



2020 Brice Road

Reynoldsburg, Ohio 43068

Property Features

- ±21,648 SF Freestanding office building
- Great investment
- 5,813± SF Available for lease or for owner / occupant
- Unit 180: 1,309 SF | Unit 235: 2,000 SF | Unit 240: 904 SF | Unit 273: 1,000 SF | Unit 290: 600 SF
- Common conference room
- Newer roof and HVAC
- Numerous amenities & close proximity to downtown Columbus
- Convenient access to I-70 & I-270

Sale Price: \$849,000

Lease Rate: \$14.00 SF/Yr (FS)



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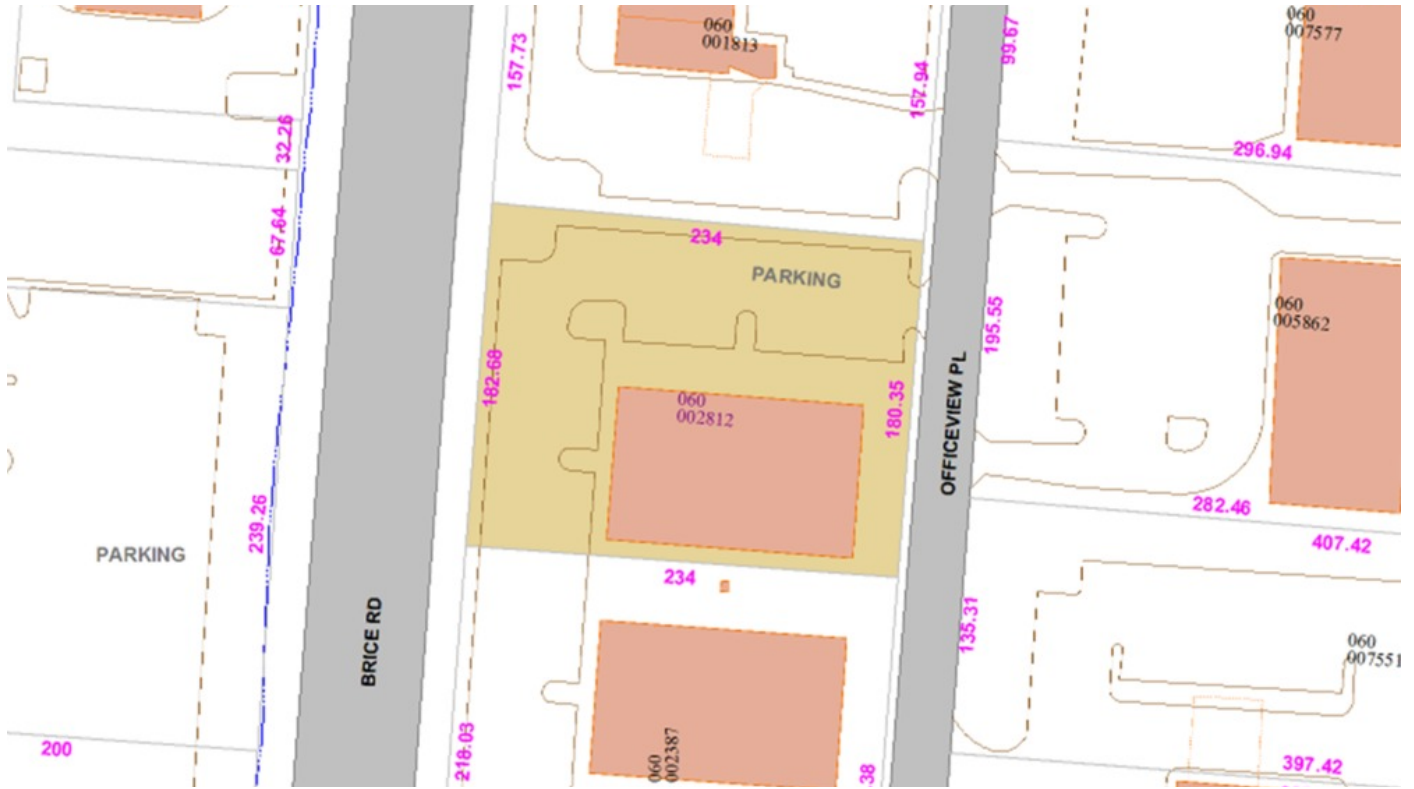
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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

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Property Summary

Sale Price:	\$849,000
Lease Rate:	\$14.00/SF FS
Lot Size:	0.97 Acres
Building Size:	±21,648 SF
Available:	5,813± SF
Building Class:	C
Year Built:	1973
Market:	East
Sub Market:	Reynoldsburg
Cross Streets:	Brice Road and Merchants Drive

Location Overview

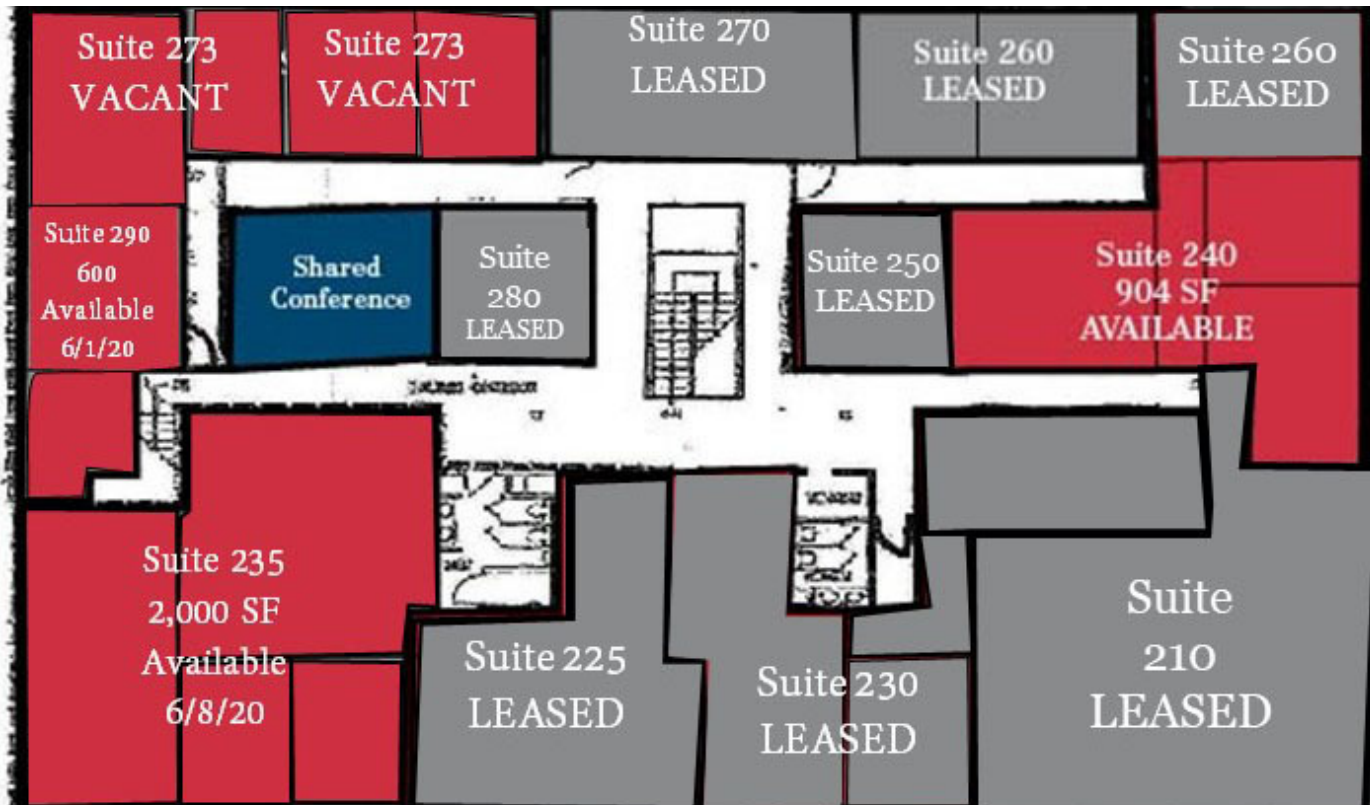
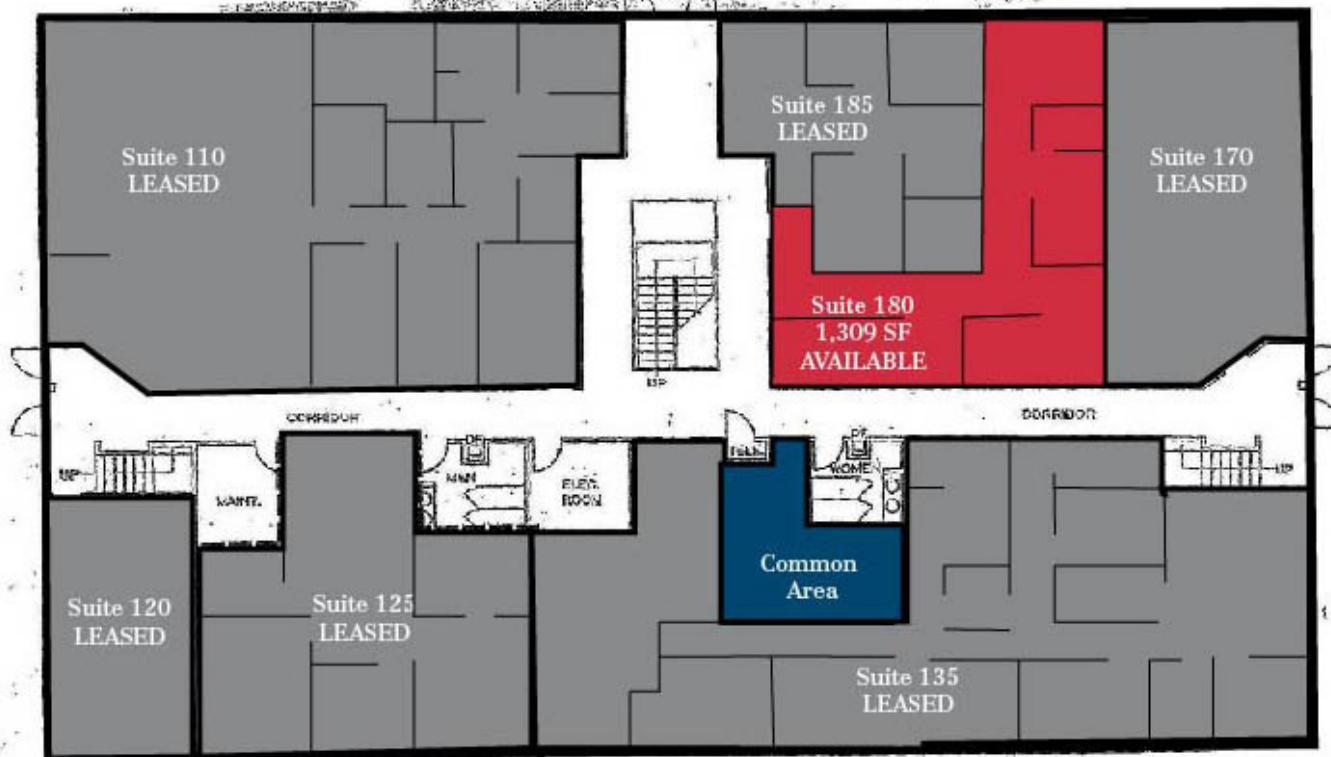
Adjacent to I-70 and located near the intersection of Brice Road and Livingston Avenue between Merchants Dr and Eastgreen Blvd. Conveniently located just 5 minutes from I-70, 10 minutes to I-270, and just 15 minutes from downtown Columbus.

Property Overview

Brice Road office building centrally situated in the City of Reynoldsburg. ±21,648 SF Provides convenient access to I-70 and I-270. Numerous amenities and downtown Columbus just a 15 minute drive. Newer roof and HVAC. Common conference room. First and second floor suites currently available for lease or could be used for owner / occupant.

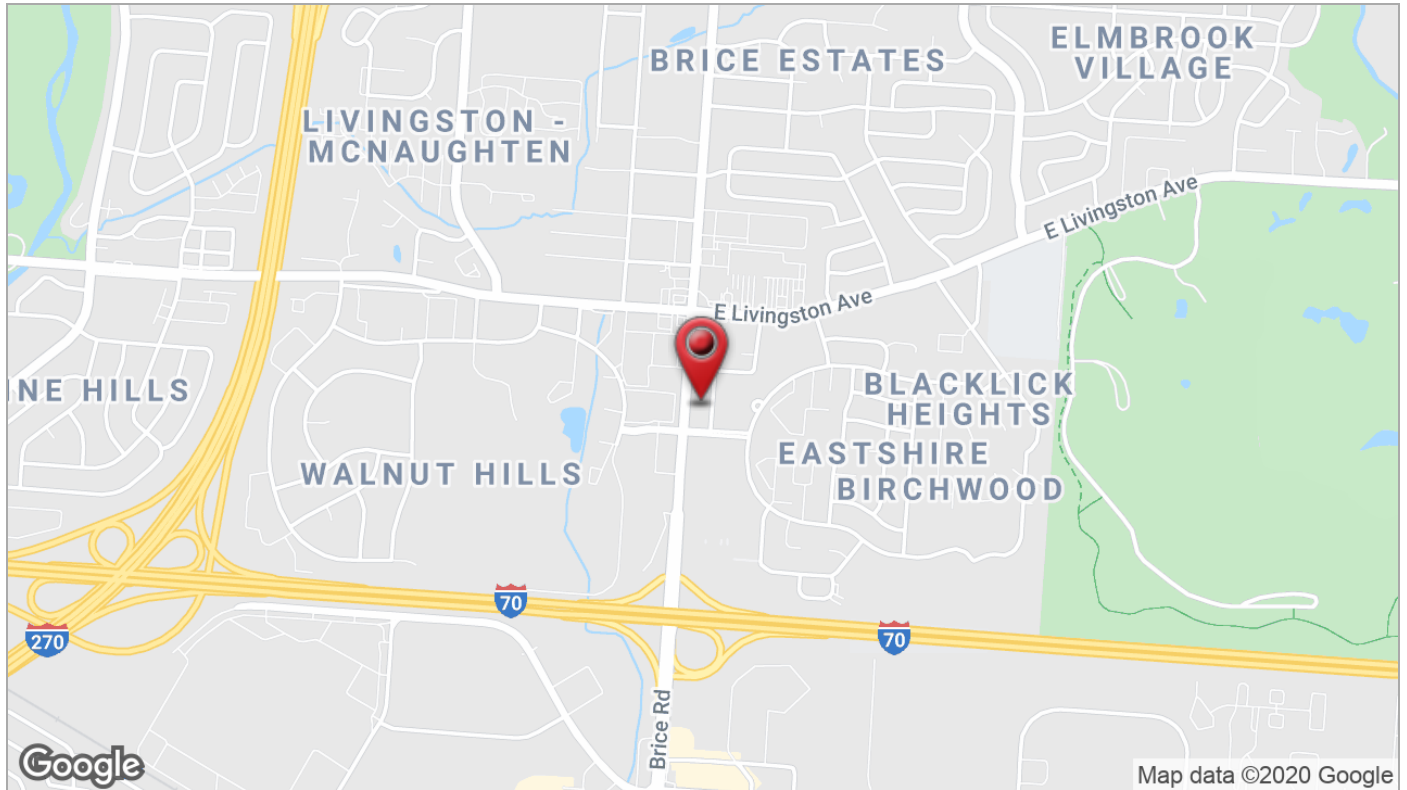


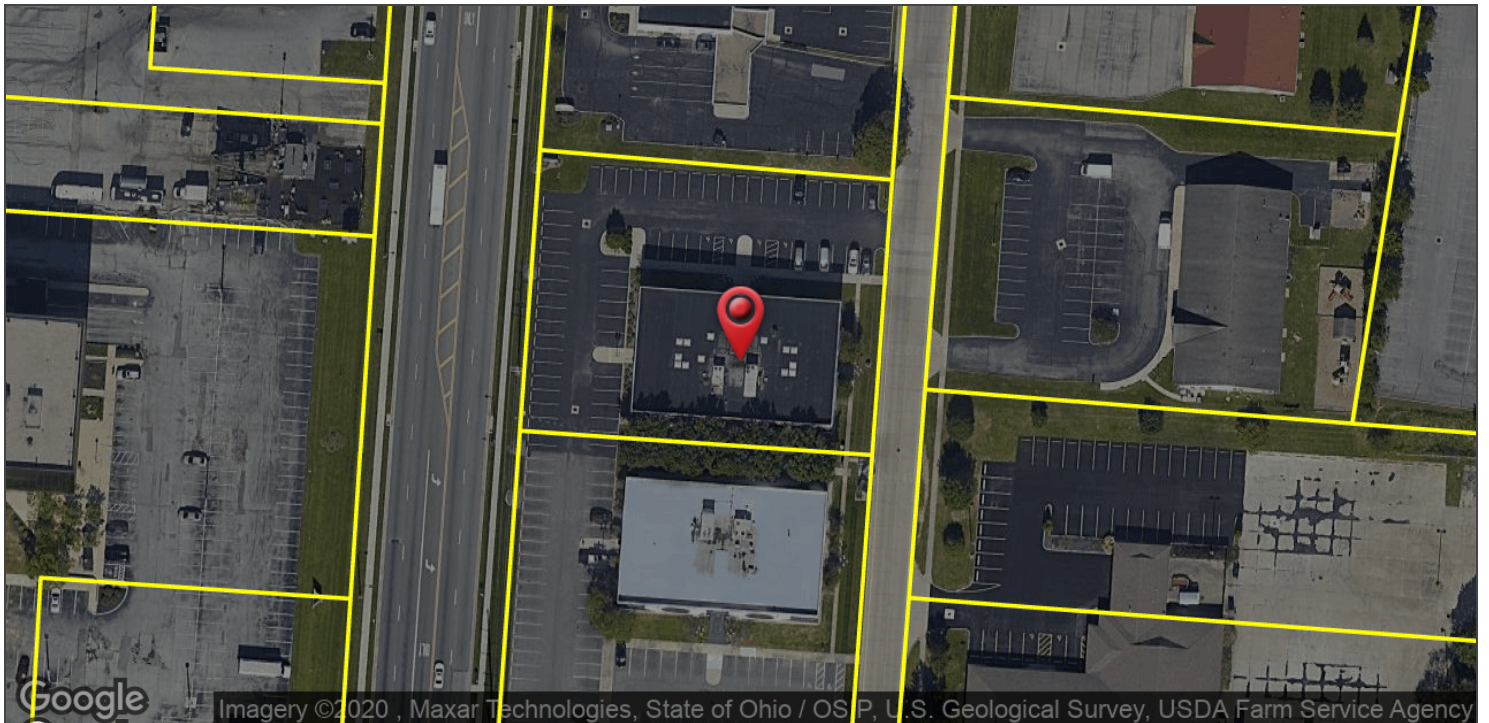
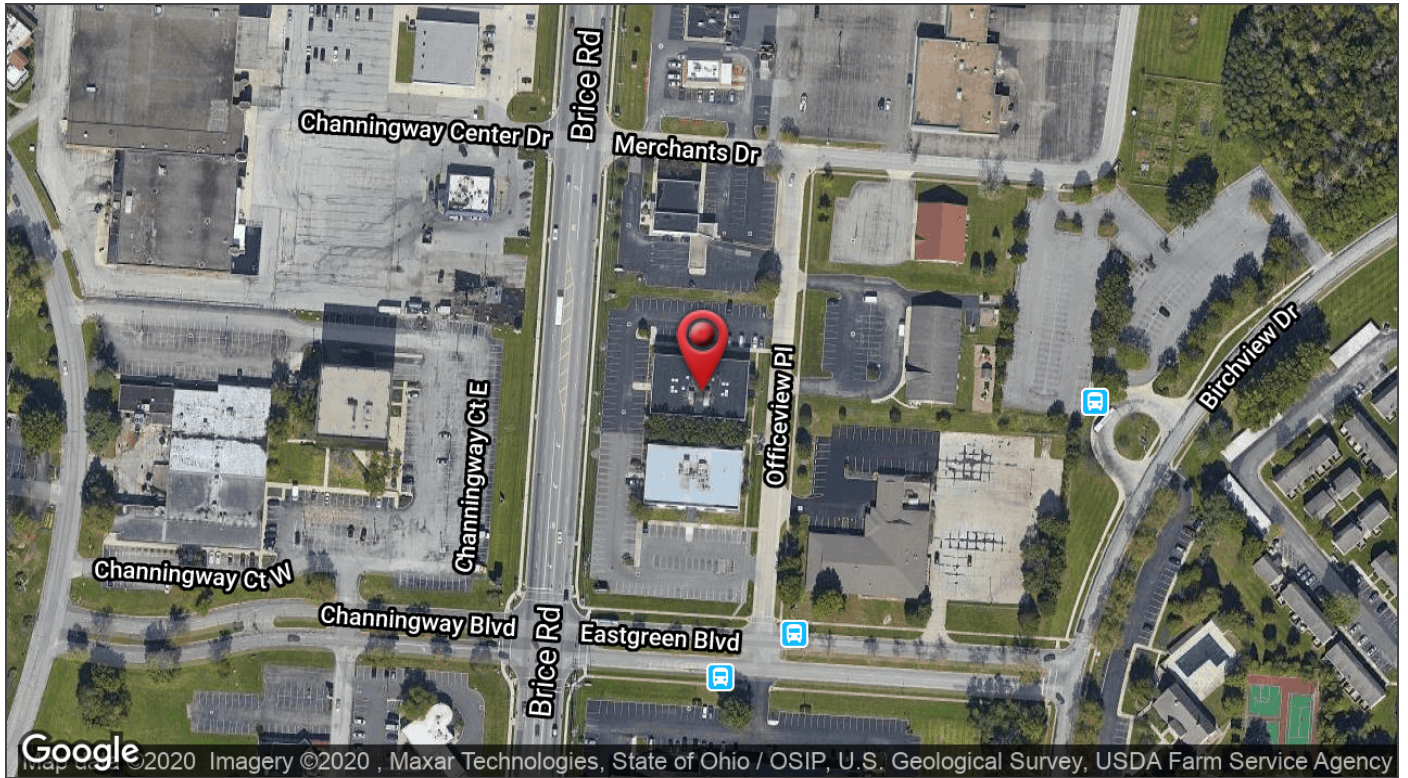


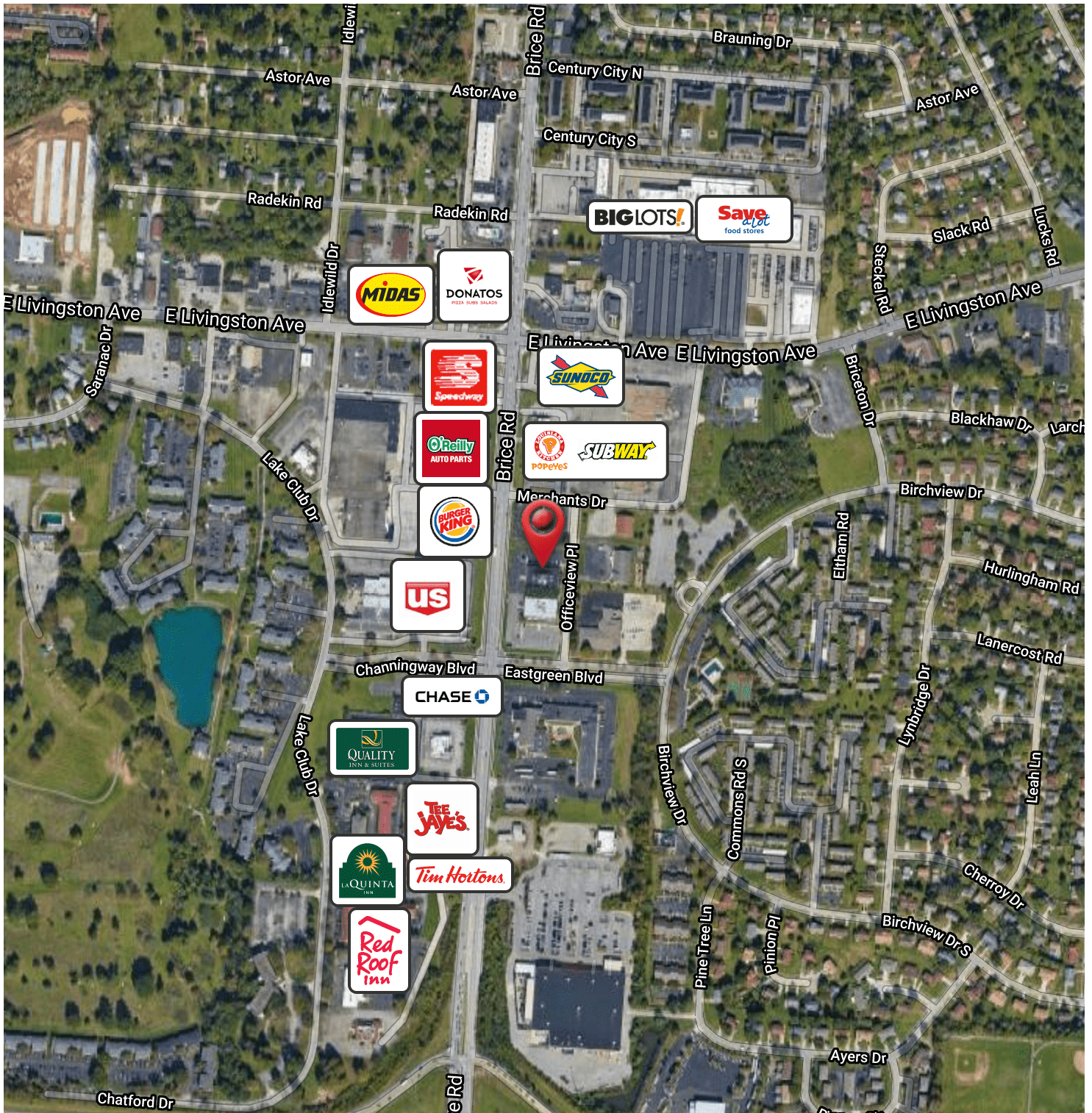


Duckworth FLP Rent Roll

Address	Tenant	Type	Sq.Ft		\$/SQ	Annual Rent	Monthly Rent	Lease Commenced	Lease Expires
2020 Brice #110	Metamorphosis Counselling	Office	2,700	13.9%	\$11.22	\$30,300.00	\$2,525.00	10/1/2019	9/30/2021
2020 Brice #120	SWAYH Beauty	Beauty Salon	480	2.5%	\$12.50	\$6,000.00	\$500.00	1/1/2018	12/31/2020
2020 Brice #125	Bergman & Yiangou	Office	1,200	6.2%	\$12.75	\$15,300.00	\$1,275.00	3/1/2020	2/28/2021
2020 Brice #135	Schone's Chiropractic Clinic	Medical Clinic	2,800	14.4%	\$14.07	\$45,986.64	\$3,832.22	3/1/2020	2/28/2025
2020 Brice #170	Pamela Arterbridge Hair Salon	Beauty Salon	900	4.6%	\$12.00	\$10,800.00	\$900.00	3/1/2020	2/28/2024
2020 Brice #180	Vacant	Office	1,309	6.7%					
2020 Brice #185	Counseling LTD	Office	520	2.7%	\$13.98	\$7,272.00	\$606.00	1/1/2020	12/31/2022
2020 Brice #210	Excell Medical	Office	950	4.9%	\$14.00	\$13,296.00	\$1,108.00	2/1/2020	2/28/2023
2020 Brice #230	Love N' Comfort	Office	1,025	5.3%	\$12.00	\$12,300.00	\$1,025.00	6/1/2020	5/31/2025
2020 Brice #225	J&J Consuting	Office	620	3.2%	\$14.00	\$8,623.92	\$718.66	5/1/2020	4/30/2025
2020 Brice #235	Vacant	Office	2,000	10.3%					
2020 Brice #240	Vacant	Office	904	4.6%					
2020 Brice #250	Solution for the Silent	Office	225	1.2%	\$14.60	\$3,300.00	\$275.00	2/14/2020	2/13/2023
2020 Brice #260	Tax Plus	Office	891	4.6%	\$12.00	\$10,692.00	\$891.00	6/1/2020	5/31/2021
2021 Brice #270	My Care Home Care	Office	672	3.5%	\$10.71	\$7,200.00	\$600.00	2/1/2018	1/31/2021
2020 Brice #273	Vacant	Office	1,000	5.1%					
2021 Brice #280	Michael's Angel Transportation	Office	225	1.2%	\$13.33	\$3,000.00	\$250.00	12/17/2019	12/16/2022
2020 Brice #290	Vacant	Office	600	3.1%					
Sub total						\$174,070.56	\$14,505.88		







Google

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