

5000

ARLINGTON
CENTRE
BLVD

OFFICE / MEDICAL OFFICE FOR LEASE

COLUMBUS, OH

CBRE



BUILDING HIGHLIGHTS

- 5000 Arlington Centre is a 201,000 sq. ft. office building in the prosperous Upper Arlington submarket. The property sits on 12 acres with 1/2 acre pond.
- Due to 5000 Arlington Centre's location, it is ideally situated for both general and medical offices.
- Available office spaces ranging in size from 500 sq. ft. up to 20,000 sq. ft.
- Adaptive floor plates catering to small and mid-sized tenants.
- The location provides quick access to SR 315 and Riverside Drive and is a 20 minute drive to John Glenn International Airport.
- Walkable to restaurants, banks and grocers in the popular Henderson Road corridor.
- Outdoor walking with places to sit and relax by the pond.
- Abundant surface parking with over 500 spaces.
- The building is home to the Corporate Headquarters of GOSH Enterprises, the multi-brand restaurant company behind Charley's Philly Steaks, BIBIBOP Asian Grill, and Lennys Grill and Subs.
- Extensive energy upgrades with cutting edge healthy dry hydrogen peroxide air system that eliminates 99.4% of all airborne pathogens.
- New LED lighting is provided. Solar panel installation is currently underway.
- 1 mb emergency backup generator.
- Beautifully remodeled lobby with live plant wall and elegant water feature, tenant lounge with complementary coffee, 2 common conference rooms, Harvard style auditorium / training facility.
- Staffed entry desk in main lobby.
- On-site property management and maintenance.

[View Property Video](#)



5000 Arlington Centre Blvd.



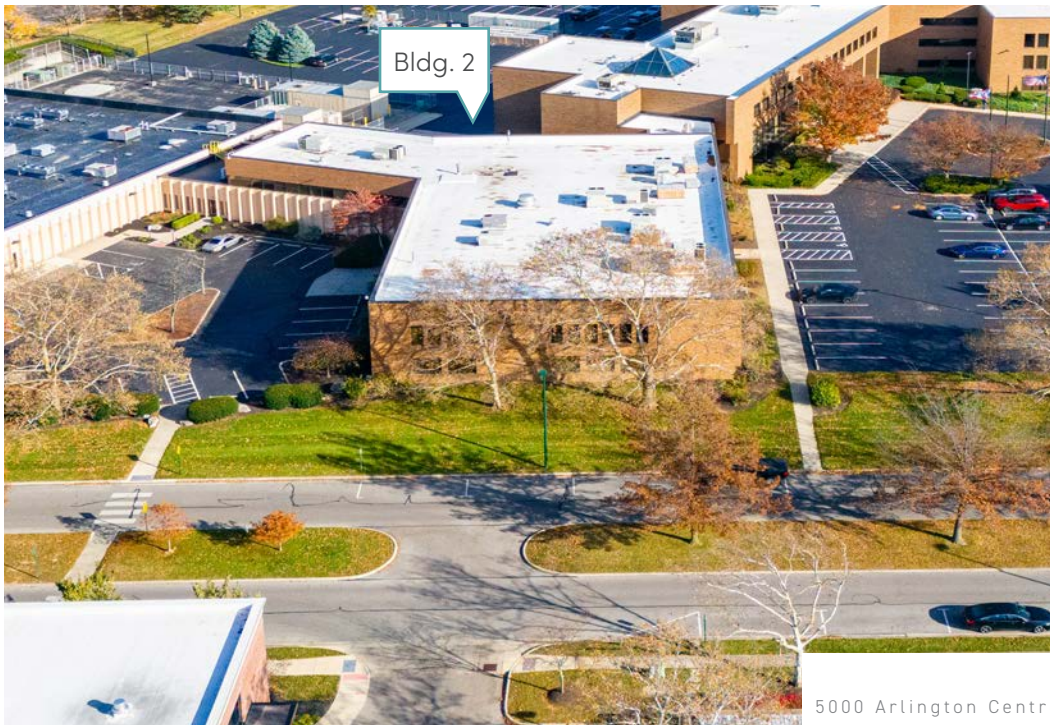
5000 Arlington Centre Blvd.

PROPERTY DESCRIPTION

Address	5000 Arlington Centre Blvd. Columbus, OH 43220
Total Building SF	201,460
Available SF	88,366
Acres	12.10
Stories	3
Year Built / Renovated	1973 / 2001
Parking Ratio	5/1,000 SF
Elevators	3
Ceiling Height	11'
Generator	Yes

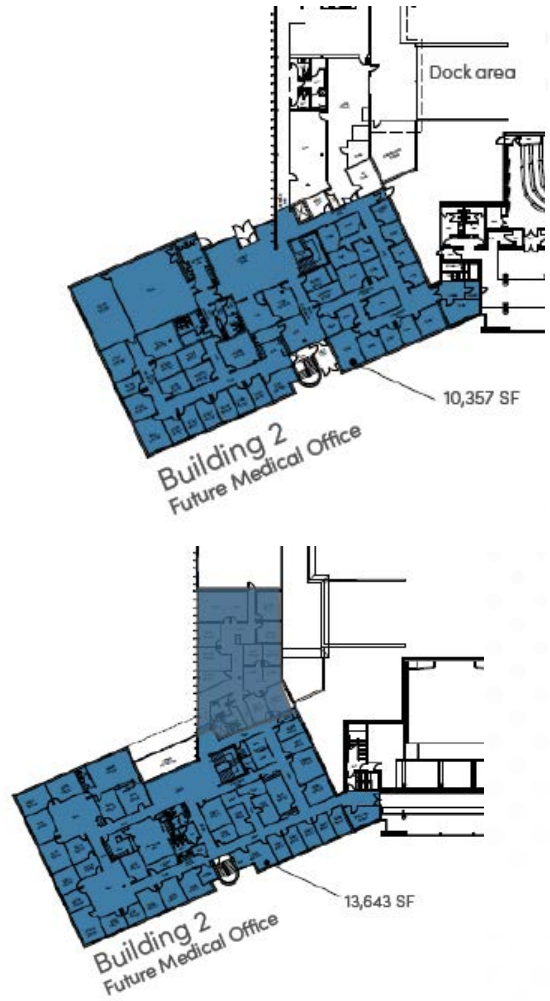
AVAILABILITY

Building 2	Medical Office or Office
First Floor	10,357 SF Max Contiguous
Second Floor	13,643 SF
Lease Rate	TBD
Building 1	Office
First Floor	24,057 SF (6,600 SF Max Contiguous)
Second Floor	40,309 SF (15,995 SF Max Contiguous)
Lease Rate	\$20.00 / SF Gross



BUILDING A HIGHLIGHTS

Address	5000 Arlington Centre Blvd. Columbus, OH 43220
Total Building SF	24,000
Available SF	24,000 Divisible
Parking	Patient and employee parking
Stories	2
Signage	Building signage potential







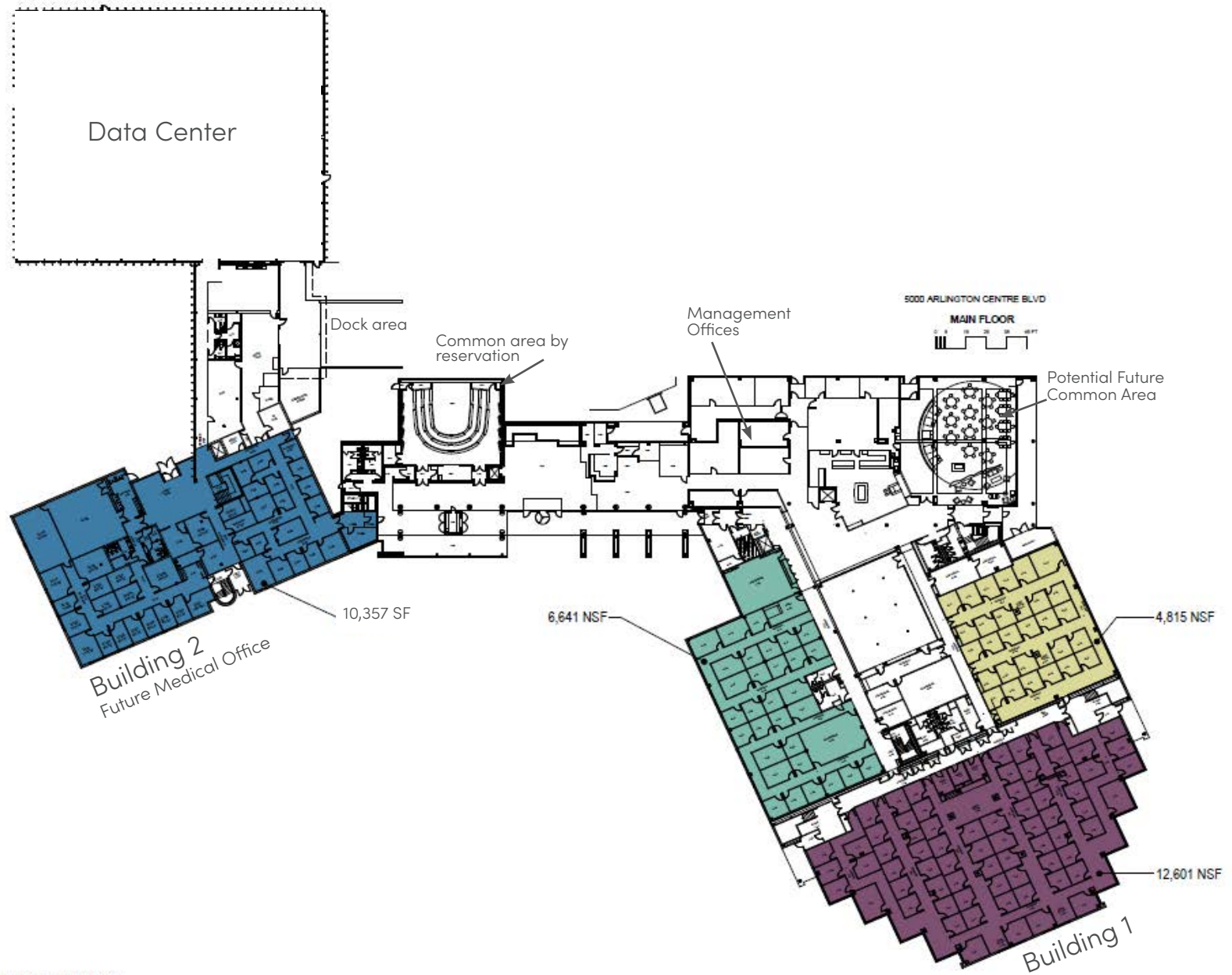
5000 Arlington Centre Blvd.



5000 Arlington Centre Blvd.



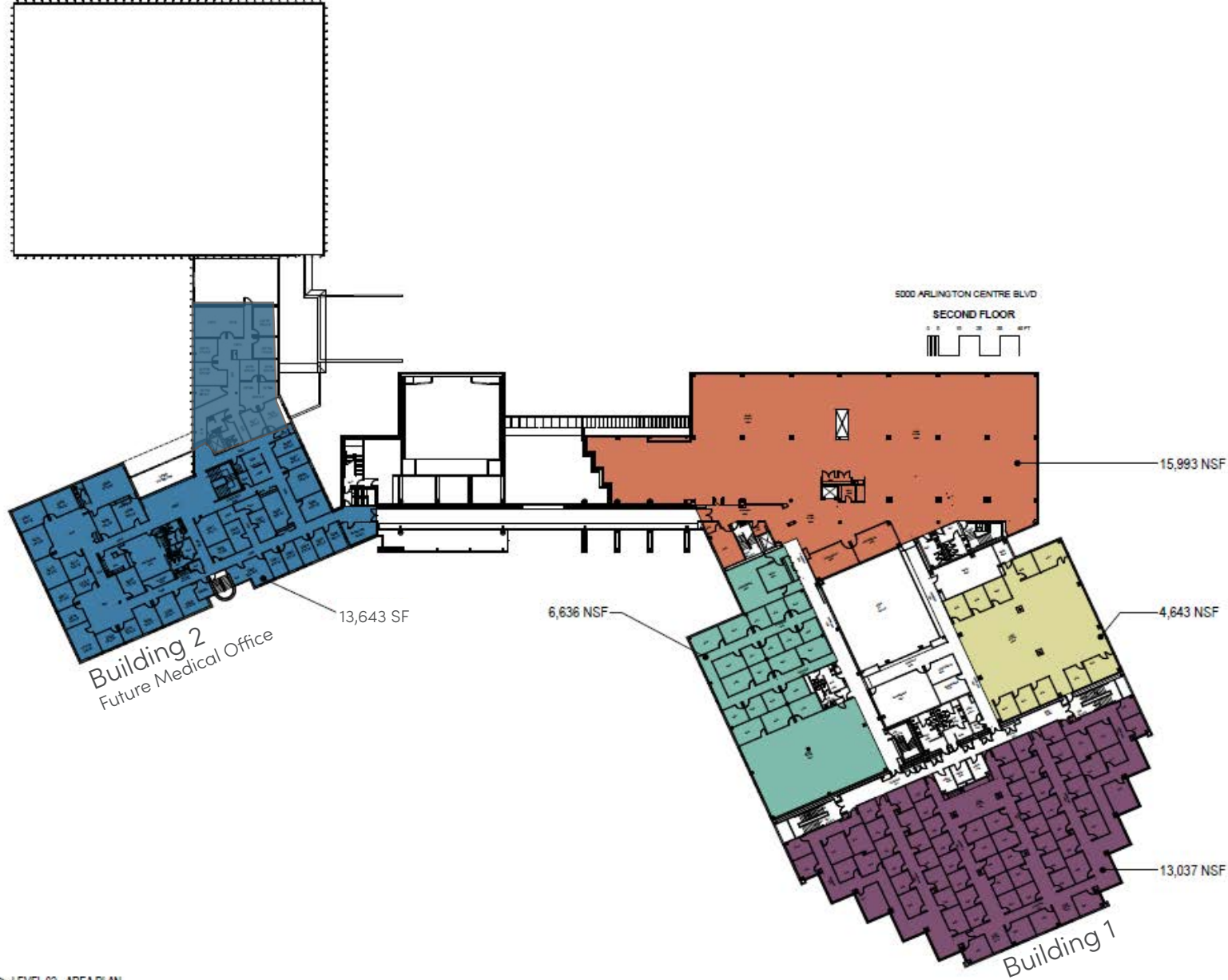
FLOOR PLANS - 1st Floor



1 LEVEL 01- AREA PLAN

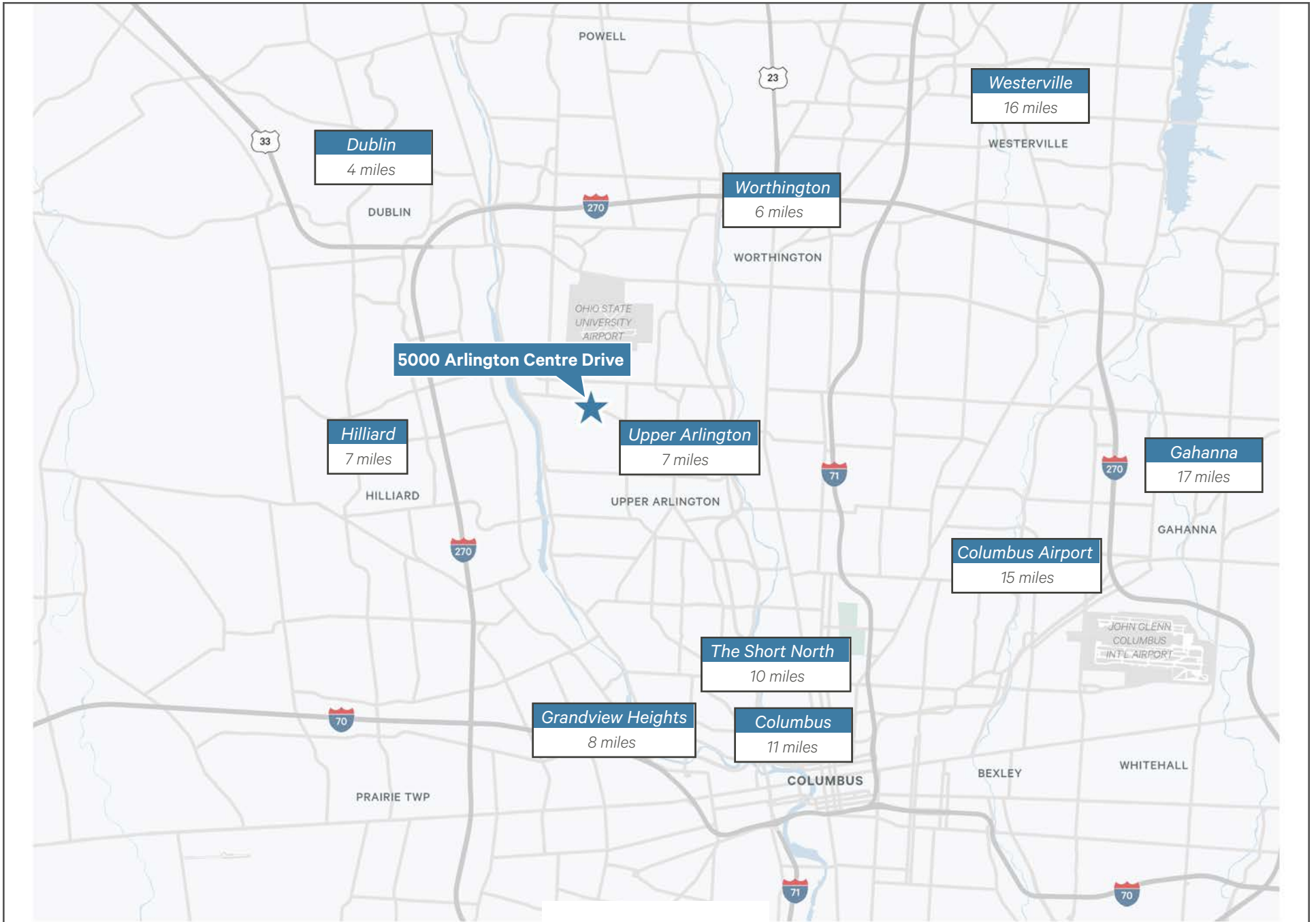
5000 Arlington Centre Blvd.

FLOOR PLANS - 2nd Floor



1 LEVEL 02 - AREA PLAN

LOCATION MAP



5000 Arlington Centre Blvd.

AMENITY MAP



5000 Arlington Centre Blvd.

AREA DEMOGRAPHICS

Upper Arlington is a progressive, business friendly community. They are renowned for their impressive demographics, an educated workforce, easy access to the Central Ohio region, an active business community, a range of housing options and beautiful neighborhoods, and amenity-rich commercial districts.



\$132,783
Median Household
Income



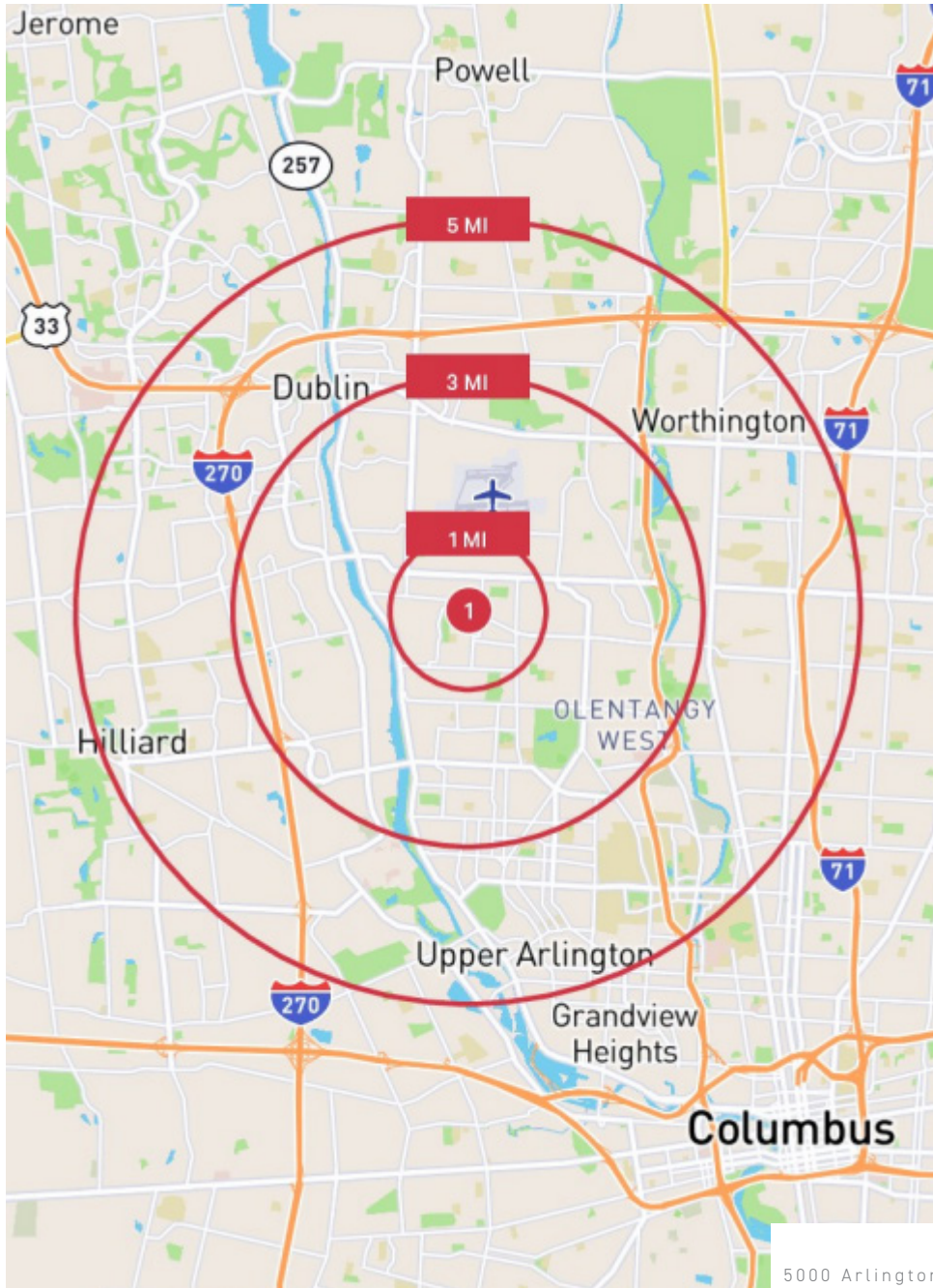
36,800
2020 Decennial Census



80.1%
Bachelor's Degree or
Higher



AREA DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	15,258	100,155	277,403
2028 Population - Projection	15,519	100,261	279,619
2020-2023 Annual Population Growth Rate	1.10%	0.24%	0.42%
2023-2028 Annual Population Growth Rate	0.34%	0.02%	0.16%
GENERATIONS			
Generation Alpha	6.2%	6.7%	7.1%
Generation Z	18.6%	20.7%	23.0%
Millennials	30.1%	27.4%	28.0%
Generation X	17.5%	17.8%	18.2%
Baby Boomers	21.0%	20.5%	18.6%
Greatest Generations	6.6%	6.9%	5.0%
HOUSEHOLD INCOME			
Average Household Income	\$114,390	\$121,924	\$121,449
Median Household Income	\$68,707	\$85,077	\$98,668
HOUSING VALUE			
Median Home Price	\$297,786	\$336,968	\$328,239
Average Home Price	\$378,013	\$375,405	\$364,909
HOUSING UNITS			
Owner-Occupied Housing	51.6%	53.2%	52.7%
Renter-Occupied Housing	43.7%	40.8%	41.2%

5000

ARLINGTON CENTRE BOULEVARD

C O L U M B U S , O H 4 3 2 2 0

C O N T A C T U S

David Hartsook, CCIM

+1 614 459 9400

david.hartsook@cbre.com

John Hall

+1 614 832 4810

john.hall@cbre.com

A.J. Norman

+1 614 430 5025

a.j.norman@cbre.com

Erin Sexton

+1 614 430 5016

erin.sexton@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE