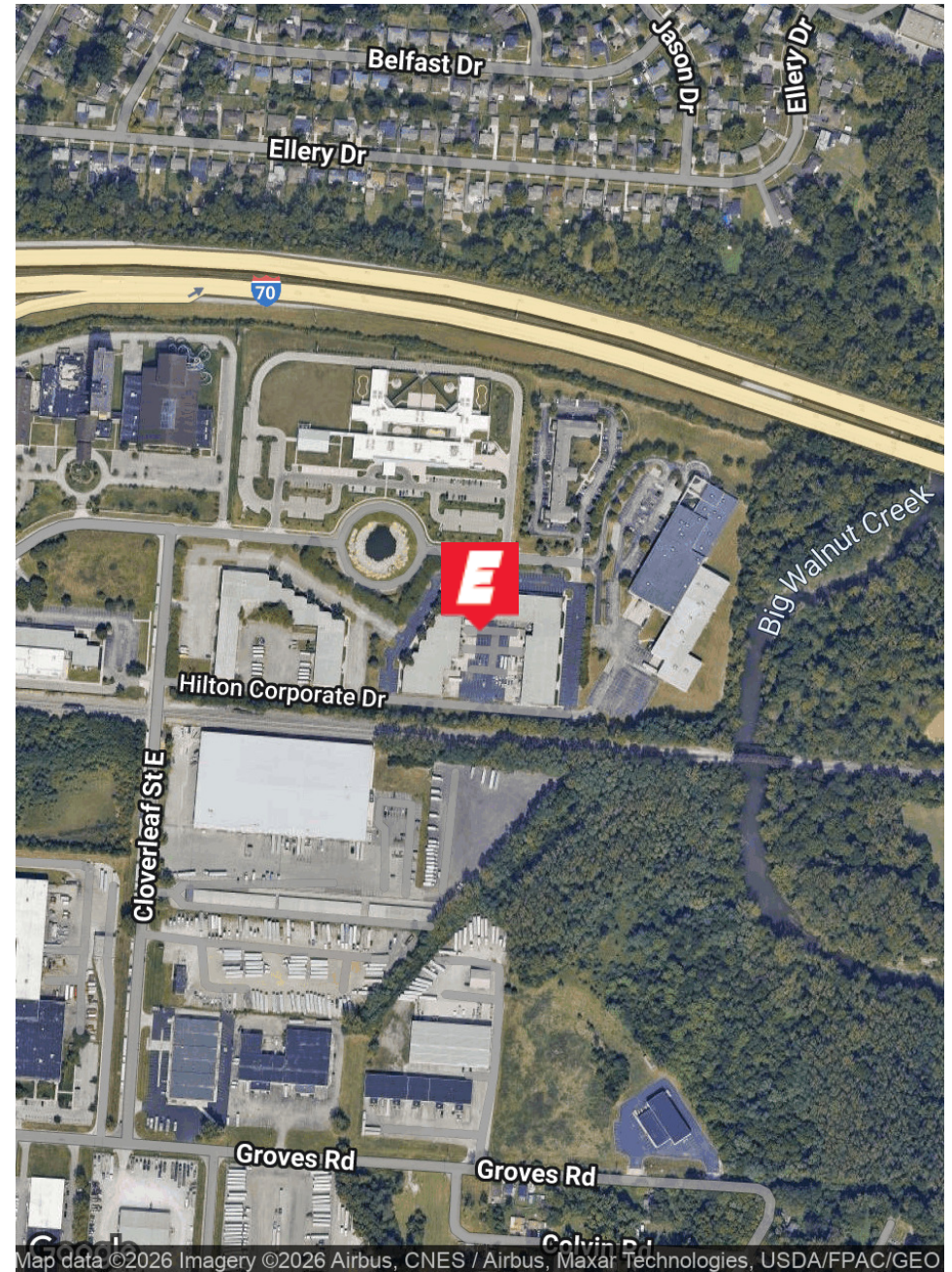
Three suites are currently available for lease:

Suite 4695 (flex); 9,999 SF

Suite 4701 (flex): 2,375 SF

Suite 4707 (office): 6,226 SF

Professionally managed by Lion Real Estate Services, the property features a campus-like setting with well-maintained landscaping and prominent exterior signage above each suite for enhanced visibility. Tenants enjoy close proximity to a wide range of amenities, including restaurants, retail, hotels, and essential business services.





\$10.50/SF NNN
ASKING PRICE

\$4.90/SF
ESTIMATED OPEX

FLEX (OFFICE/INDUSTRIAL)
PROPERTY TYPE

2,375-9,999 SF
TOTAL SF AVAILABLE

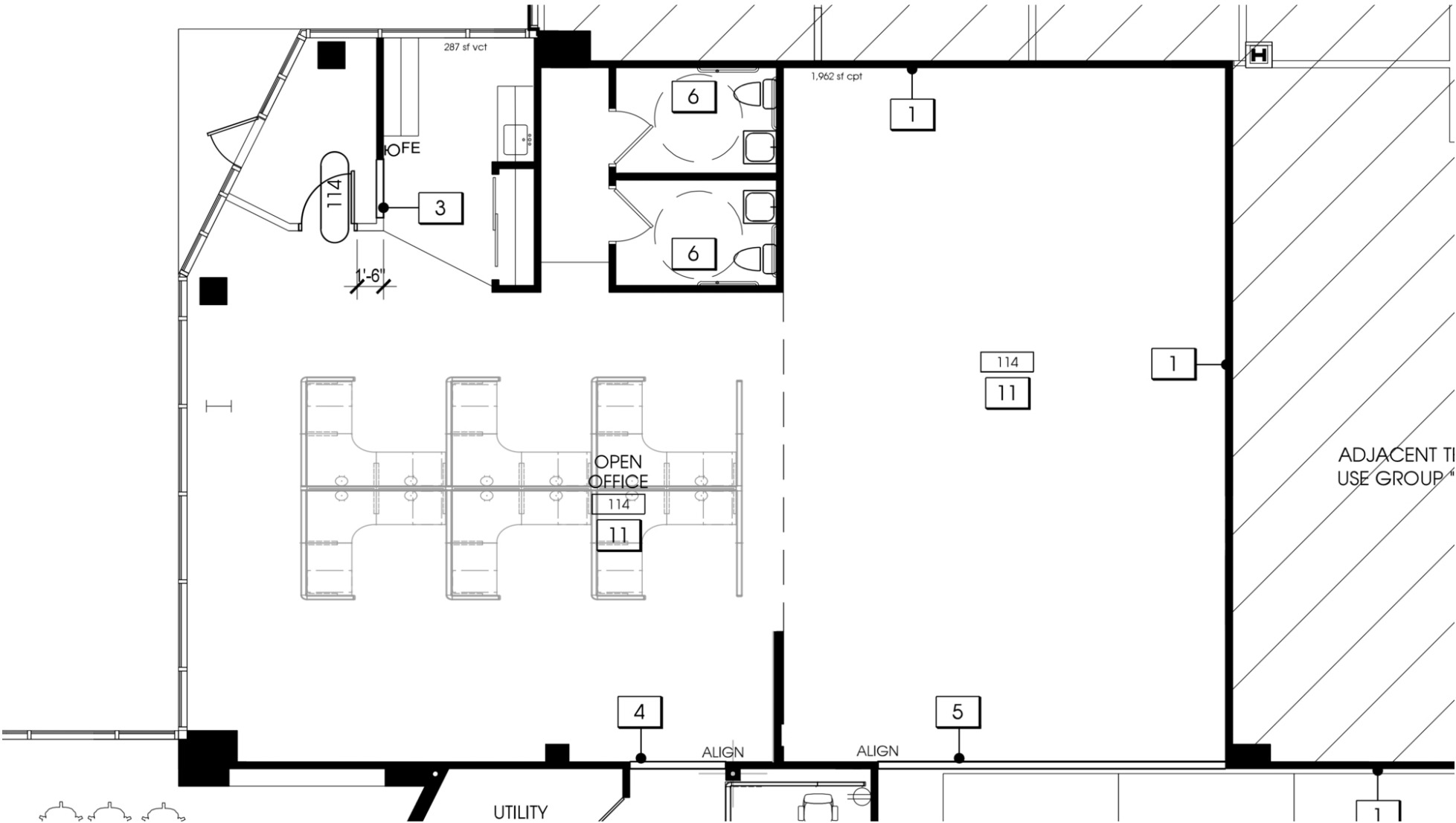
**COLUMBUS/I-70 EAST
COORIDOR**
MARKET/SUBMARKET

4/1
PARKING RATIO

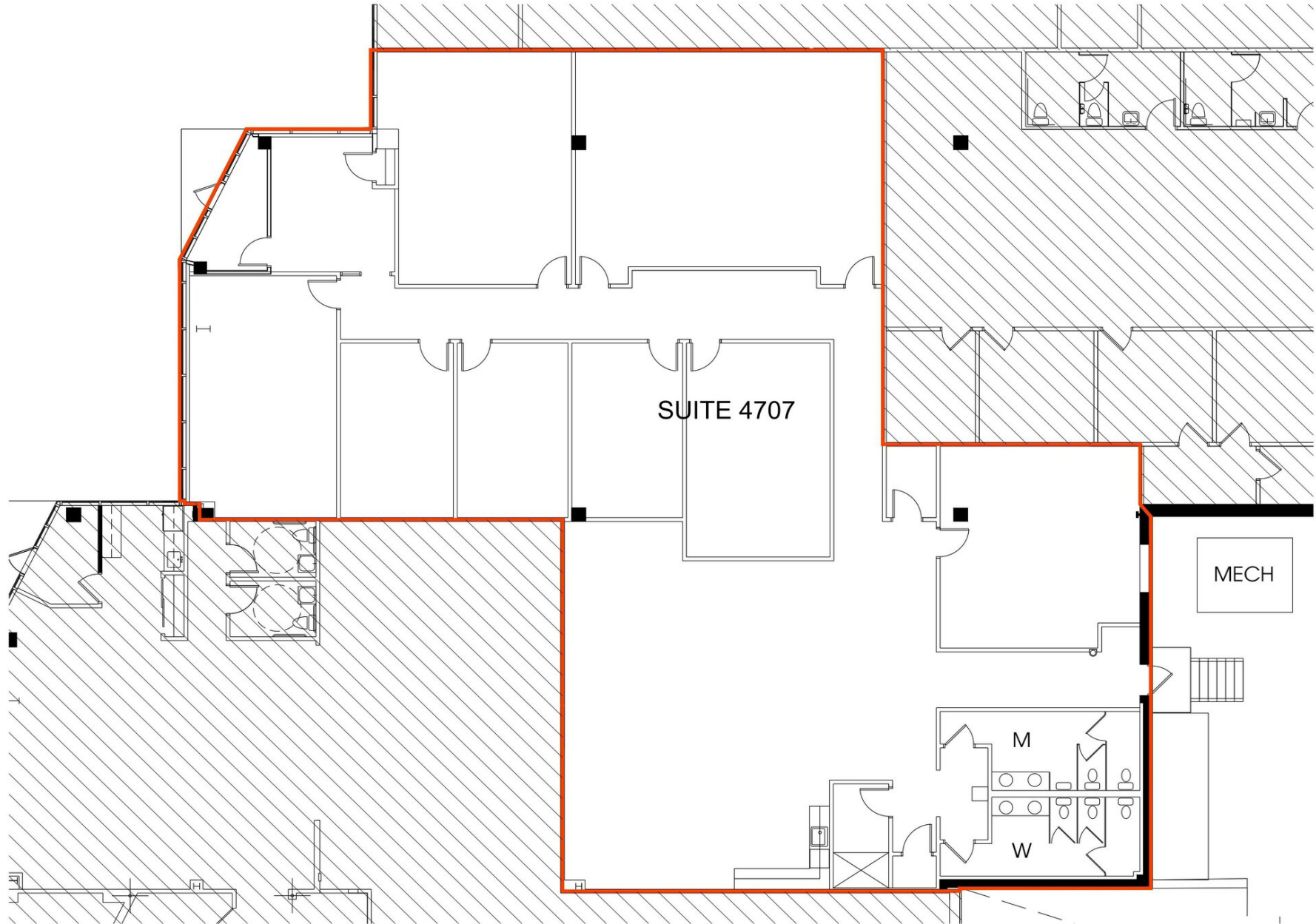
FLOOR PLAN - SUITE 4695 (9,999 SF)



FLOOR PLAN - SUITE 4701 (2,375 SF)



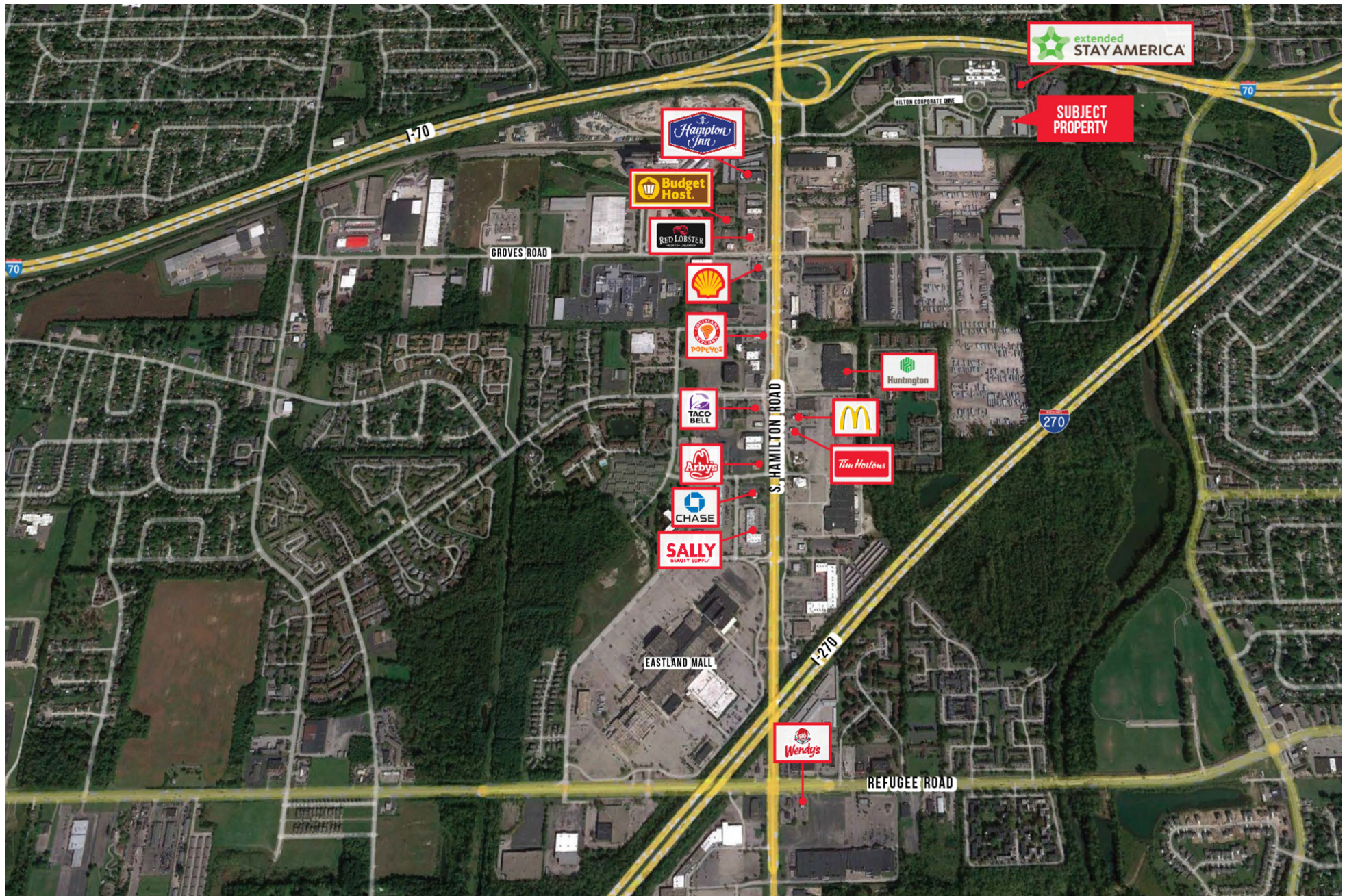
FLOOR PLAN - SUITE 4707 (6,226 SF)



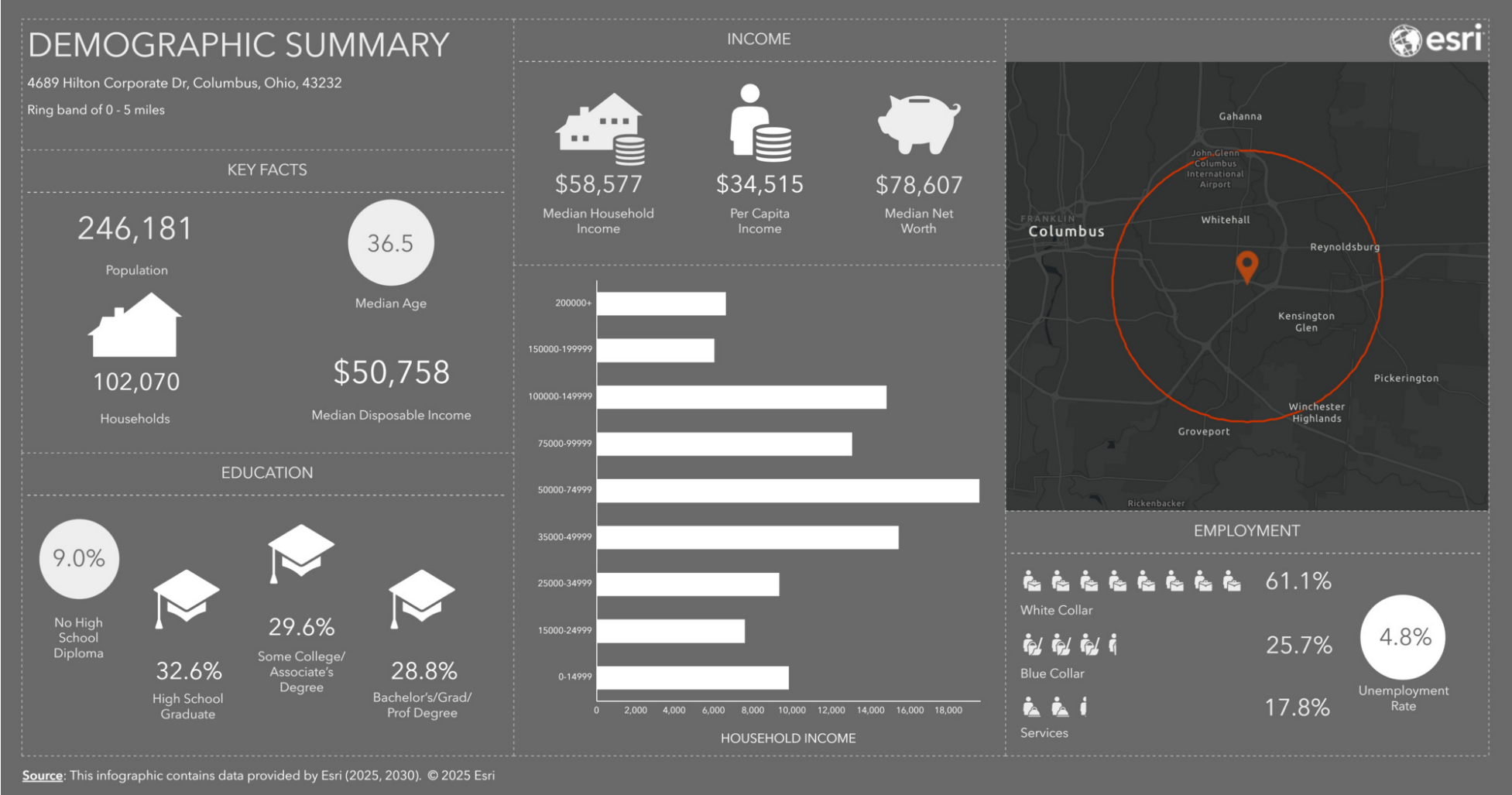
PROPERTY PHOTOS



MARKET OVERVIEW MAP



DEMOGRAPHIC SUMMARY





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