

CLASS A PROFESSIONAL / MEDICAL OFFICE BUILDING



EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com

KRG
Kohr Royer Griffith Inc
Commercial Real Estate Services

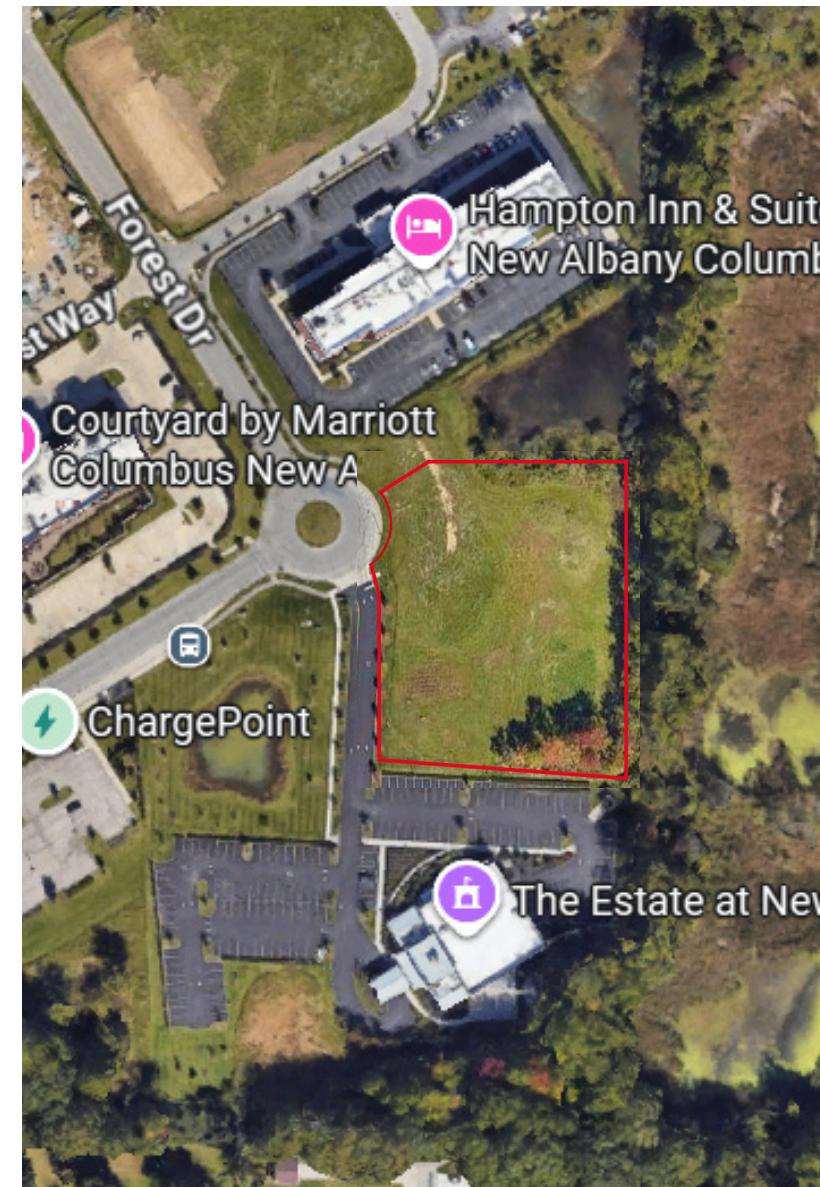
Property Offering Summary

5214 Forest Dr, New Albany, OH 43054

Strategically located at the corner of Forest Dr. just north of Smiths Mill Rd, this brand new Class-A medical/professional office building is set in the heart of one of New Albany's most active commercial corridors. Surrounded by retail, restaurants, and growing residential neighborhoods, this location offers high visibility and daily convenience for both patients and providers.

- 100% 10-year property tax abatement on improvements
- Signage available on Johnstown Rd
- Prime New Albany location surrounded by retail, restaurants, and residential growth
- Set for completion Q1 2026

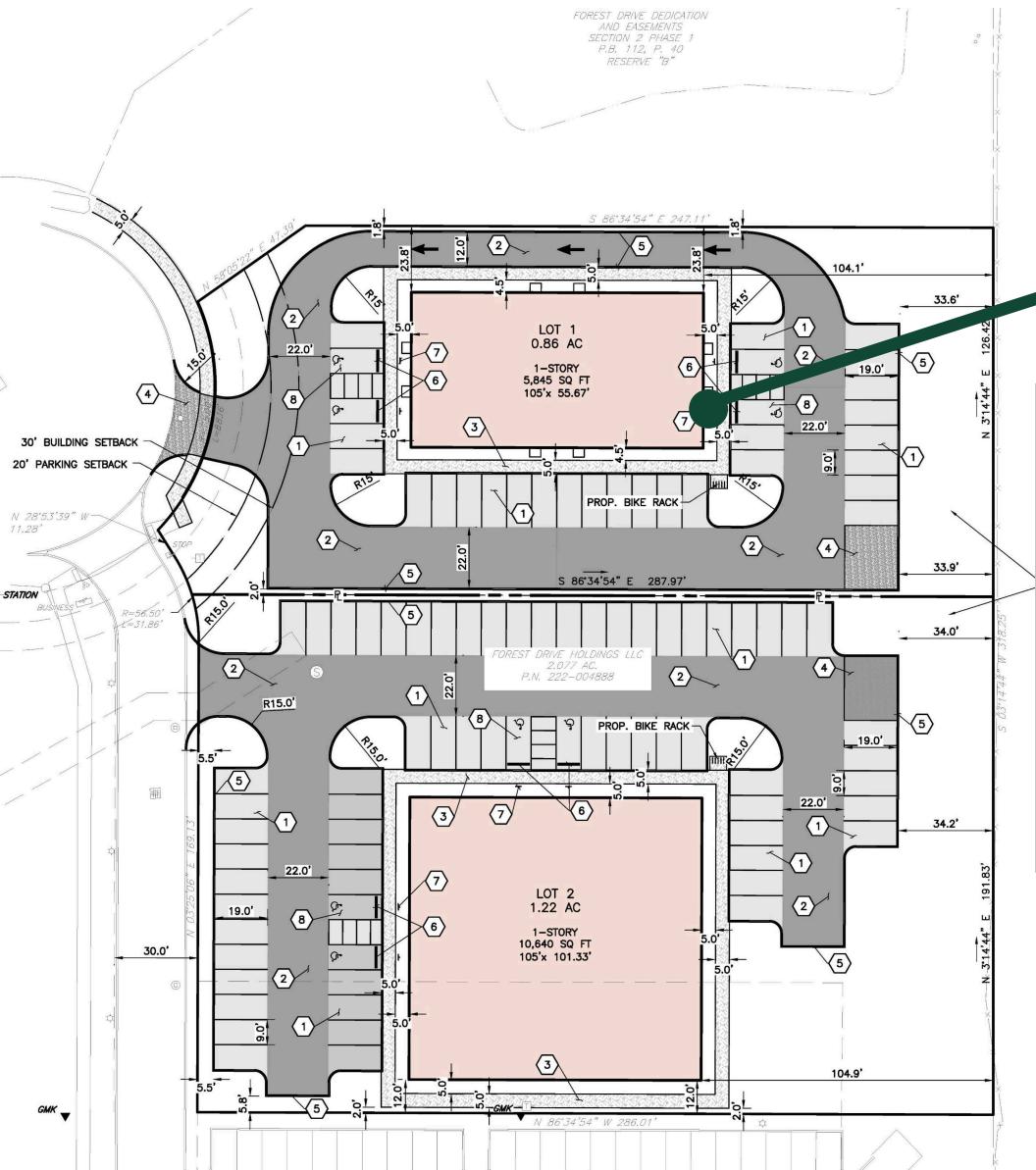
Lease Rate:	\$30.00 per SF/yr
CAM Rate:	~\$4-\$5.00 per SF/yr
Total SF:	10,640 SF
Minimum Divisible SF:	2500 SF



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Site Plan



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Area Developments

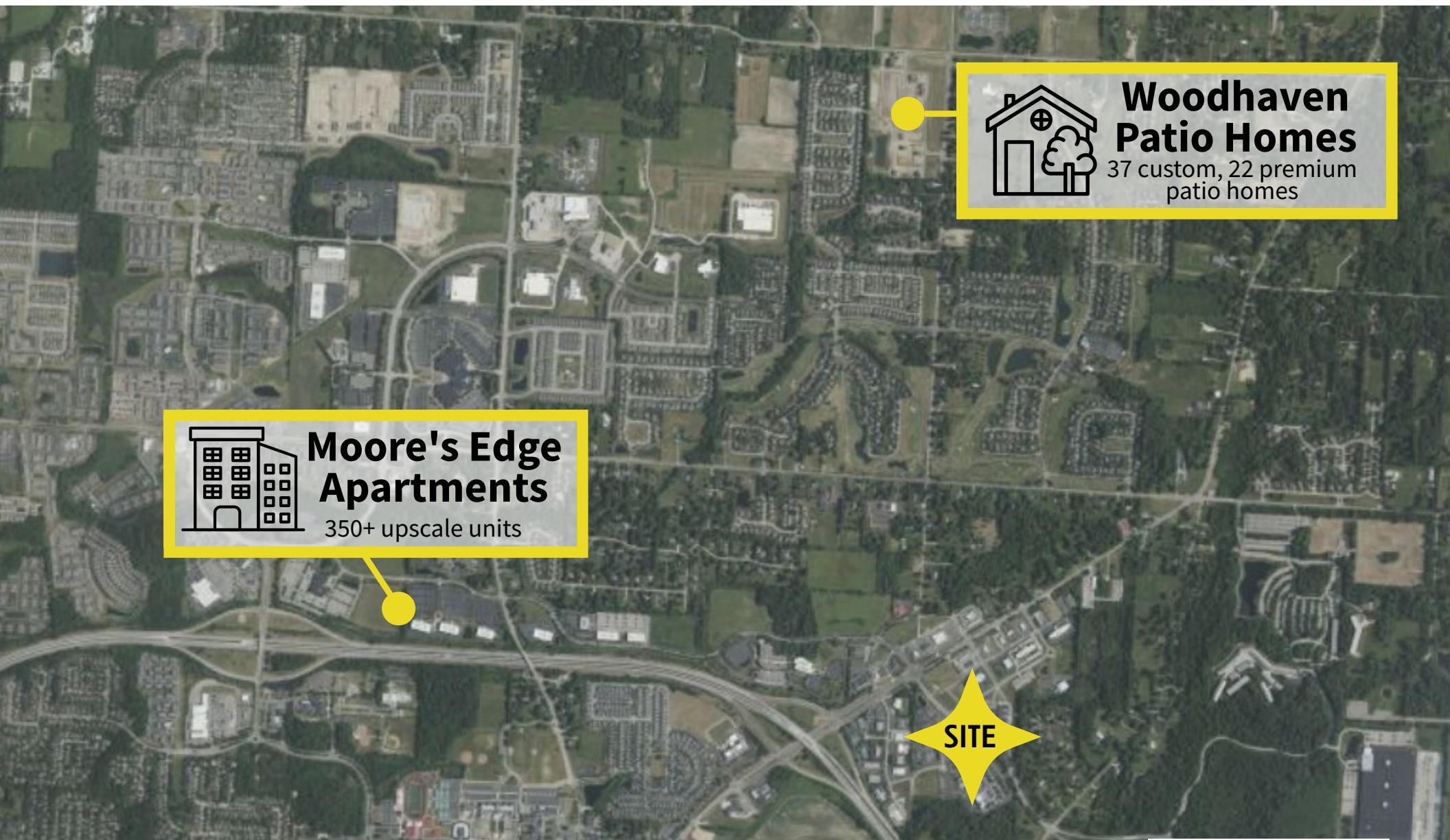


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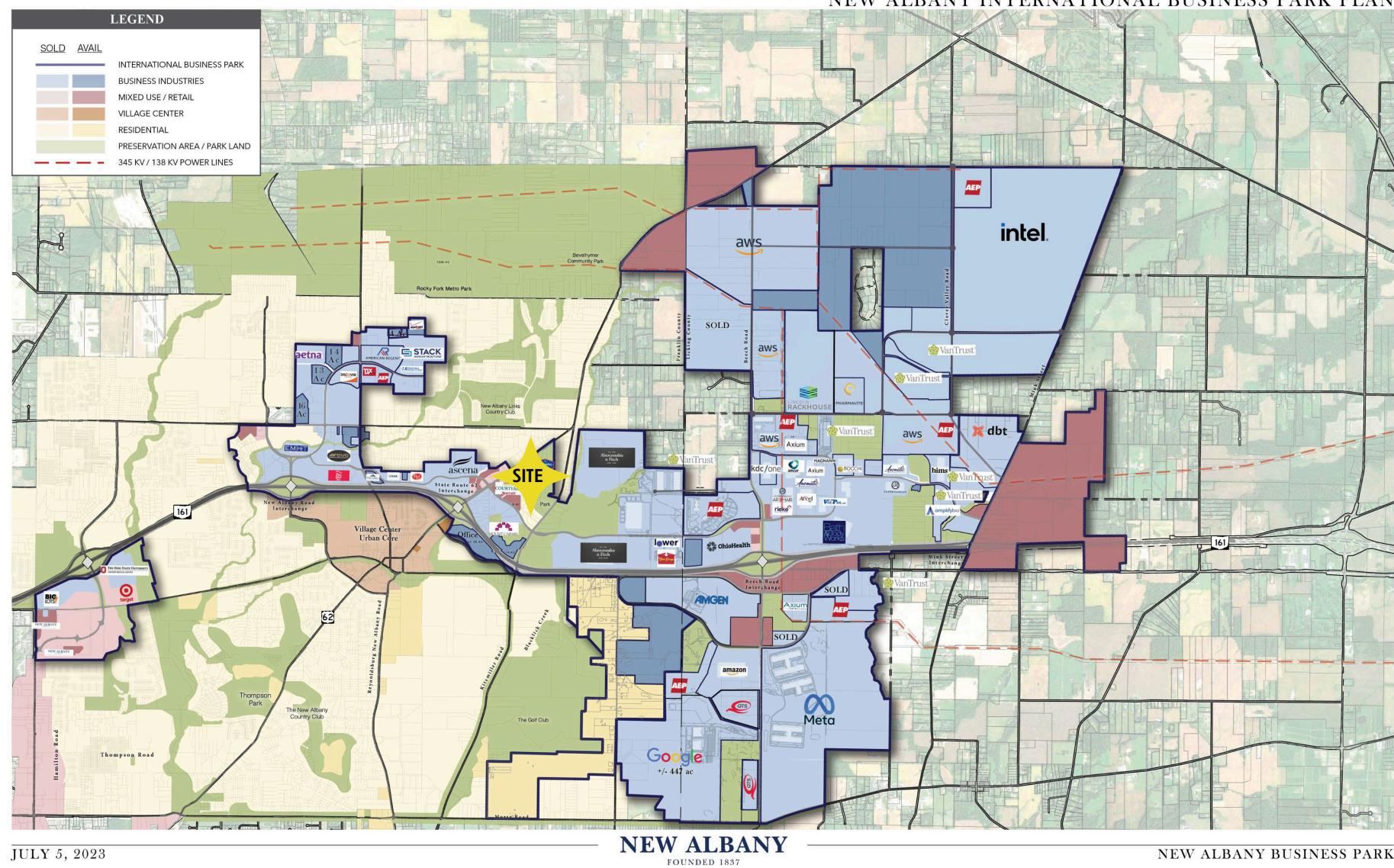
Nearby Multi-Family Developments



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New Albany Business Park Plan



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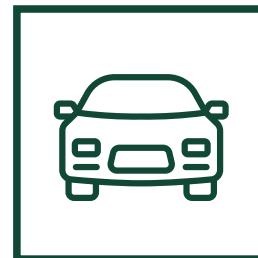
About New Albany

# Emp	Company Name
3000	Intel (expected)
2700	Abercrombie & Fitch
1784	Big Lots HQ
1643	Discover Financial Services
1200	Meta Data Center
1200	Google
1000	Amazon Fulfillment Center
950	Axium Plastics
800	lower.com
600	Bath & Body Works
530	KDC/One
524	Bright Lab Innovation
300	Mount Carmel New Albany



Demographic Snapshot

	2 miles	5 miles
Population	23,161	50,657
Households	9,122	19,797
Avg HHI	\$83,849	\$95,042



Nearby Traffic Counts

US 62 & Forest Dr	19,930
Smiths Mill Rd & Forest Dr	7,217

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About KRG



Kohr Royer Griffith Inc.
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EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



For more information, please contact:



PAULINA CANINI
O: 614-271-2660

Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.