

Office/Medical Space

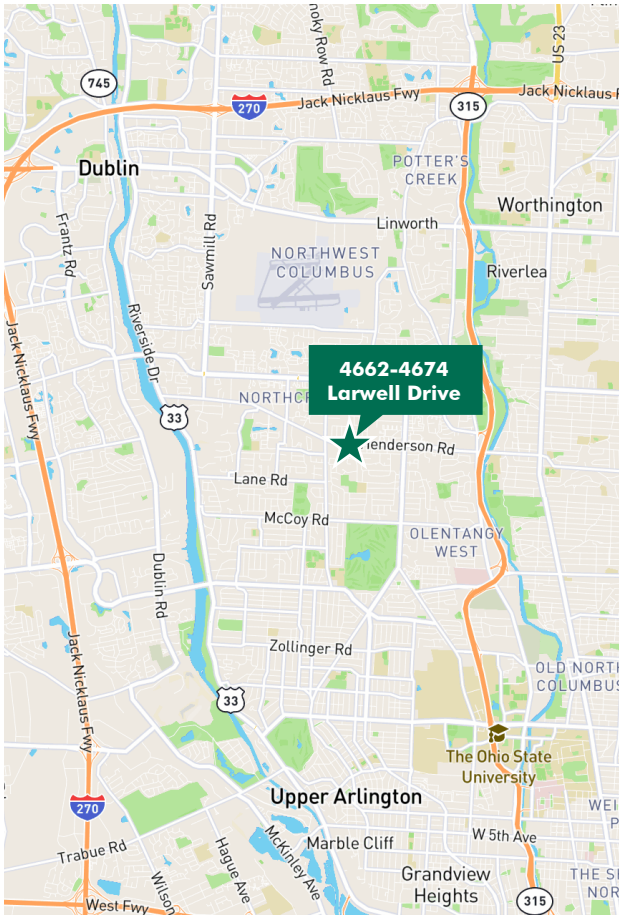
4662-4674 Larwell Drive

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Columbus, OH 43220
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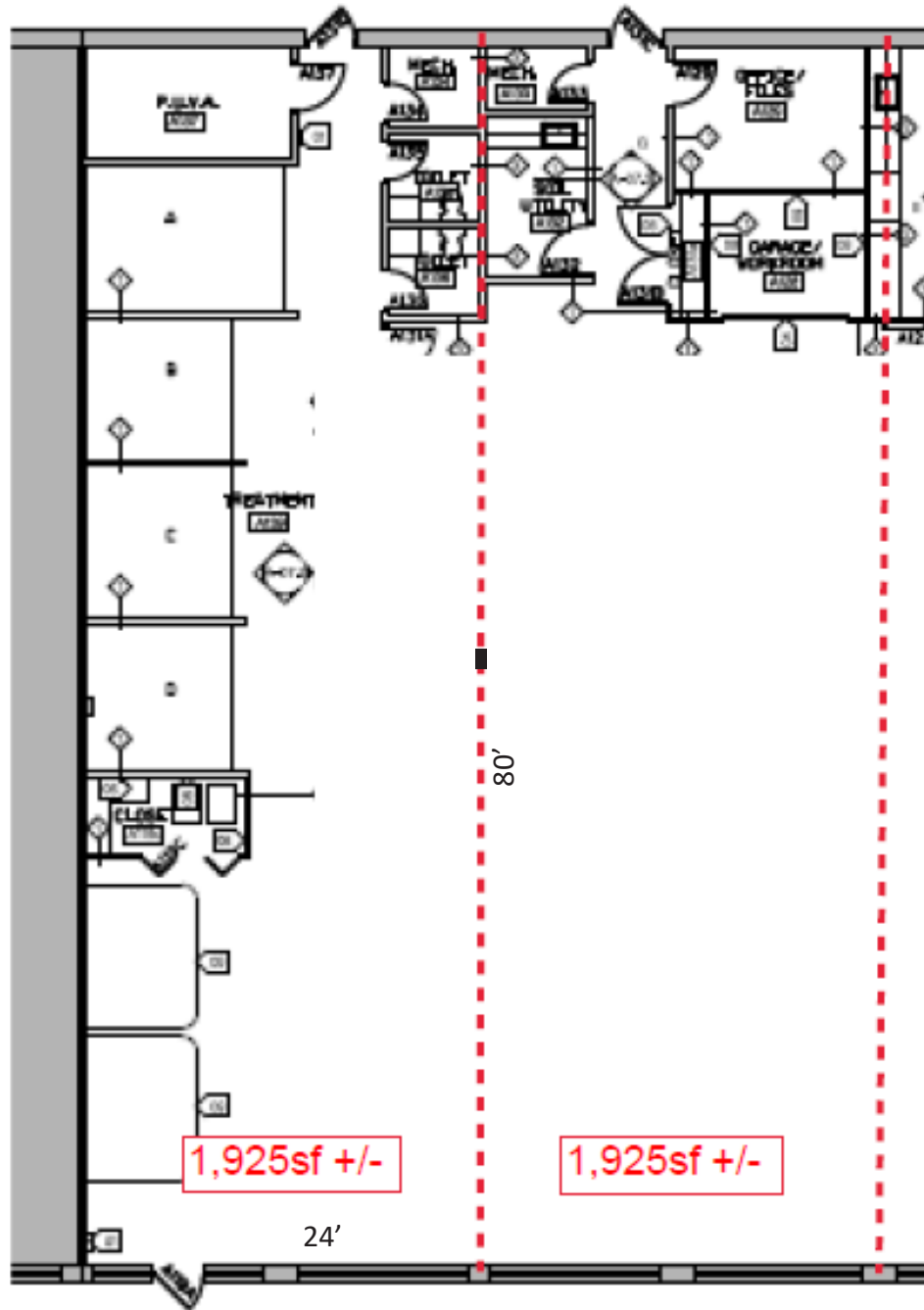
Property Highlights

- Two 1,925 SF suites with max contiguous 3,850 sq. ft.
- Lease Rate: \$7.95/SF for entire space, \$9.95/SF for individual units.
- Located on the southeast corner of Henderson Road and Larwell Drive
- 1.5 miles from SR 315 interchange; via Henderson Road
- Corner signalized location
- Exterior and ground signage
- Attractive one-story brick building
- Front door parking
- Walkable to restaurants and other services
- Parking ratio 4/1,000 SF
- CAM operating expense estimated \$6.00/sf for 2024



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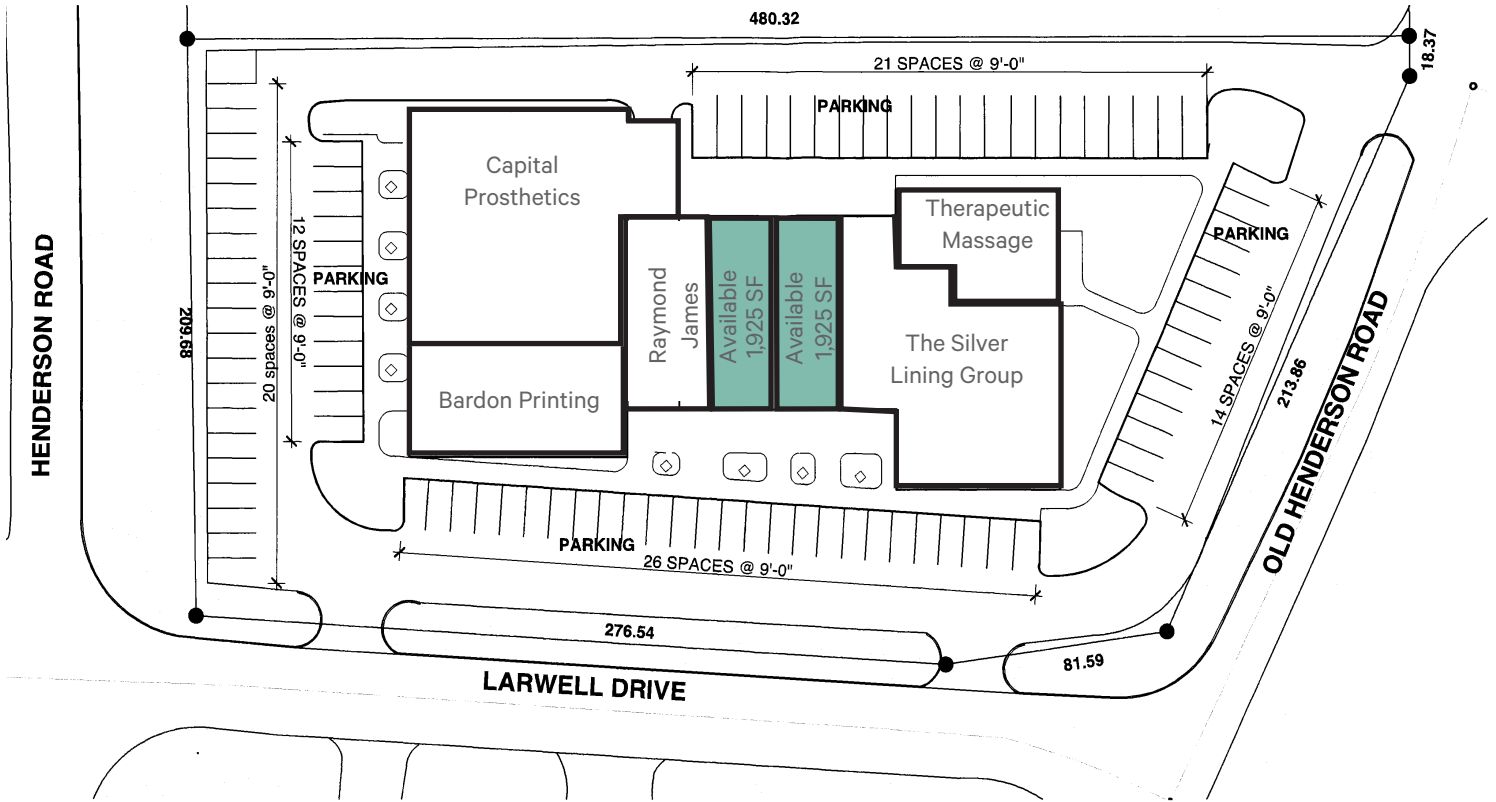
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