



FLEX/OFFICE SUITES FOR LEASE

# HILTON BUSINESS PARK

4689-4777 HILTON CORPORATE DRIVE COLUMBUS, OH 43232



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY  
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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.

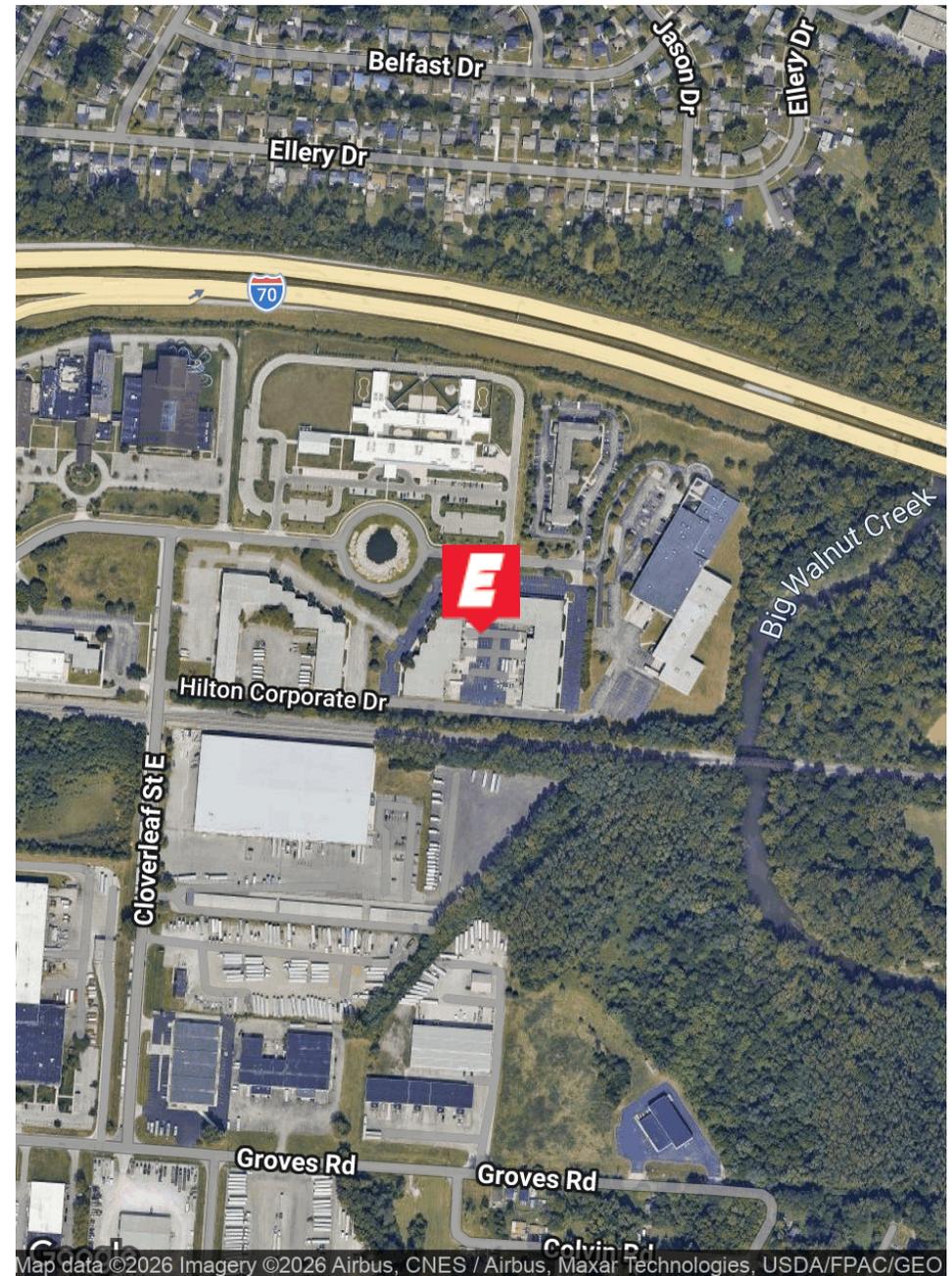
Three suites are currently available for lease:

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-\$11.00/SF NNN**  
ASKING PRICE

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**\$4.90/SF**  
ESTIMATED OPEX

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**FLEX (OFFICE/INDUSTRIAL)**  
PROPERTY TYPE

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**2,375-9,999 SF**  
TOTAL SF AVAILABLE

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

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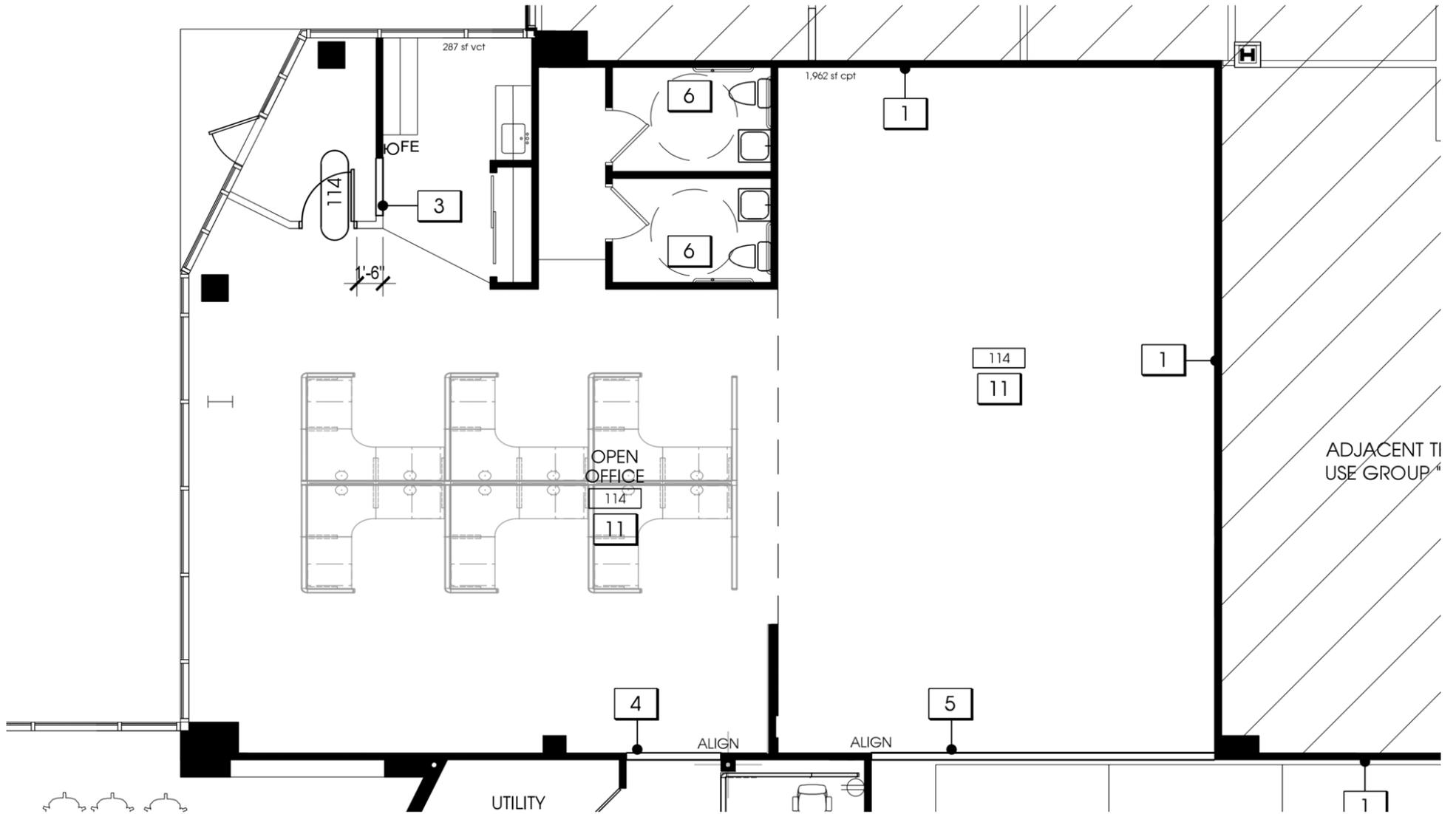
**4/1**  
PARKING RATIO

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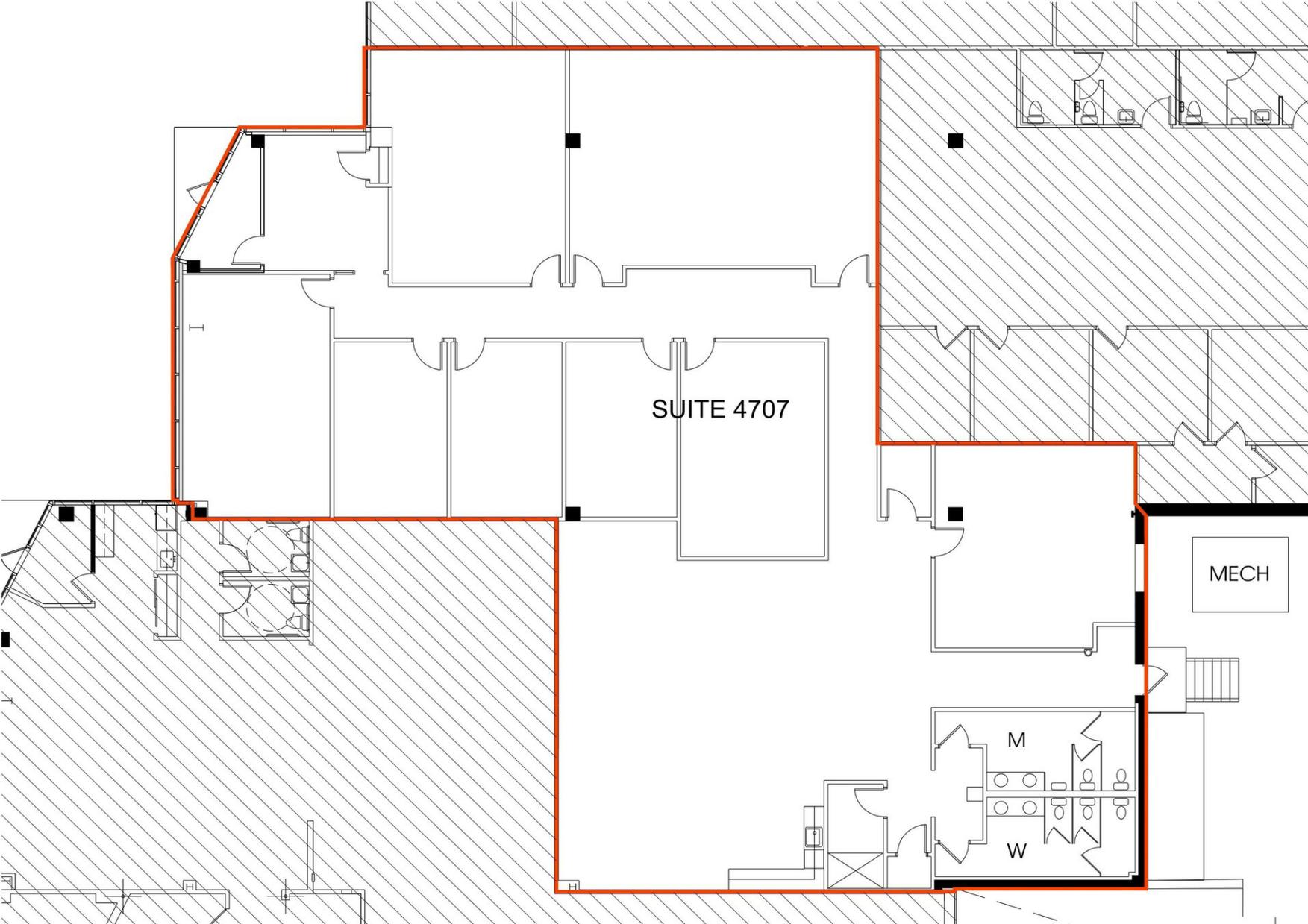
# FLOOR PLAN - SUITE 4695 (9,999 SF)



# FLOOR PLAN - SUITE 4701 (2,375 SF)



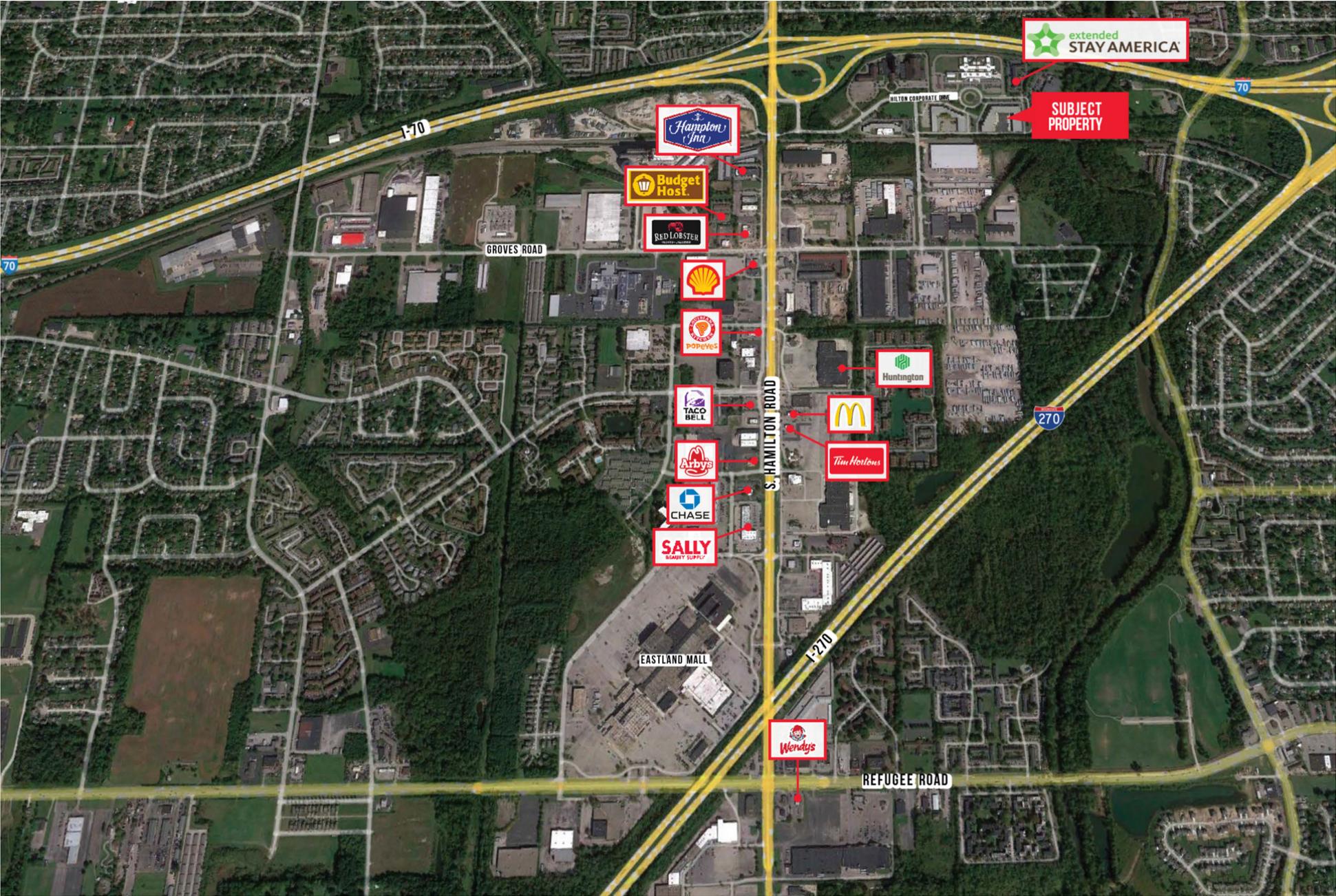
# FLOOR PLAN - SUITE 4707 (6,226 SF)



# PROPERTY PHOTOS



# MARKET OVERVIEW MAP



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHIC SUMMARY

4689 Hilton Corporate Dr, Columbus, Ohio, 43232

Ring band of 0 - 5 miles

### KEY FACTS

246,181

Population



102,070

Households

36.5

Median Age

\$50,758

Median Disposable Income

### EDUCATION

9.0%

No High School Diploma



32.6%

High School Graduate



29.6%

Some College/  
Associate's Degree



28.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$58,577

Median Household Income



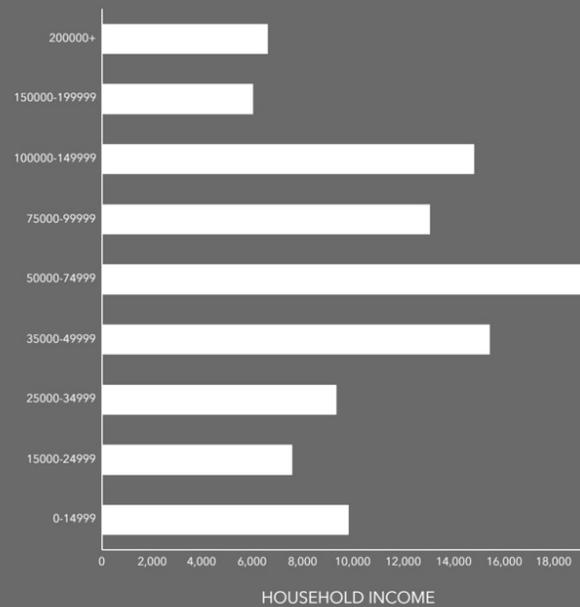
\$34,515

Per Capita Income

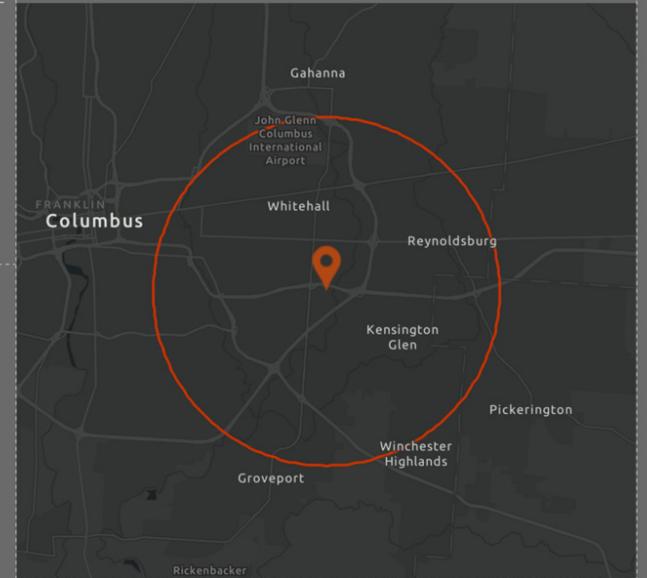


\$78,607

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



61.1%

White Collar



25.7%

Blue Collar



17.8%

Services

4.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



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