



OFFERING MEMORANDUM

# 4100 PERIMETER DRIVE

4100 Perimeter Drive, Columbus, Ohio 43228

Marcus & Millichap

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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OFFICES THROUGHOUT THE U.S. AND CANADA

**MARCUSMILLICHAP.COM**

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4100 PERIMETER DRIVE

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## SECTION 1

# 01



# INVESTMENT OVERVIEW

Offering Summary

Marcus & Millichap



# OFFERING SUMMARY

4100 PERIMETER DRIVE



LISTING PRICE

\$2,150,000



GROSS LEASABLE AREA

32,800 SF



CAP RATE

7.24%



## Property Description

|                      |                      |
|----------------------|----------------------|
| Property Address     | 4100 Perimeter Drive |
| City, State, Zip     | Columbus, Ohio 43228 |
| Gross Leasable Area  | 32,800 SF            |
| Year Built/Renovated | 1977/1995            |
| Lot Size             | 1.82 Acres           |

## Pricing

|                      |           |
|----------------------|-----------|
| Net Operating Income | \$155,658 |
| Cap Rate             | 7.24%     |
| Price/SF             | \$65.55   |

# OFFERING SUMMARY

4100 PERIMETER DRIVE

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 4100 Perimeter Drive, a single-tenant industrial property strategically located in the Downtown West industrial submarket of Columbus, Ohio. The property is leased on a Triple Net (NNN) basis with more than four years of remaining lease term, providing investors with stable in-place cash flow while benefiting from limited landlord responsibilities. Additionally, the property's below-market rental rate presents an attractive opportunity for future rental growth upon lease expiration, offering meaningful long-term upside in one of the Midwest's strongest industrial markets.

Positioned just minutes from Interstate 70 and Interstate 270, the property offers exceptional regional connectivity to the greater Columbus metropolitan area and its extensive logistics and distribution network. The asset also benefits from optimal M Industrial zoning, making it well suited for a variety of industrial and manufacturing uses, while its highway visibility and signage provide outstanding exposure along a heavily traveled corridor. Columbus continues to rank among the nation's fastest-growing industrial markets, driven by sustained population growth, significant corporate investment, and its strategic location within a one-day drive of nearly half of the U.S. population. Combining a stable tenancy, favorable lease structure, future rental upside, and an exceptional infill industrial location, 4100 Perimeter Drive presents investors with a compelling opportunity to acquire a well-positioned industrial asset in one of the country's most dynamic logistics hubs.



## INVESTMENT HIGHLIGHTS

- Single-Tenant Industrial Asset in Columbus
- Triple Net Lease with More Than Four Years Remaining
- Below-Market Rental Rate Provides Future Upside
- Substantial 8% Rental Increase During Option Period in 2031
- Optimal M Industrial Zoning with Highway Visibility and Signage



## SECTION 2

# PROPERTY INFORMATION

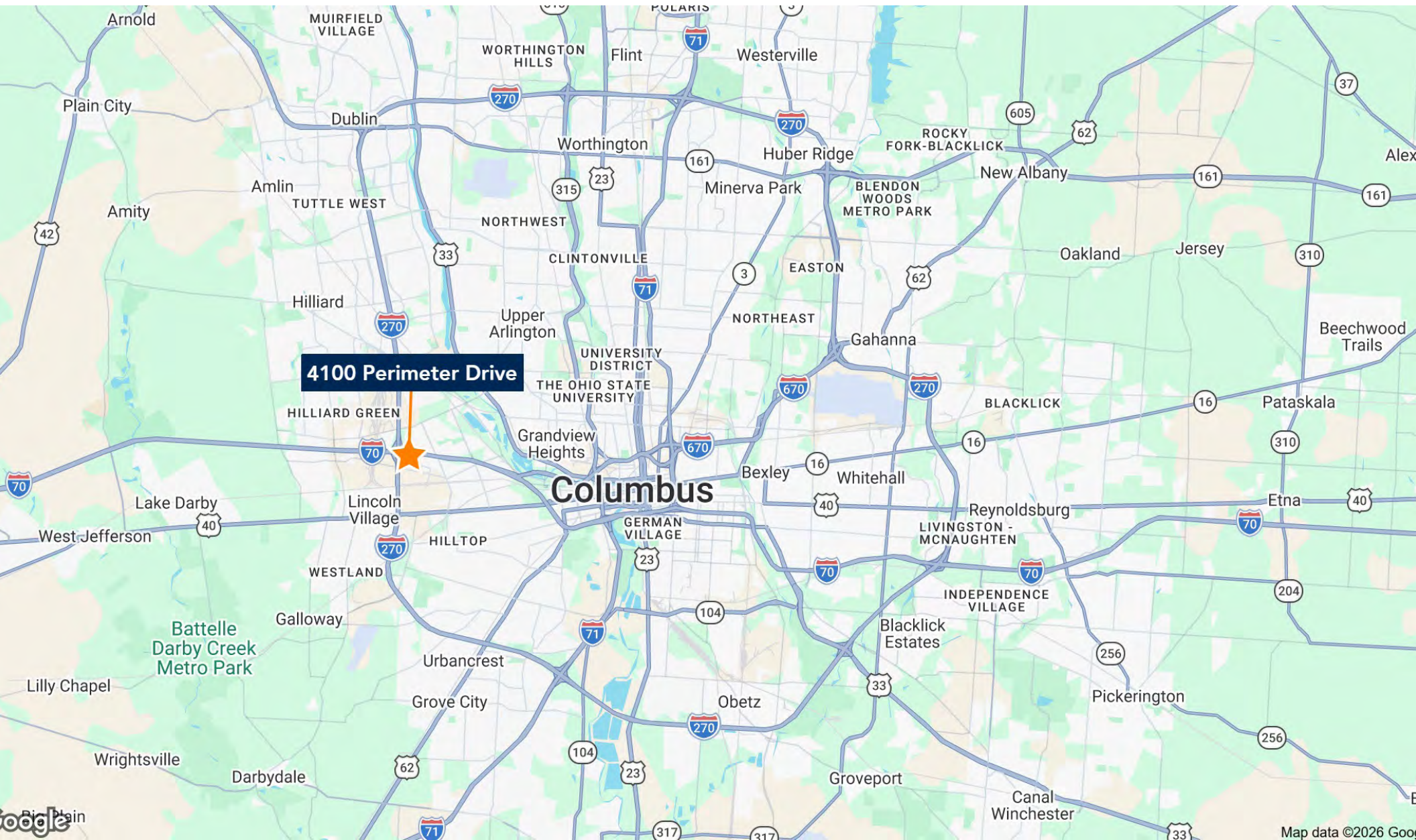
Regional Map  
Local Map  
Retailer Map  
Property Photos  
Property Outline  
Floor Plan  
Property Details

Marcus & Millichap



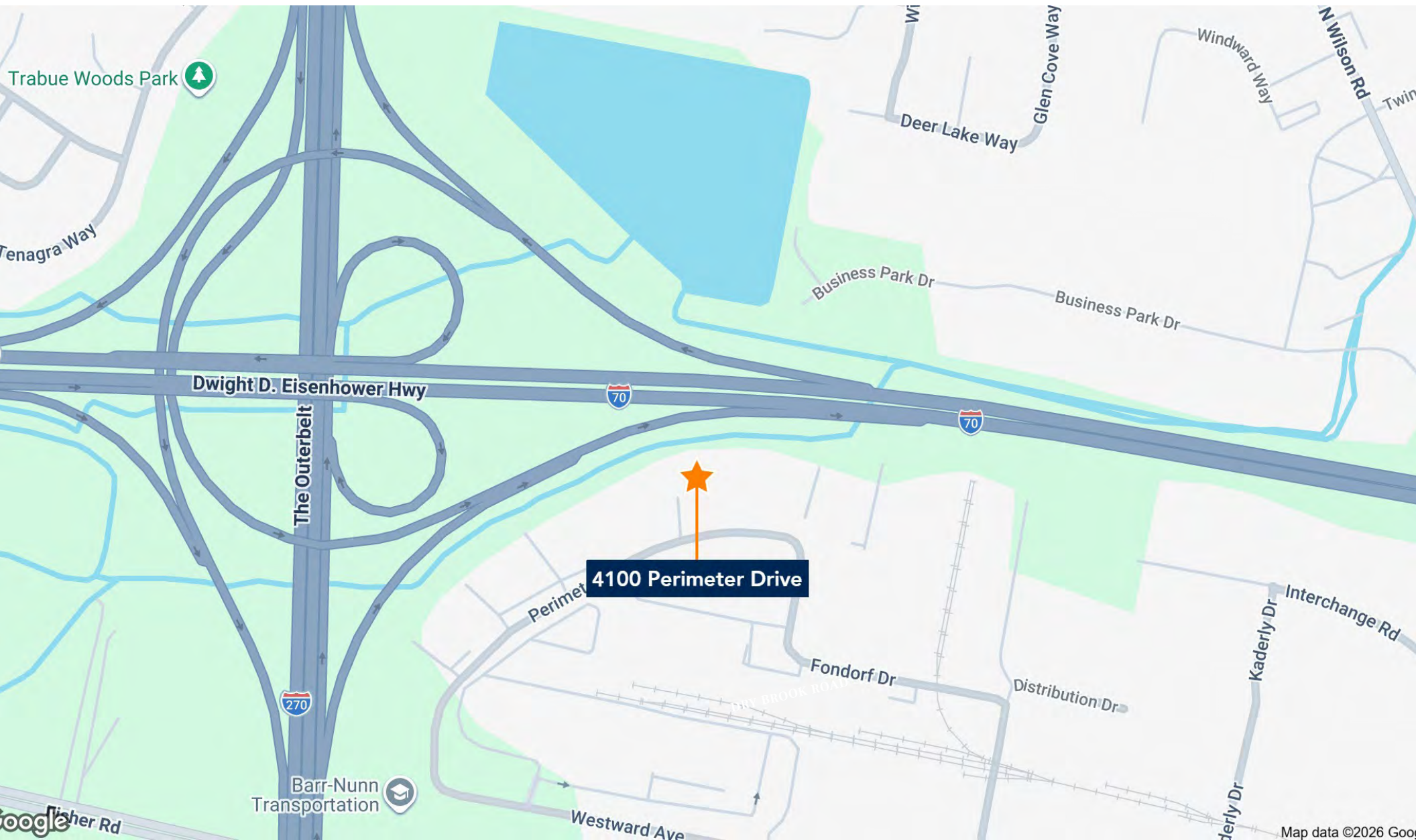
# REGIONAL MAP

4100 PERIMETER DRIVE



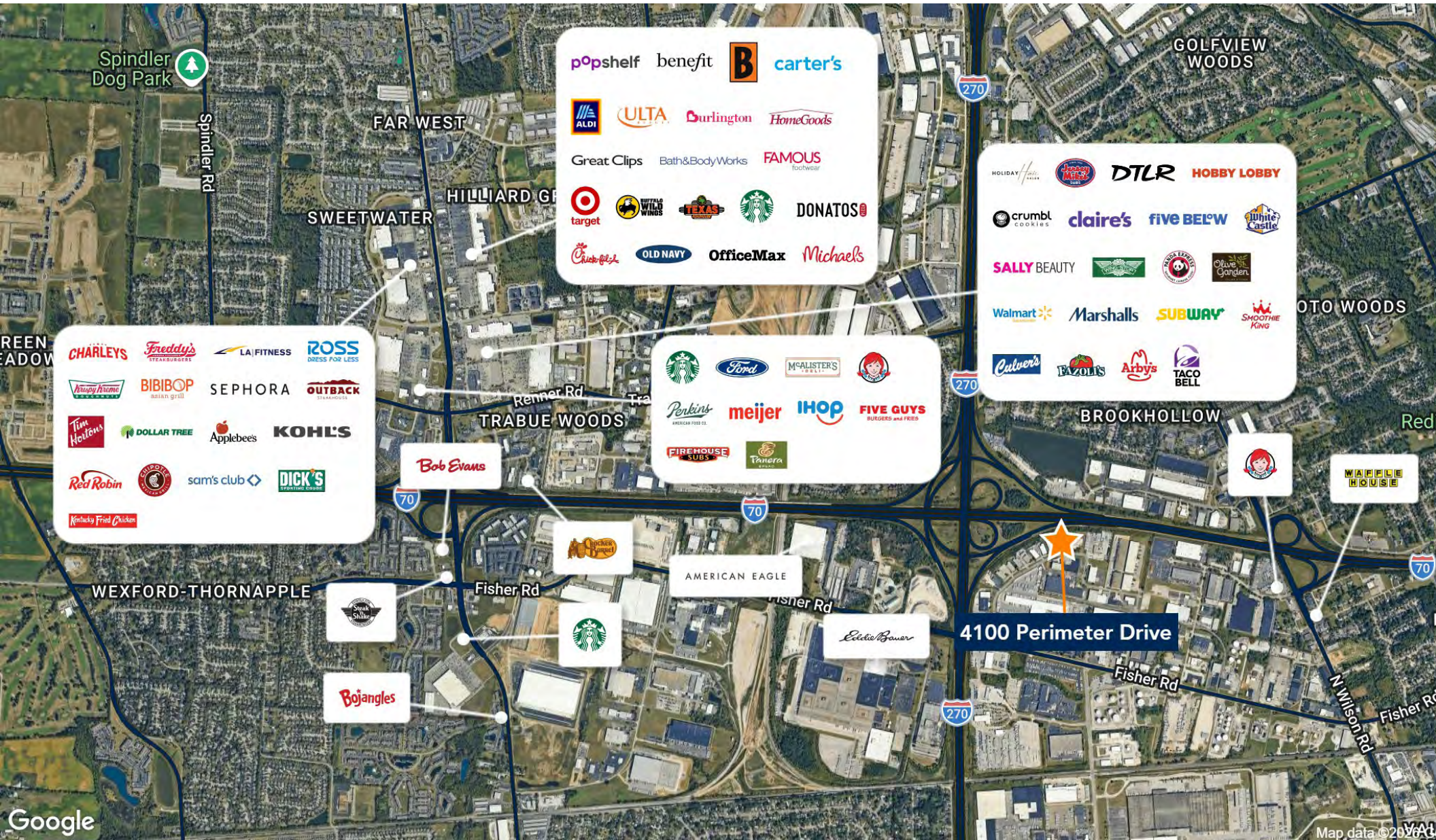
# LOCAL MAP

4100 PERIMETER DRIVE



# RETAILER MAP

4100 PERIMETER DRIVE







# PROPERTY PHOTOS

4100 PERIMETER DRIVE



# PROPERTY PHOTOS

4100 PERIMETER DRIVE







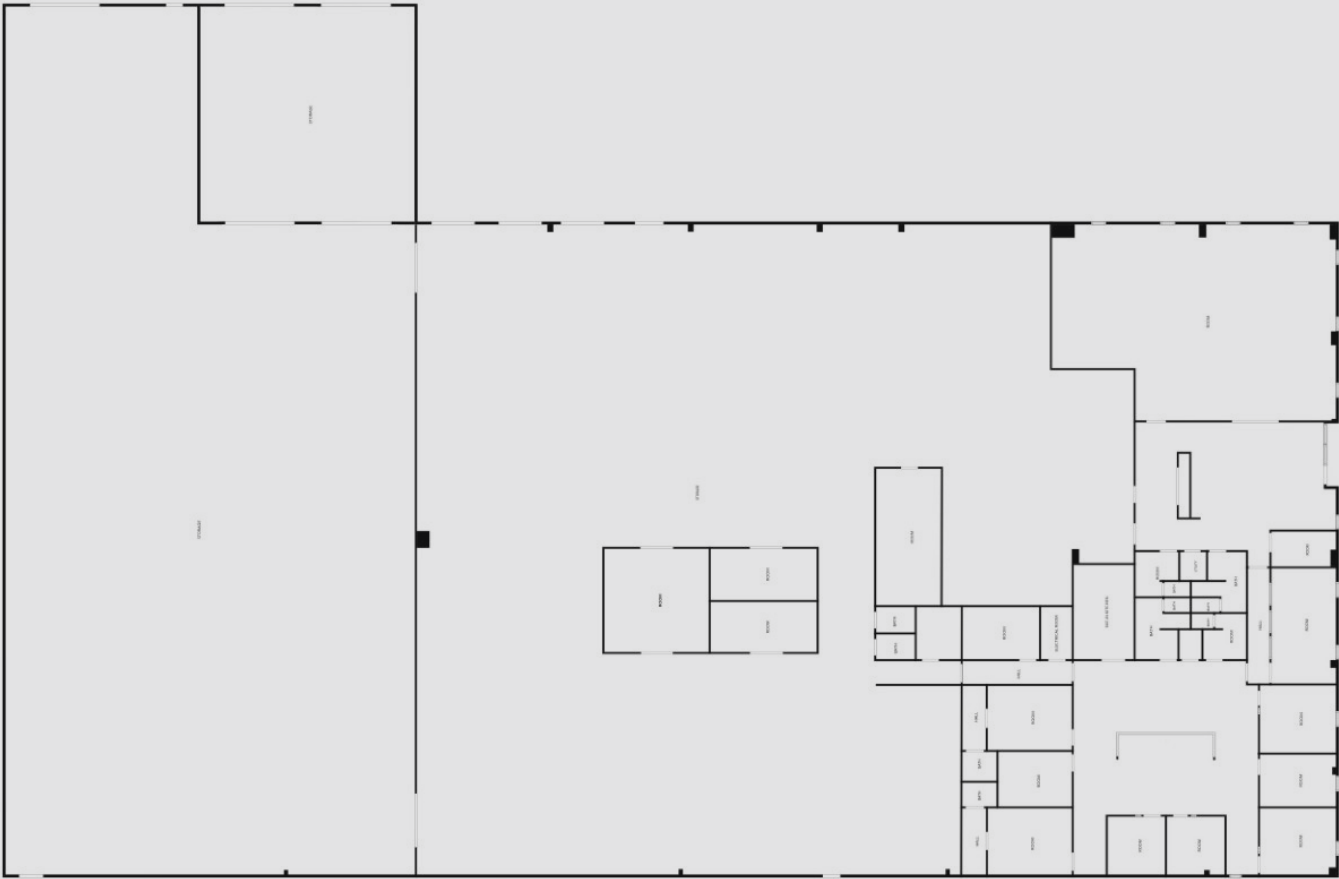
# PROPERTY OUTLINE

4100 PERIMETER DRIVE



# FLOOR PLAN

4100 PERIMETER DRIVE



# PROPERTY DETAILS

4100 PERIMETER DRIVE

## SITE DESCRIPTION

|                      |                      |
|----------------------|----------------------|
| Site Address         | 4100 Perimeter Drive |
| County               | Franklin County      |
| City                 | Columbus             |
| Lot Size (Acres)     | 1.82                 |
| Zoning               | M                    |
| Year Built/Renovated | 1977 / 1995          |

## TAX

|                                |               |
|--------------------------------|---------------|
| Parcel ID                      | 010-013727-00 |
| 2025 Auditor's Appraised Value | \$1,343,300   |
| Annual Taxes                   | \$35,253      |



# PROPERTY DETAILS

4100 PERIMETER DRIVE

## BUILDING DETAILS

### CONSTRUCTION

|                    |                                 |
|--------------------|---------------------------------|
| Building Type      | Steel                           |
| Exterior           | Metal - Brick and Block Accents |
| Clear Height       | 13'9" - 15'1"                   |
| Size (square feet) | 32,800                          |
| Condition          | Average Condition               |

### LOADING

|                 |               |
|-----------------|---------------|
| Dock High Doors | 3             |
| Drive-In Doors  | 3             |
| Dimensions      | 12' w x 14' h |

### CONFIGURATION

|                    |                                    |
|--------------------|------------------------------------|
| Size               | 32,800 SF                          |
| Office Square Feet | 7,000 SF                           |
| % Office           | 21.30%                             |
| Divisibility       | Former Suites A and B Are Combined |



# PROPERTY DETAILS

4100 PERIMETER DRIVE

|       |               |
|-------|---------------|
| POWER | 240 V 3-phase |
|-------|---------------|

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| HVAC | Hanging electric furnaces in warehouse,<br>AC in office from 4 forced air systems |
|------|-----------------------------------------------------------------------------------|

## UTILITIES

|             |                          |
|-------------|--------------------------|
| Electricity | Meters for Suite A and B |
|-------------|--------------------------|

|     |                          |
|-----|--------------------------|
| Gas | Meters for Suite A and B |
|-----|--------------------------|

|       |           |
|-------|-----------|
| Water | One Meter |
|-------|-----------|

|       |           |
|-------|-----------|
| Sewer | One Meter |
|-------|-----------|

## ROOF

|            |                  |
|------------|------------------|
| Roof - Age | Metal - Original |
|------------|------------------|

|              |                   |
|--------------|-------------------|
| Roof - Notes | Average Condition |
|--------------|-------------------|

## FIRE SUPPRESSION

|           |      |
|-----------|------|
| Sprinkler | None |
|-----------|------|





## SECTION 3

# 03

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# FINANCIAL ANALYSIS

Financial Analysis  
Tenant Option to Purchase

Marcus & Millichap



# FINANCIAL ANALYSIS

4100 PERIMETER DRIVE

## THE OFFERING

|                     |             |
|---------------------|-------------|
| Price               | \$2,150,000 |
| Capitalization Rate | 7.24%       |
| Price/SF            | \$65.55     |

## PROPERTY DESCRIPTION

|                        |            |
|------------------------|------------|
| Year Built / Renovated | 1977/1995  |
| Gross Leasable Area    | 32,800 SF  |
| Type of Ownership      | Fee Simple |
| Lot Size               | 1.82 Acres |

## LEASE SUMMARY

|                               |                                                                                                                   |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Tenant                        | Luxe Home Décor, LLC                                                                                              |
| Rent Increases                | 8% Increase in Renewal Term                                                                                       |
| Lease Type                    | Triple Net (NNN)                                                                                                  |
| Lease Commencement            | 06/01/2021                                                                                                        |
| Lease Expiration              | 05/31/2031                                                                                                        |
| Renewal Options               | 1 x 5 Year Option Remaining                                                                                       |
| Term Remaining on Lease (Yrs) | 5 Years                                                                                                           |
| Landlord Responsibility       | 50% of Insurance and Repair of Roof, Structure and HVAC                                                           |
| Tenant Responsibility         | Real Estate Taxes, 50% of Insurance Expense, Repairs & Maintenance, Landscaping, Utilities, HVAC Service Contract |
| Tenant Option to Purchase     | See Tenant Option to Purchase Detail Page                                                                         |

## RENT SCHEDULE

| YEAR                            | ANNUAL RENT | MONTHLY RENT | RENT/SF | CAP RATE |
|---------------------------------|-------------|--------------|---------|----------|
| Option 1 (Current - 5/31/2031)  | \$159,408   | \$13,284     | \$4.86  | 7.24%    |
| Option 2 (6/1/2031 - 5/31/2036) | \$172,161   | \$14,347     | \$5.25  | 8.01%    |

# FINANCIAL ANALYSIS

4100 PERIMETER DRIVE

| ANNUALIZED OPERATING INFORMATION |           |
|----------------------------------|-----------|
| INCOME                           |           |
| Base Rental Income               | \$159,408 |
| Operating Expense Reimbursement  | \$3,750   |
| Gross Income                     | \$163,158 |
| Operating Expenses               | \$7,500   |
| Net Operating Income             | \$155,658 |
| OPERATING EXPENSES               |           |
| Landlord Insurance Expense       | \$7,500   |
| Total Expenses                   | \$7,500   |
| Total Expenses/SF                | \$0.23    |

# FINANCIAL ANALYSIS

4100 PERIMETER DRIVE

## OPERATING INFORMATION

|                             |            |
|-----------------------------|------------|
| Year 1 Net Operating Income | \$155,658  |
| Rent/SF                     | \$4.86 /SF |
| Gross Leasable Area         | 32,800 SF  |

## LEASE SUMMARY

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| Tenant:            | Luxe Home Décor, LLC                                    |
| Rent Commencement: | 06/01/2021                                              |
| Lease Expiration:  | 05/31/2031                                              |
| Options:           | 1st 5 Year Option (Current)<br>2nd 5 Year Option        |
| Lease Type:        | Triple Net (NNN)                                        |
| Base Rent:         | \$4.86 /SF<br>\$0.41 /SF/Month<br>\$159,408 Annual Rent |
| Rent Increases:    | 8% Increase in Renewal Term                             |

# TENANT OPTION TO PURCHASE

4100 PERIMETER DRIVE

The tenant has an option to purchase the property on terms described in the lease - the text from the lease is copied below. The option price is adjusted each month based on rent payments made and a recent June, 2026 calculation of the option price was \$2,546,778.

Text from Paragraph 6 of the lease is copied below:

## OPTION TO PURCHASE:

From the Lease commencement date until the first day of the first (5) year renewal, Lessee shall have the option to purchase the Building and Real Estate for a total purchase price of \$2,632,000 upon 90 days written notice to Lessor. Once the first (5) year renewal has commenced and during that renewal term the price will be \$2,816,000. Once the second (5) year renewal has commenced and during that renewal term, the price will be \$3,000,000.

- At closing on the purchase of the Building and Real Estate Lessee shall be entitled to a credit against the purchase price equal to 30% of the base rent paid prior to closing. The net amount of the purchase price after applying the credit for rent paid shall be treated as the total purchase price on all conveyance statements, title insurance, and other transfer documentation.
- Lessor, at closing on the purchase of the Building and Real Estate shall provide (i) a limited warranty deed in recordable form such that Lessee will acquire a fee simple interest in the PROPERTY and all fixtures free and clear of any and all liens and encumbrances, and (ii) an owner's title insurance policy in the net purchase amount reflected in section 6.(a).



SECTION 4

# 04

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## MARKET OVERVIEW

Columbus, Ohio  
Demographics

Marcus & Millichap



# COLUMBUS, OHIO

4100 PERIMETER DRIVE

## COLUMBUS

The Columbus metro is Ohio's most populated metropolitan area, comprising 10 counties in the rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which runs through the city. Situated in Franklin County, the city of Columbus is the capital of Ohio and the country's 15th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day drive. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, east of downtown, is the area's primary air passenger facility. Columbus is within driving distance of Ohio's only national forest, the Wayne National Forest, which offers hiking, fishing, and hunting opportunities.

### METRO HIGHLIGHTS



#### LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck, and rail transport to locations throughout the U.S. and Canada, making the metro a key point for distribution activities.



#### MIDWESTERN COMMERCIAL CENTER

Greater Columbus is home to five Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.



#### AFFORDABLE HOUSING COSTS

The median home price in Columbus is well below the national level, attracting workers seeking a more affordable suburban lifestyle and channeling discretionary income toward retailers and entertainment.

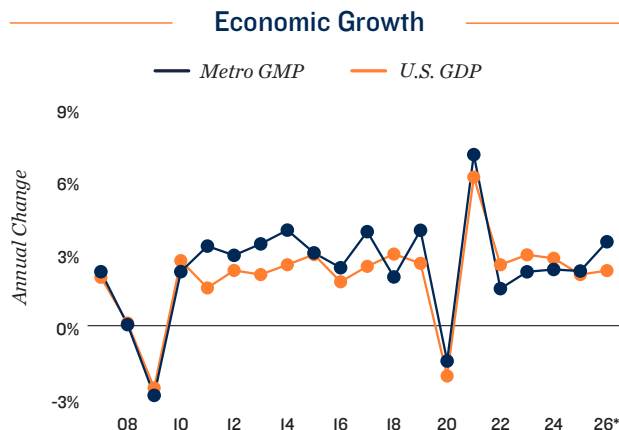


# COLUMBUS, OHIO

4100 PERIMETER DRIVE

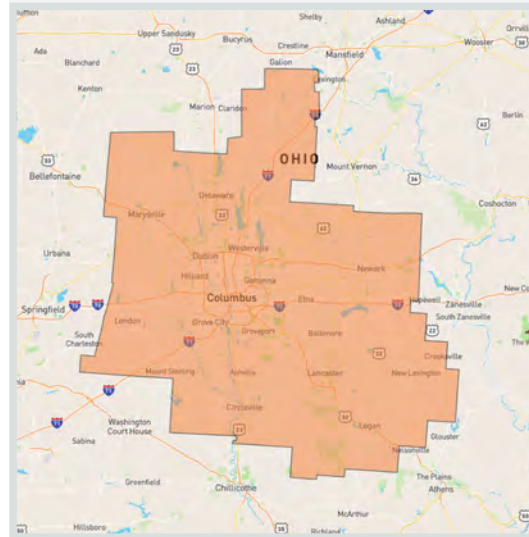
## ECONOMY

- State agencies and the Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business and strategic location draw major corporations to the metro.
- Columbus has emerged as a data center hub, with Meta, Google, and Amazon maintaining massive data facilities in the metro.
- The metro is notable for its involvement in the chemical industry. Numerous for-profit enterprises have offices in the metro, but the American Chemical Society's database and journal publishing arm, the Chemical Abstracts Service, is also headquartered in Columbus.

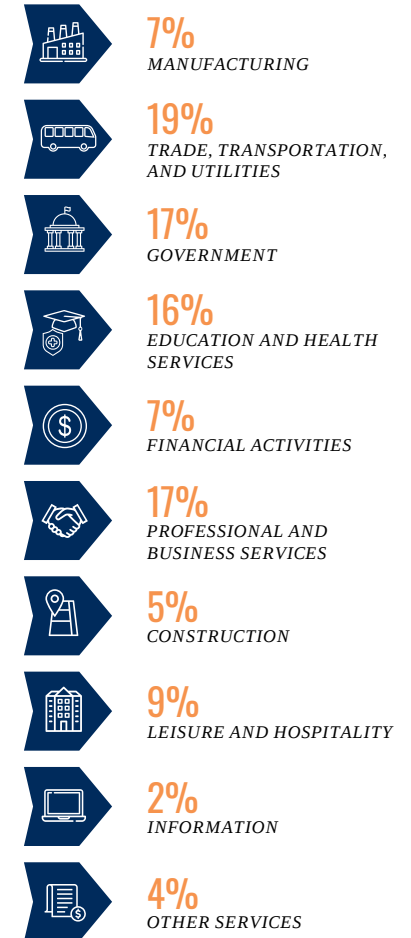


## MAJOR AREA EMPLOYERS

- Ohio State Harding Hospital
- City of Columbus
- Bath & Body Works Inc.
- The Ohio State University
- Vertiv Holdings Co.
- Safelite Group
- Nationwide Children's Hospital
- Victoria's Secret & Co.
- Installed Building Products



## SHARE OF 2026 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# COLUMBUS, OHIO

4100 PERIMETER DRIVE

## DEMOGRAPHICS

- The metro should add nearly 53,000 people through 2029, with almost 25,000 new households forming.
- A median home price of roughly \$350,000 has enabled nearly 66 percent of households to own a home.
- Approximately 39 percent of residents hold a bachelor's degree or higher, and 15 percent have also obtained a graduate or professional degree.

## QUALITY OF LIFE

Columbus is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS. The city hosts the Columbus Symphony Orchestra, BalletMet, and Opera Columbus, as well as theater companies, art galleries and dealers, and a variety of museums. Many of the galleries and restaurants are in Short North — a vibrant neighborhood north of downtown. The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally recognized Ohio State University and many other four-year colleges, universities, and two-year institutions.

## SPORTS

Baseball | **MiLB** | Columbus Clippers  
Football | **NCAA** | Ohio State Buckeyes  
Ice Hockey | **NHL** | Columbus Blue Jackets



## EDUCATION

- The Ohio State University
- Columbus State Community College
- Capital University
- Franklin University

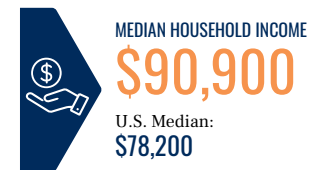
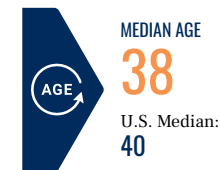
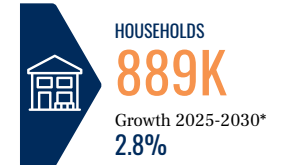
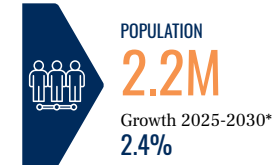


## ARTS & ENTERTAINMENT

- Center of Science and Industry
  - Columbus Symphony
  - Columbus Museum of Art
  - Columbus Zoo & Aquarium

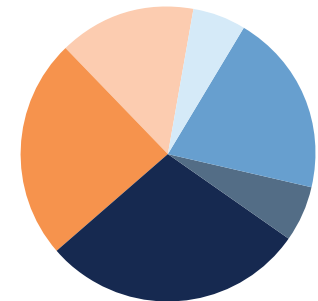
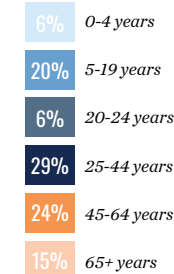


## QUICK FACTS



\* Forecast

## 2026 Population by Age



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHICS

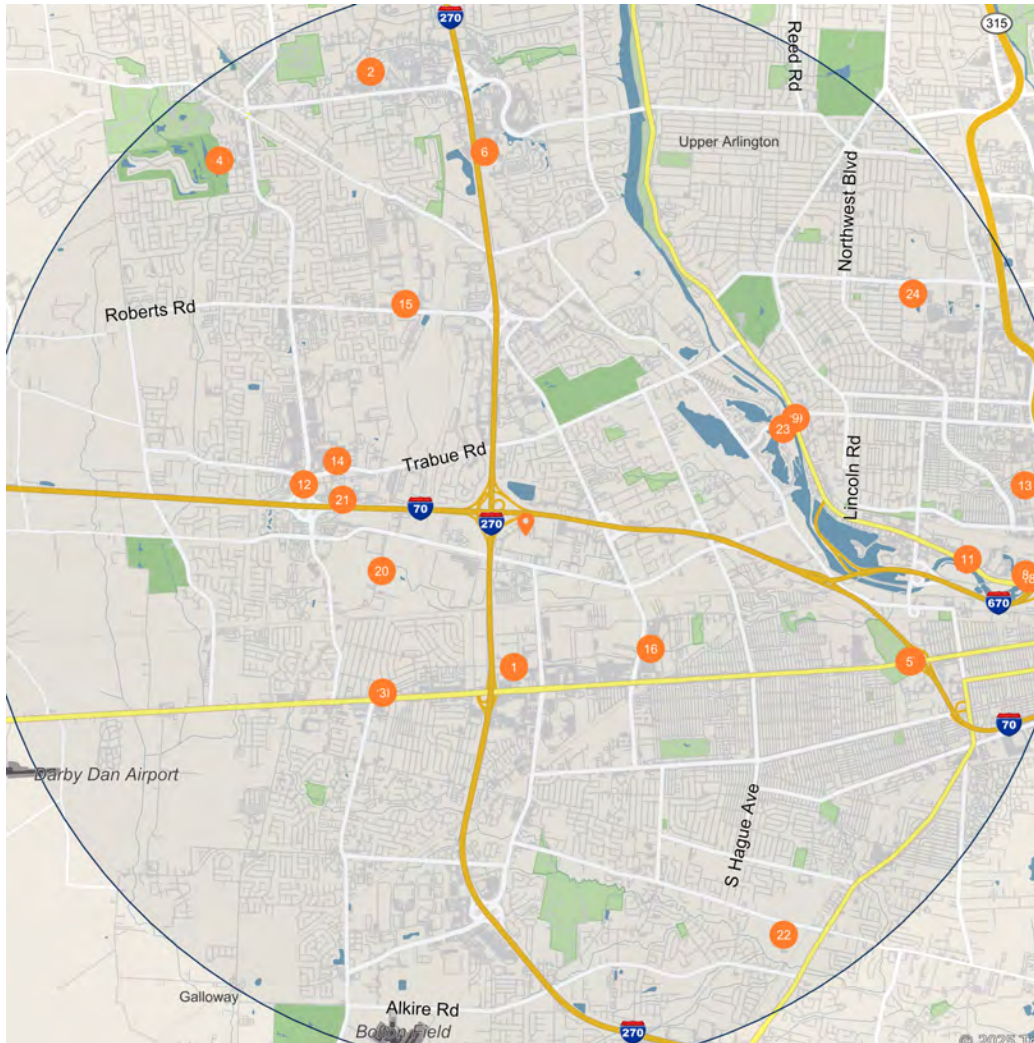
4100 PERIMETER DRIVE

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 5,299  | 99,447  | 266,715 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 5,139  | 97,609  | 261,848 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 4,670  | 96,689  | 258,170 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 4,056  | 88,504  | 233,183 |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 5,755  | 100,447 | 239,992 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 2,041  | 41,467  | 113,105 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 1,946  | 40,530  | 110,451 |
| Average (Mean) Household Size | 2.4    | 2.5     | 2.4     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 1,762  | 38,743  | 105,384 |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 1,513  | 35,555  | 94,362  |

| HOUSEHOLDS BY INCOME                     | 1 Mile   | 3 Miles  | 5 Miles   |
|------------------------------------------|----------|----------|-----------|
| <b>2025 Estimate</b>                     |          |          |           |
| \$200,000 or More                        | 6.7%     | 6.5%     | 9.9%      |
| \$150,000-\$199,999                      | 10.5%    | 6.5%     | 8.3%      |
| \$100,000-\$149,999                      | 24.1%    | 16.9%    | 17.2%     |
| \$75,000-\$99,999                        | 17.2%    | 14.2%    | 13.7%     |
| \$50,000-\$74,999                        | 11.2%    | 18.6%    | 17.8%     |
| \$35,000-\$49,999                        | 11.7%    | 11.1%    | 10.6%     |
| \$25,000-\$34,999                        | 6.8%     | 8.8%     | 7.5%      |
| \$15,000-\$24,999                        | 5.8%     | 7.4%     | 6.7%      |
| Under \$15,000                           | 6.1%     | 10.1%    | 8.2%      |
| Average Household Income                 | \$99,616 | \$86,704 | \$101,832 |
| Median Household Income                  | \$89,398 | \$72,883 | \$85,216  |
| Per Capita Income                        | \$42,137 | \$36,232 | \$42,214  |
| POPULATION PROFILE                       | 1 Mile   | 3 Miles  | 5 Miles   |
| <b>Population By Age</b>                 |          |          |           |
| 2025 Estimate Total Population           | 5,139    | 97,609   | 261,848   |
| Under 20                                 | 25.6%    | 28.6%    | 26.7%     |
| 20 to 34 Years                           | 26.9%    | 24.4%    | 24.1%     |
| 35 to 39 Years                           | 9.2%     | 8.3%     | 8.0%      |
| 40 to 49 Years                           | 13.4%    | 12.4%    | 12.6%     |
| 50 to 64 Years                           | 15.2%    | 15.4%    | 16.3%     |
| Age 65+                                  | 9.7%     | 10.9%    | 12.3%     |
| Median Age                               | 34.0     | 33.0     | 35.0      |
| <b>Population 25+ by Education Level</b> |          |          |           |
| 2025 Estimate Population Age 25+         | 3,530    | 64,267   | 177,330   |
| Elementary (0-8)                         | 5.1%     | 5.6%     | 3.7%      |
| Some High School (9-11)                  | 2.6%     | 7.3%     | 6.6%      |
| High School Graduate (12)                | 28.2%    | 26.7%    | 23.8%     |
| Some College (13-15)                     | 14.7%    | 18.6%    | 17.2%     |
| Associate Degree Only                    | 5.6%     | 6.9%     | 6.7%      |
| Bachelor's Degree Only                   | 31.5%    | 22.6%    | 25.7%     |
| Graduate Degree                          | 12.3%    | 12.2%    | 16.3%     |
| <b>Travel Time to Work</b>               |          |          |           |
| Average Travel Time to Work in Minutes   | 24.0     | 24.0     | 24.0      |

# DEMOGRAPHICS

4100 PERIMETER DRIVE



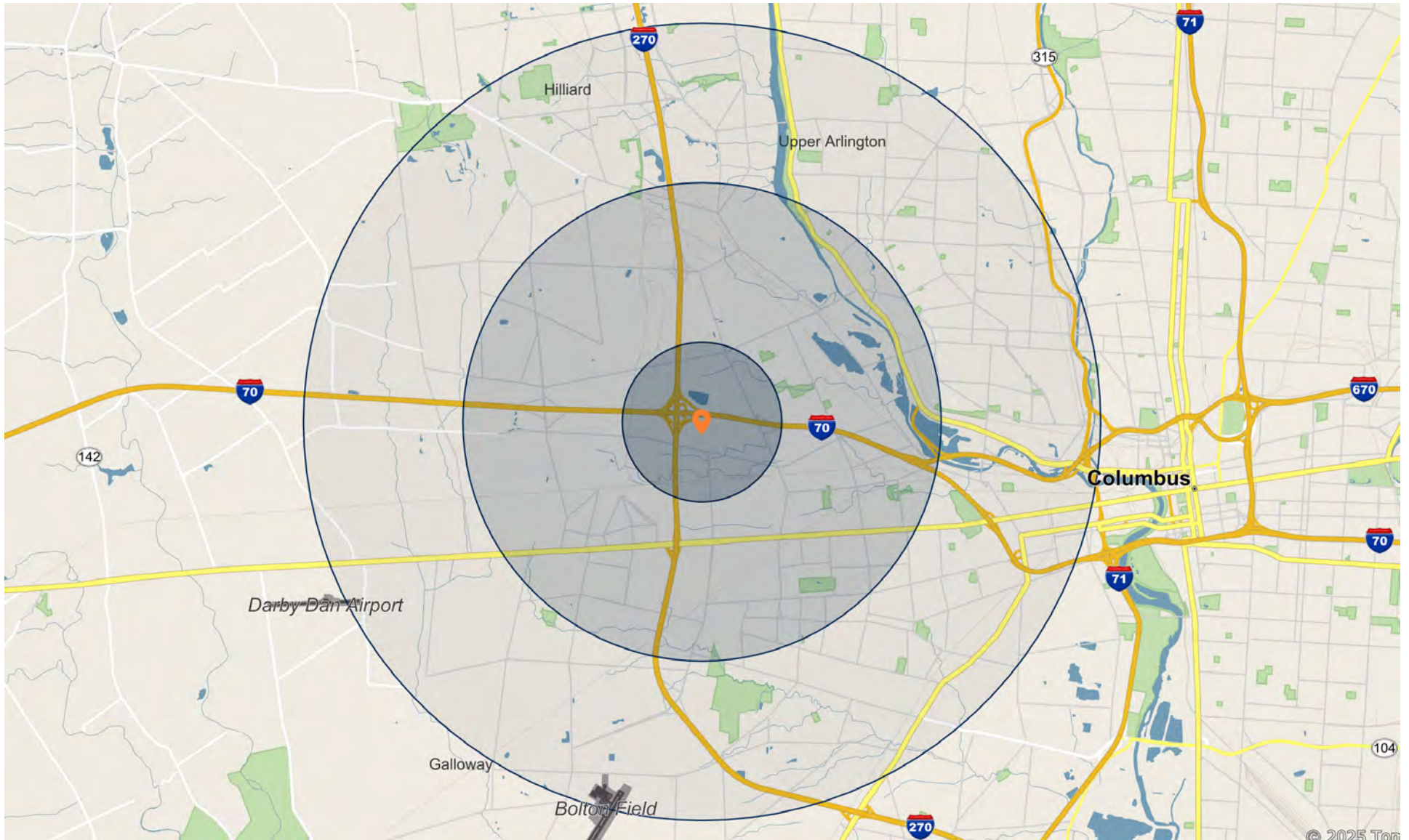
## Major Employers

## Employees

|    |                                                               |       |
|----|---------------------------------------------------------------|-------|
| 1  | Ohio Training Department-                                     | 2,472 |
| 2  | Doctors Ohiohealth Corporation-Hilliard Square Medical Center | 1,950 |
| 3  | Doctors Ohiohealth Corporation-Rehabilitation Inst Bus Indust | 1,950 |
| 4  | Clubcorp Club Operations Inc-Clubcorp                         | 1,748 |
| 5  | Ohio Department Transportation-                               | 1,700 |
| 6  | Sedgwick CMS Holdings Inc-Sedgwick CMS                        | 1,323 |
| 7  | Public Safety Ohio Department-                                | 1,300 |
| 8  | United States Postal Service-US Post Office                   | 1,234 |
| 9  | Anchor Hocking LLC-Anchor Hocking Company The                 | 1,200 |
| 10 | Doctors Ohiohealth Corporation-                               | 1,200 |
| 11 | Franklin Cnty Bd Commissioners-County Engineers Office        | 1,109 |
| 12 | K Investments Ltd Partnership-Perkins Family Restaurant       | 1,014 |
| 13 | Fortis 333 Inc-                                               | 900   |
| 14 | Walmart Inc-Walmart                                           | 840   |
| 15 | Access Information MGT Corp-Access                            | 768   |
| 16 | Axia Acquisition Corporation-Axia Acquisition                 | 633   |
| 17 | Ohio State Univ Wexner Med Ctr-                               | 618   |
| 18 | Sfn Group Inc-                                                | 611   |
| 19 | Anchor Hocking Holdings Inc-                                  | 567   |
| 20 | Core Molding Technologies Inc-                                | 518   |
| 21 | Meijer Inc-Meijer                                             | 468   |
| 22 | West Park Care Center LLC-PICKAWAY MANOR CARE CENTER          | 438   |
| 23 | Ohio Department ADM Svcs-Office Information Technology        | 436   |
| 24 | Ohio Department ADM Svcs-Office Info Tech Mnframe Hlpde       | 436   |
| 25 | Ohio Department ADM Svcs-State Directory                      | 436   |

# DEMOGRAPHICS

4100 PERIMETER DRIVE



4100 PERIMETER DRIVE

Exclusively Listed By

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