



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



PROFESSIONAL OFFICES

UPPER ARLINGTON

1550 OLD HENDERSON RD, COLUMBUS, OH 43220

ED FELLOWS

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J.R. KERN

President
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Location Description

Great Upper Arlington office site at Henderson Road and Larwell Drive. Property accessed via Old Henderson Road. Close to several retailers, banks, and other amenities. Easy 315 access via Henderson Road.

Property Highlights

- Attractive, professional, smaller office suites available
- Fully updated office suites in Upper Arlington
- Shared conference room on ADA complaint first floor is available to tenants (seats up to 50)
- Great Upper Arlington location with easy access to retailers, restaurants and banks
- Extra-large private courtyard with mature landscaping, seating and tables
- Ample on-site parking for your employees and guests

Property Description

Lease a modern workspace at 1550 Old Henderson Road for your business operations. Updated office suites offer a professional environment for your success. Tenants enjoy a shared conference room for up to 50 people and an ADA compliant first floor. The property features a spacious private courtyard with mature landscaping and seating. Enjoy the convenience of the Upper Arlington location with easy access to retailers, restaurants, and banks.

OFFERING SUMMARY

Available Suites	524 up to 2,946 SF
Monthly Gross Rents	See Attached Floorplans

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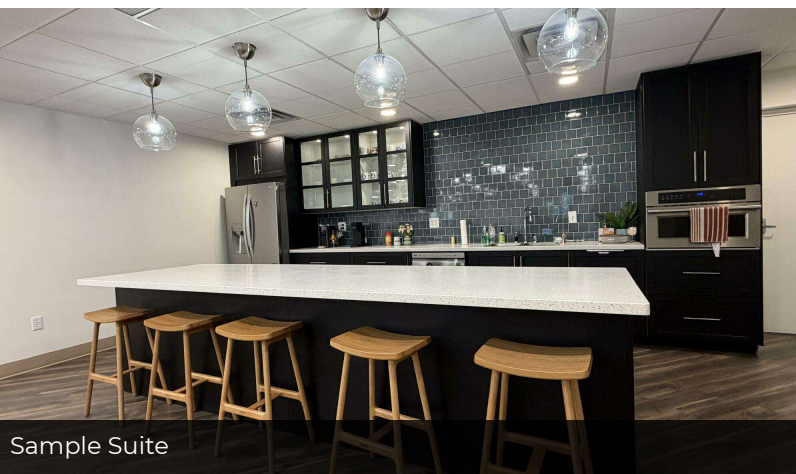
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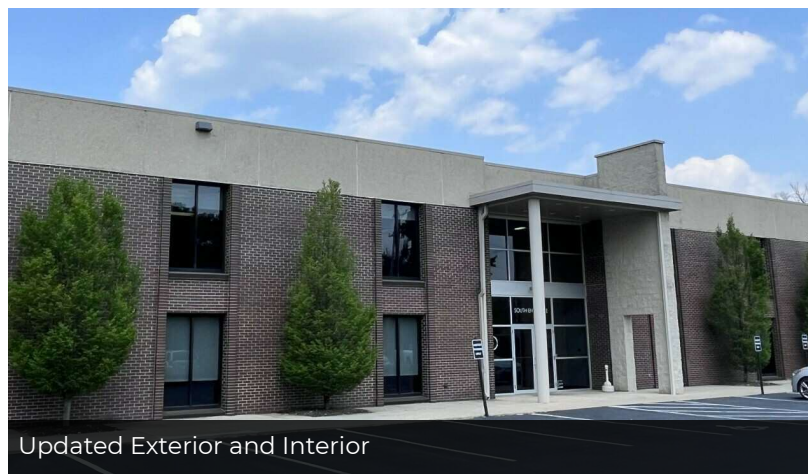
Interior Courtyard



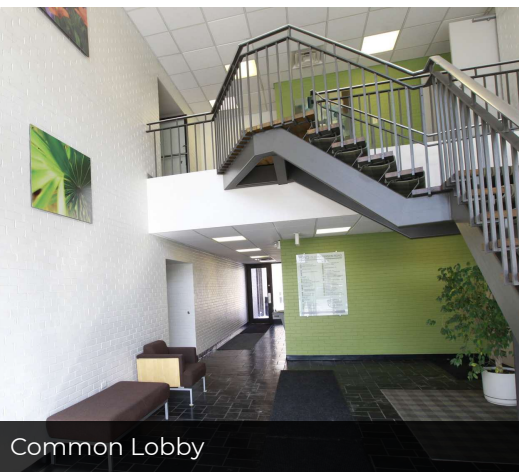
Large Shared Conference Room



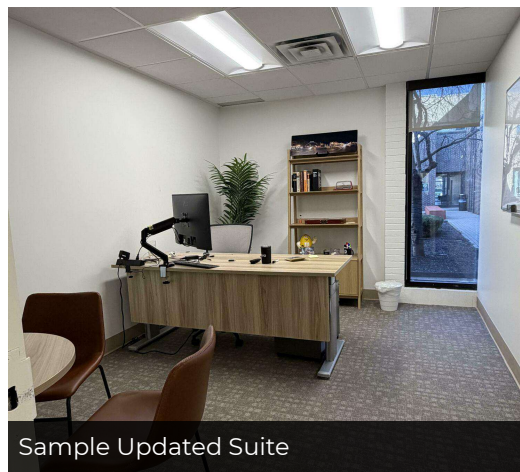
Sample Suite



Updated Exterior and Interior



Common Lobby



Sample Updated Suite



Sample Suite Finishes

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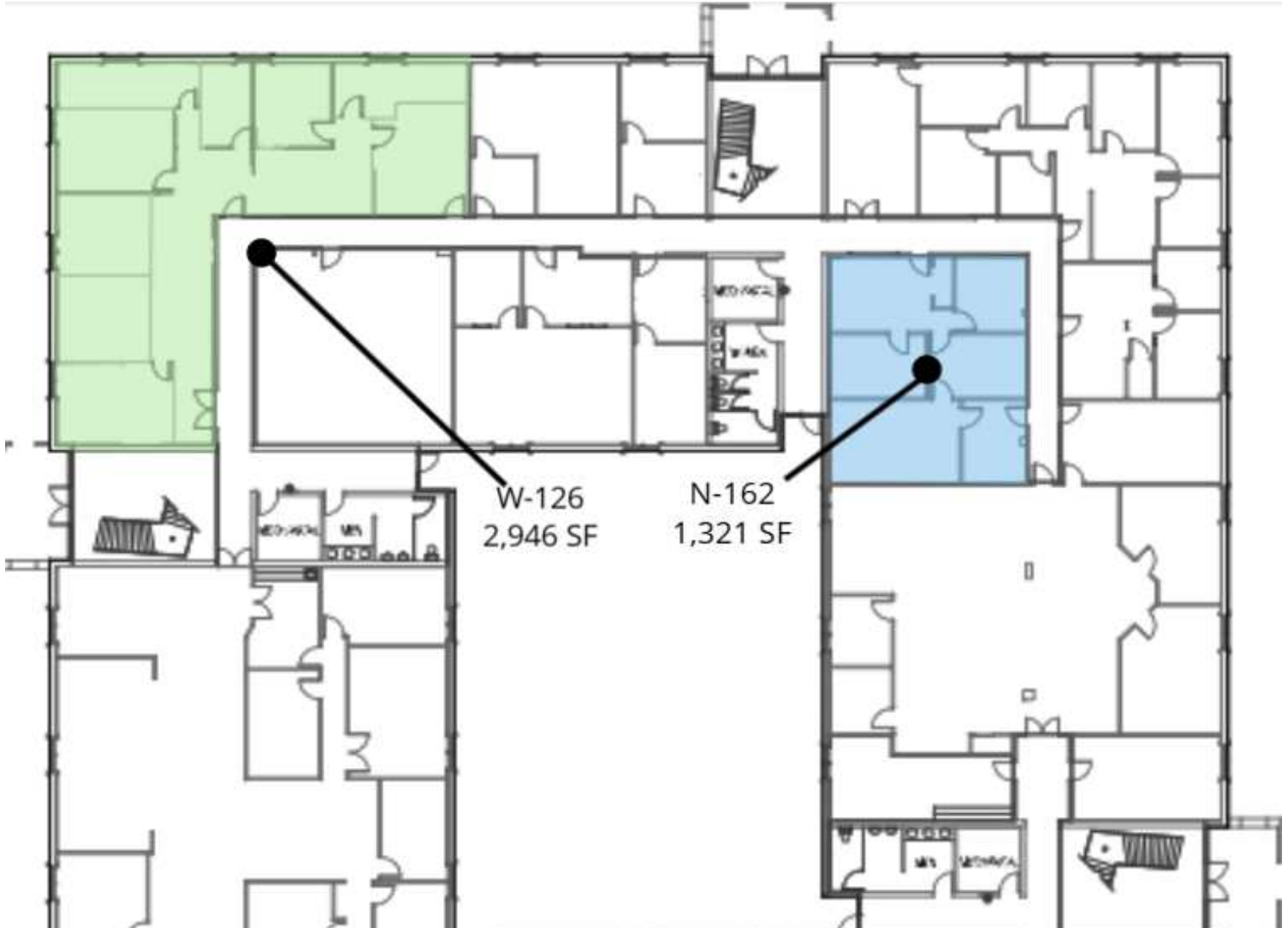
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FOR LEASE | OFFICE 1ST FLOOR AVAILABLE SUITE

1550 OLD HENDERSON ROAD, COLUMBUS, OH 43220



Available Spaces

SUITE	SIZE (SF)	GROSS MONTHLY RENT
■ 1550 Old Henderson Road, Suite N-162	1,321 SF	\$1,732 /month AVAILABLE NOW
■ 1550 Old Henderson Road, Suite W-126	957 - 2,946 SF	\$3,860 /month AVAILABLE FALL 2026

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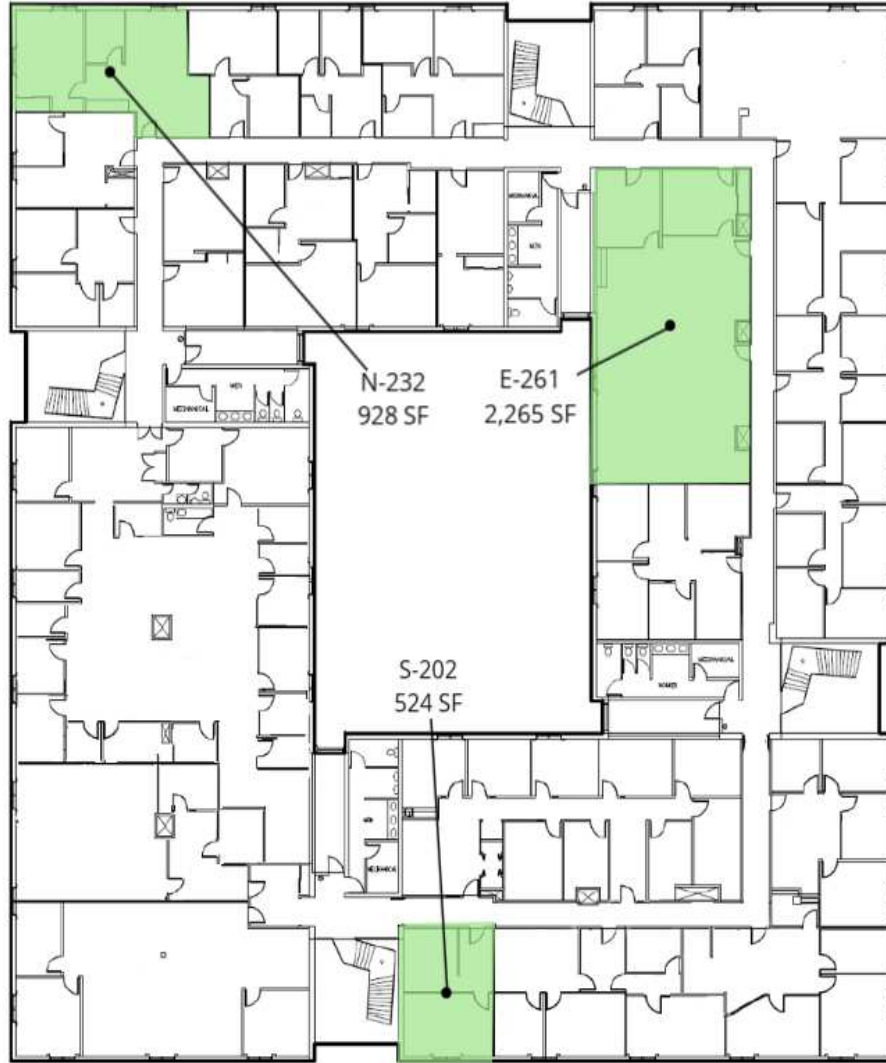
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**CAPITOL
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FOR LEASE | OFFICE 2ND FLOOR AVAILABLE SUITES

1550 OLD HENDERSON ROAD, COLUMBUS, OH 43220



Available Spaces

SUITE	SIZE (SF)	GROSS MONTHLY RENT
■ 1550 Old Henderson Road, Suite S-202	524 SF	\$912 /month AVAILABLE MAY 2026
■ 1550 Old Henderson Road, Suite N-232	928 SF	\$1,615 /month AVAILABLE APRIL 2026
■ 1550 Old Henderson Road, Suite E-261	1,000 - 2,265 SF	\$3,000 /month AVAILABLE JUNE 2026

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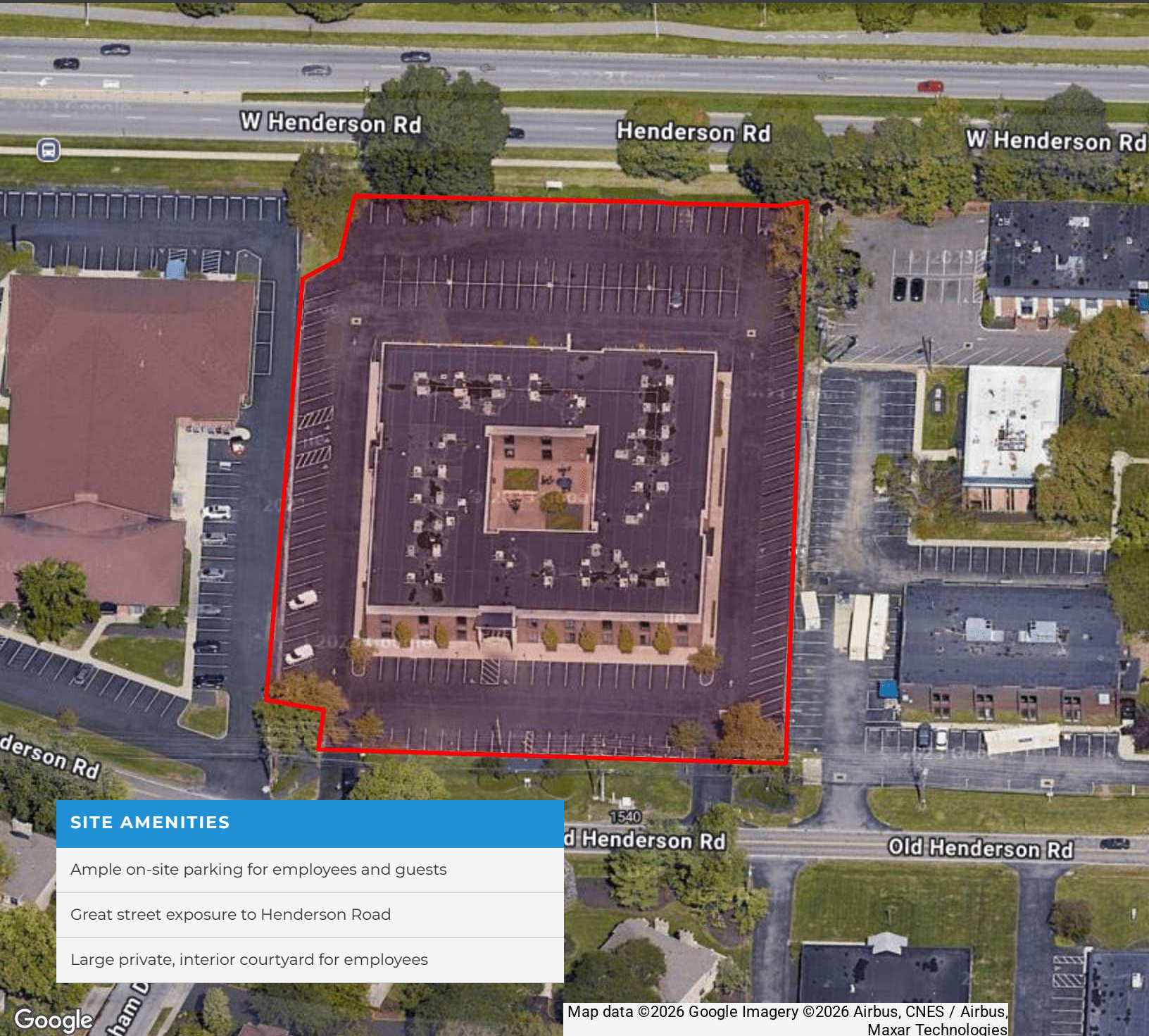
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SITE AMENITIES

Ample on-site parking for employees and guests

Great street exposure to Henderson Road

Large private, interior courtyard for employees

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LOCATION OVERVIEW

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