



## Office Building For Lease



# KENNY RD CAMPUS 2939 KENNY RD, COLUMBUS OH 43221

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**Kohr Royer Griffith**

1480 Dublin Road, Columbus, OH 43215

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2939 Kenny Rd Columbus, OH 43221



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<b>Lease Rate</b>	<b>\$17.50 SF/YR</b>
<b>OFFERING SUMMARY</b>	
<b>Building Size:</b>	20,547 SF
<b>Available SF:</b>	1,040 - 4,150 SF
<b>Zoning:</b>	C-2 Commercial Office
<b>Submarket:</b>	Northwest Columbus, Upper Arlington
<b>Traffic Count:</b>	24,889

### PROPERTY OVERVIEW

Located next door to the Ohio State University main campus 2939 Kenny Rd is an excellent leasing opportunity. This building is on the northwest end of the Kenny Rd office park offering a secluded site at a traffic light with great access to SR 315. Surface parking is along the north and west sides of the building. Complex offers signage and shares a beautiful courtyard with the rest of the campus.

### PROPERTY HIGHLIGHTS

- Signalized corner on Kenny Rd at SR315 on ramp which sees 100K cars per day
- Located directly next door to The Ohio State University
- Kenny Rd has roughly 25k cars passing per day
- Common kitchen available to building tenants

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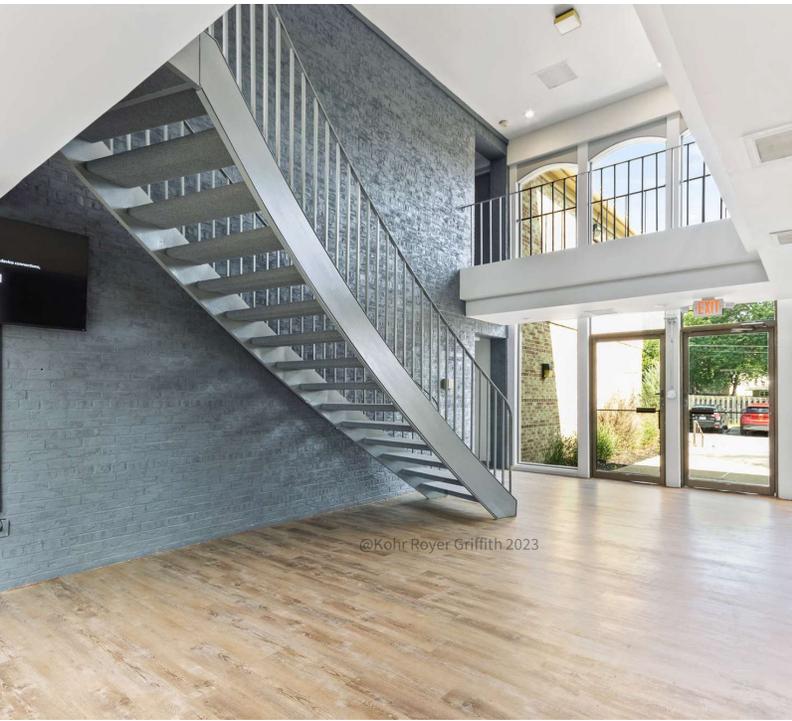
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# Renovated Lobby Area

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# Additional Interior Photos

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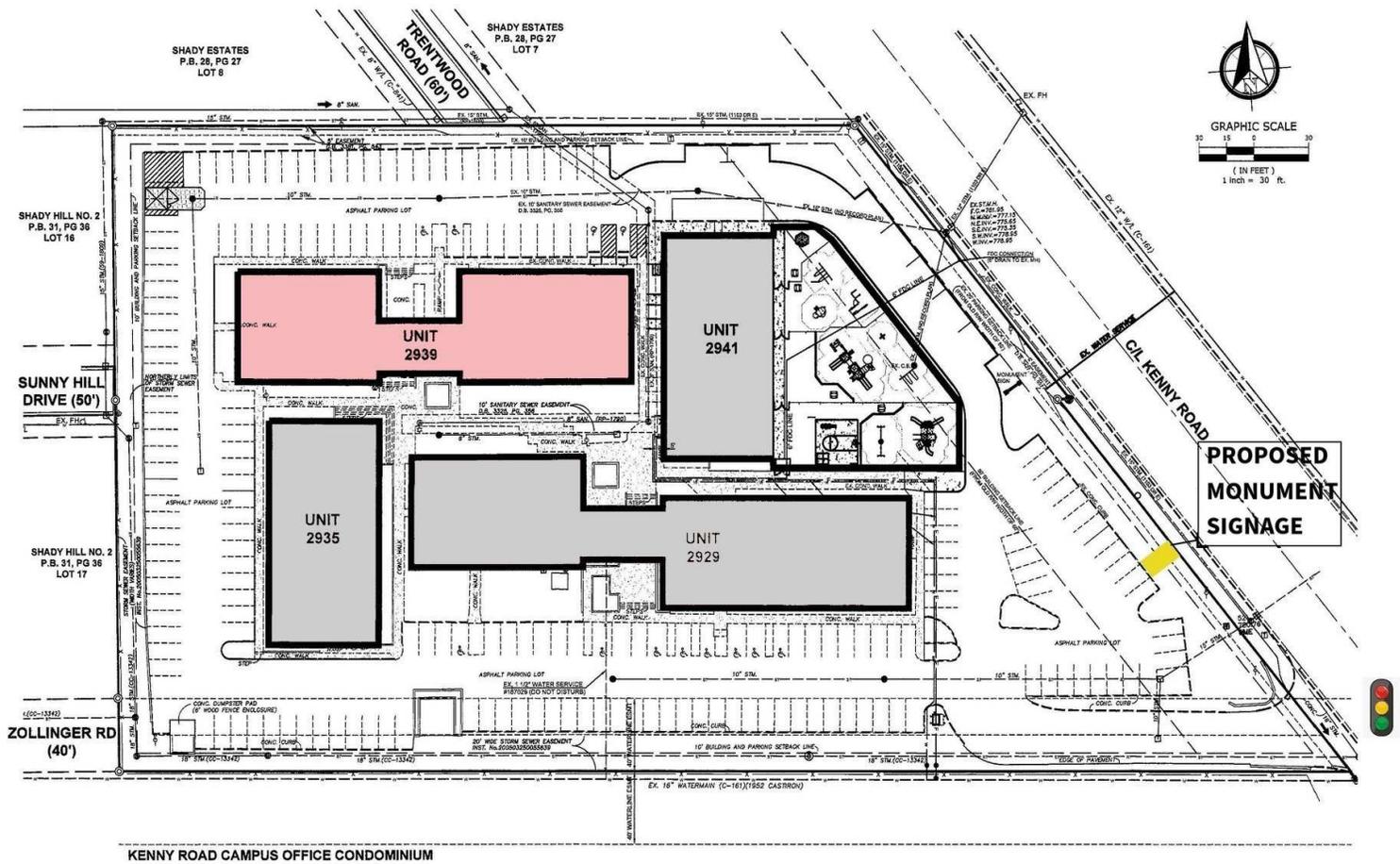
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2939 Kenny Rd Columbus, OH 43221



KENNY ROAD CAMPUS OFFICE CONDOMINIUM

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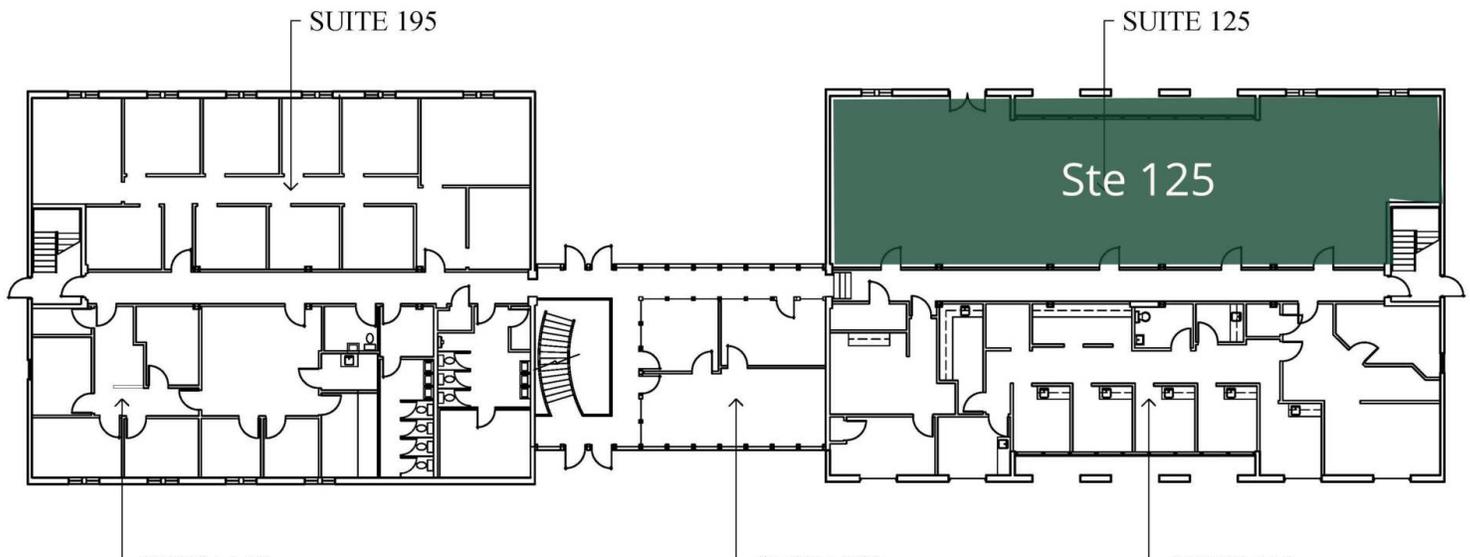
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## 2939 Kenny Road

First Floor



### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Ste 125	2,540 SF	Full Service	Contact agent for rates	Shell space

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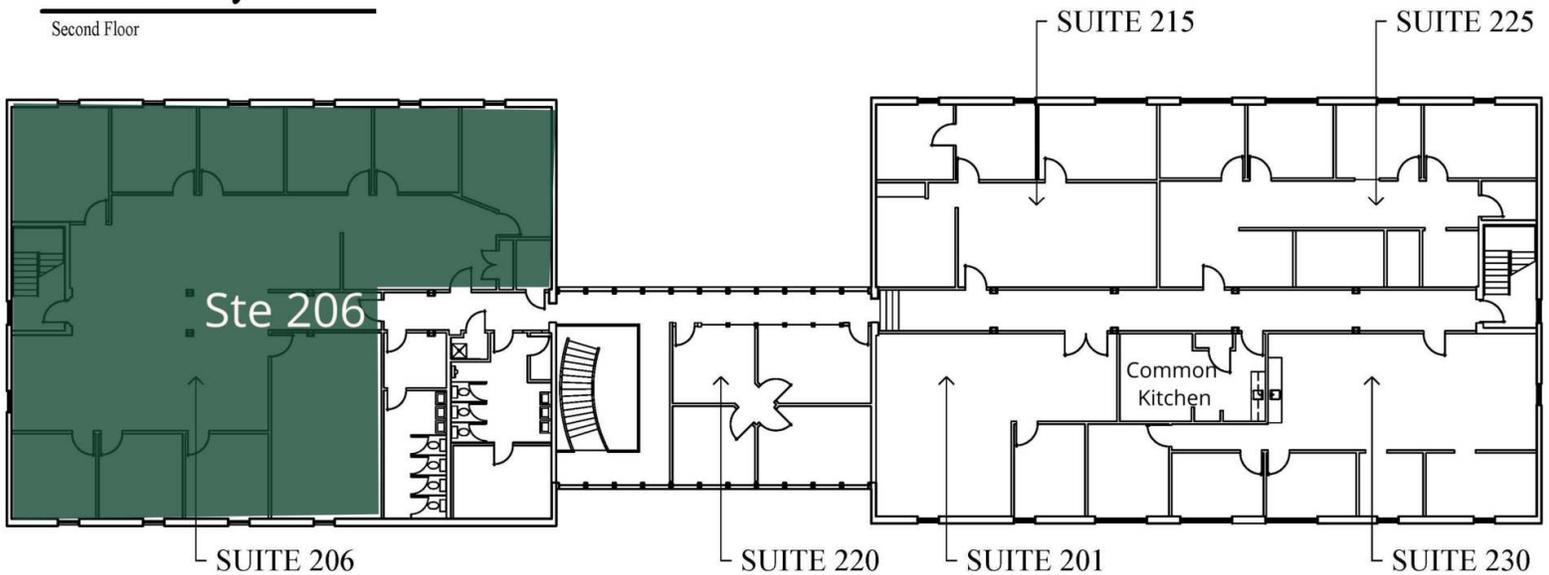
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## 2939 Kenny Road

Second Floor



### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Ste 206	1,040 - 4,150 SF	Full Service	\$17.50 SF/yr	Space is divisible. Minimum 1040 SF and maximum 4150 SF

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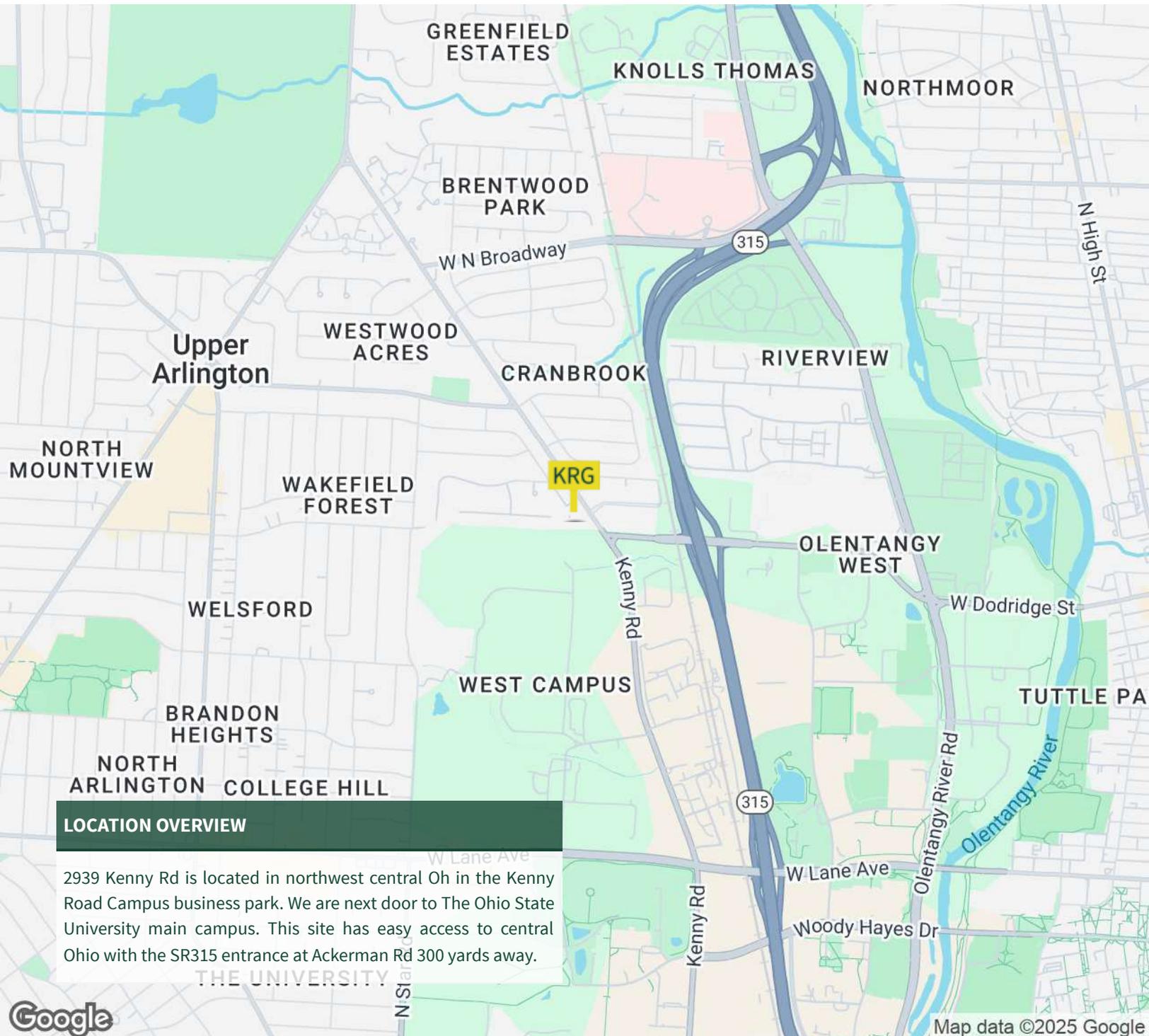
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### LOCATION OVERVIEW

2939 Kenny Rd is located in northwest central Oh in the Kenny Road Campus business park. We are next door to The Ohio State University main campus. This site has easy access to central Ohio with the SR315 entrance at Ackerman Rd 300 yards away.

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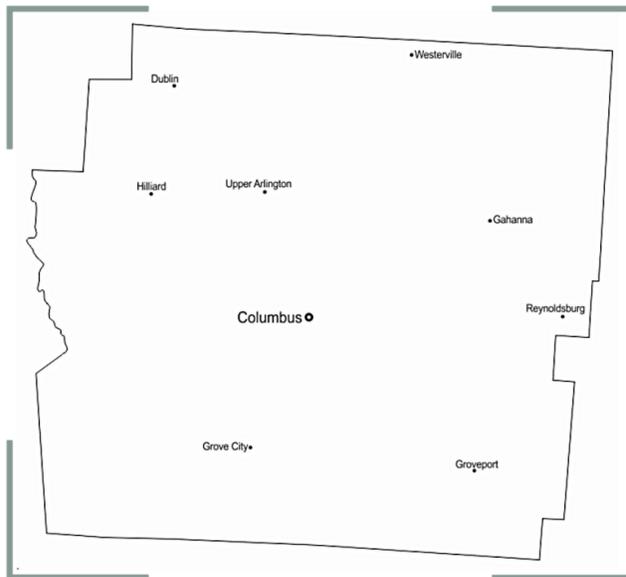
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# FRANKLIN COUNTY



**1,321,414**  
POPULATION



**34.2**  
MEDIAN AGE



**\$105,947**  
AVG INCOME

## TOP EMPLOYERS

ABERCROMBIE & FITCH

AEP

CARDINAL HEALTH

GAP, INC

NATIONWIDE INSURANCE

SAFELITE AUTOGLASS

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## PAUL BLOOMFIELD CCIM, SIOR

Executive Vice President/Partner

[pbloomfield@krgre.com](mailto:pbloomfield@krgre.com)

**Direct:** 614.255.4375

### PROFESSIONAL BACKGROUND

Paul Bloomfield is a recognized leader in the Ohio commercial real estate business. With Kohr Royer Griffith, Inc. since 1997, Paul offers in-depth knowledge of the office, investment, retail and industrial and land marketplace. His careful attention to detail and keen ability to capitalize on opportunity has made him the broker of choice for many of Central Ohio's top companies.

During his twenty plus years at Kohr Royer Griffith, Inc. Paul has been involved in all aspects of real estate acquisition, development, consulting, and disposition as well as leasing. His wide range of experience includes site acquisitions, disposals, tenant representation, development, consulting, management, financing, acting as a receiver and investment assignment capacities. Clients from governmental entities, Fortune 500 companies and non-profits have turned to Paul to meet their real estate needs. Paul has acquired, disposed, developed and/or leased more than \$500 million dollars in real property for his clients. His experience also includes work as a developer and development consultant.

### EDUCATION

Franklin & Marshall College BA

### MEMBERSHIPS

- Commercial Investment Real Estate Institute (CCIM)
- International Council of Shopping Centers (ICSC)
- Society of Industrial and Office Realtors (SIOR)

Current Board Positions:

- Board of Directors & Treasurer The Mirolo Charitable Foundation 2007 – 2023
- Board of Directors Community Housing Network 2023-Present

Previous Board Positions:

Chair of the COSI New Leadership Committee 2004-2005, Board of Directors Columbus Commercial, Industrial, and Investment Realtors (CCIIR) 2004-2006

Board of Directors Central Ohio Commercial Information Exchange 2006-2007, Board of Directors First City Bank 2009-Present, Board of Directors Pilot Dogs Inc 2009-2011, Co-Chair of the Heritage Development Council 2009- 2011, Board of Directors Columbus Housing Partnership 2010-2012, Board of Directors Heritage Day Health Centers 2007- 2019 (became board member upon completion of Real Estate Assignments), Board of Directors National Church Residences 2008-2019

Chairman of the subsidiaries committee 2013-2019, Executive Committee Member 2009-2019

Awards & Recognition:

- 2007 Winner of 1031 Exchange Award for Shoppes on Fifth Avenue Transaction from the Columbus Board of Relators
- 2009 Winner of CI Volunteer Service Award from the Columbus Board of Realtors
- 2009 Winner of the Heritage Award for Caring form Heritage Day Health Centers

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### ERIC MORTON

Vice President

emorton@krgre.com

**Direct:** 614.255.4380

### PROFESSIONAL BACKGROUND

Eric has been part of the KRG team since 2005 and now oversees sales, leasing, tenant representation and construction management for a diverse group of clients.

He spent eight of his more than 20 years in commercial real estate as development manager for Mount Carmel, where he was involved with real estate acquisition, disposition, leasing, property management, strategic development, and construction management for the Columbus health system.

An Ohio University graduate and a Licensed General Contractor, Eric is a member of the National Association of Realtors and a former member of the Columbus Building Owners and Managers Association. He's served in a number of leadership roles in the industry, including as vice chair of the CORPAC Fundraising Committee and a member of the Commercial and Industrial Steering Committee for the Columbus Board of Realtors, and as a member of the Central Ohio Commercial Information Exchange Governing Board.

Eric and his family live in Dublin, where he's devoted his time to being a youth basketball and softball coach, among other pursuits.

### EDUCATION

1997 Ohio University BA Health Service Administration

### MEMBERSHIPS

Licensed General Contractor

National Association of Realtors Member

CORPAC Fundraising Committee Vice Chair

Commercial and Industrial Steering Committee for Columbus Board of Realtors

Columbus Building Owners and Managers Association (former member)

Central Ohio Commercial Information Exchange Governing Board

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## JOHN ROYER CRE, SIOR

President / Partner

[jroyer@krgre.com](mailto:jroyer@krgre.com)

**Direct:** 614.255.4374

### PROFESSIONAL BACKGROUND

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$300 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, sales of real property, numerous leasing assignments of commercial property, bank owned real estate and some bank receiver work. He has been active over the years serving on numerous boards. John and his wife Stacey are the proud parents of three daughters Hannah, Libby and Sari.

### MEMBERSHIPS

#### Licensed:

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

#### Memberships:

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors
- Ohio Association of Realtors
- National Association of Realtors

#### Board Positions:

- First Merchants Bank Local Board
- Community Housing Network, Inc.
- Horseman's Benevolent and Protective Association
- Upper Arlington Education Foundation Board Trustee Ex Officio
- Appointed by the Governor to the Ohio Affordable Housing Trust Fund Advisory Committee

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