

# 5400 NEW ALBANY ROAD

FULLY FURNISHED OFFICE | SUBLEASE

Entire Building  
148,780 Square Feet  
Available



# The Opportunity



**148,780 SF**  
OFFICE SPACE



**NEW ALBANY**  
SUBMARKET



**631**  
WORK STATIONS



**6.7 / 1,000 SF**  
PARKING RATIO



**PLUG-N-PLAY**  
ALL FURNITURE INCLUDED



**10.1 AC**  
ADJACENT LAND  
FOR EXPANSION/SALE



**AMENITY RICH**  
ACROSS FROM  
SIGNIFICANT SHOPPING  
CENTER RETAIL



5400  
NEW ALBANY RD

**THE GATEWAY TO NEW ALBANY**  
THIS SITE OFFERS THE BEST VISIBILITY  
OF ANY BUILDING IN THE AREA

**2020 Best City**  
TO LIVE IN OHIO  
ACCORDING TO 24/7 WALL ST.

10 Min TO I-270  
18 Min TO DOWNTOWN COLUMBUS  
23 Min TO JOHN GLENN COLUMBUS  
INTERNATIONAL AIRPORT



# Property Summary

CBRE has been exclusively retained by the Building Lessee in the solicitation of subtenancy opportunities at 5400 New Albany Road in the affluent submarket of New Albany in Central Ohio. Situated 13 miles east of downtown Columbus and sitting in the most prominent position along Rt. 161 and New Albany Road, this asset offers prime visibility for employers and a plug-n-plan environment. Over 600+ sit-to-stand desks and state-of-the-art technology throughout can be leveraged by future building occupant(s). The 148,780 Class A office building can also be expanded with the 10.1 acres adjacent to the east, owned by the Lessee.

## Snapshot

NET SQ. FT.	148,780 SF
OCCUPANCY	Vacant
NO. STORIES	Four (4) Stories
ACRES	18.9 AC with adjacent 10.1 AC lot
YEAR BUILT	2002
PARKING	6.75 / 1,000 SF
DOCK DOORS	One (1)
LEASE EXPIRATION	11/30/2028

# Floorplans

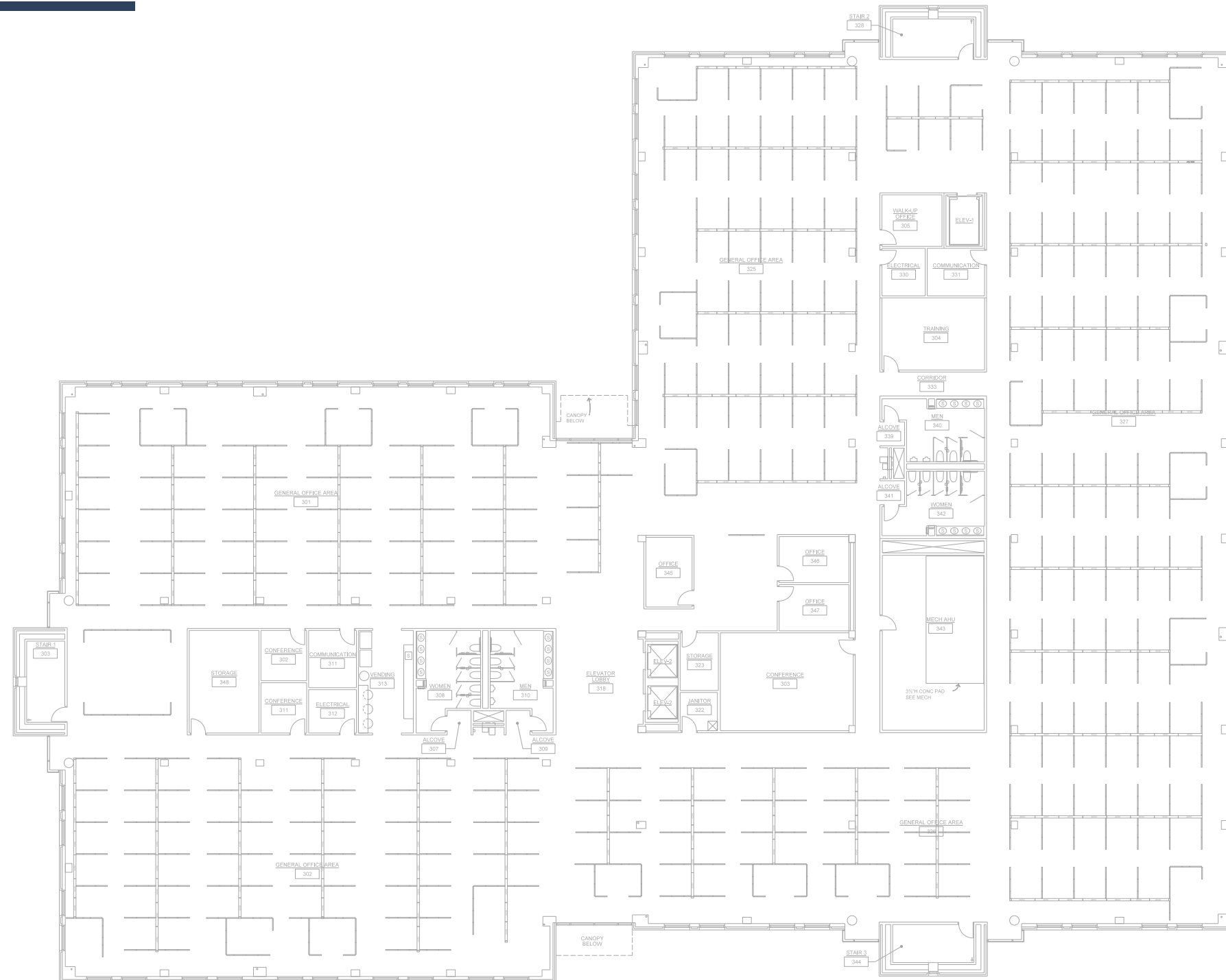
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## 2nd Floor



# Floorplans

## 3rd Floor





# On-Site Amenities



Grab-N-Go Cafeteria with Full Kitchen for additional services



Outdoor Seating Area adjacent to Cafeteria



Large Conference/ Training Rooms on the 1st Floor

- Dock Door
- Generator On Site
- Sit-to-Stand Desks



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## Office Sublease

Discuss availabilities and demising options.  
Schedule a tour. Request area & market  
information. **Find your office solutions.**

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