

16,000 SF AVAILABLE

FLEX SPACE FOR LEASE

655 DEARBORN PARK LANE, WORTHINGTON, OHIO 43085



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

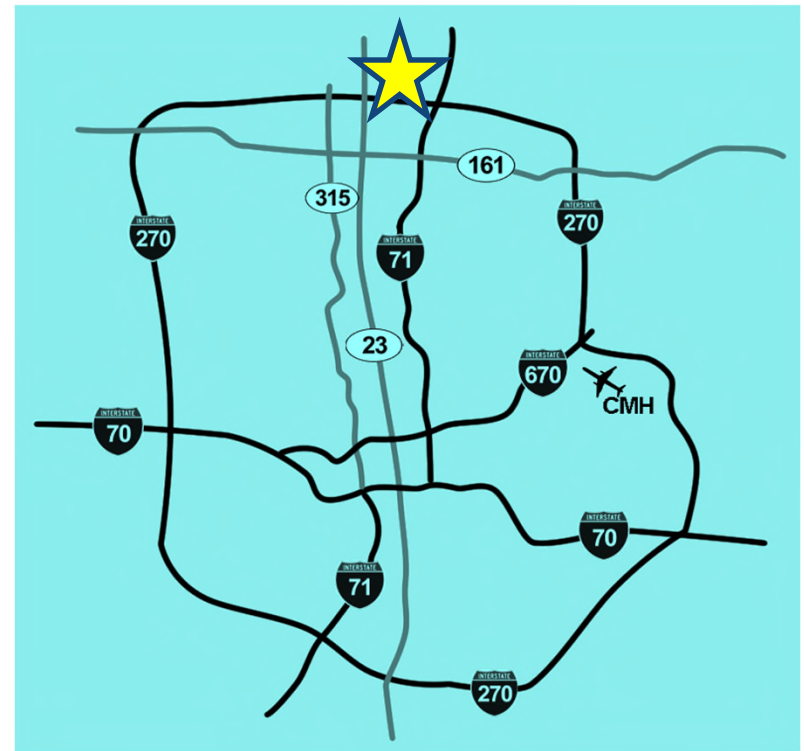
PROPERTY HIGHLIGHTS

16,000 SF AVAILABLE

FLEX SPACE FOR LEASE

655 DEARBORN PARK LANE, WORTHINGTON, OH 43085

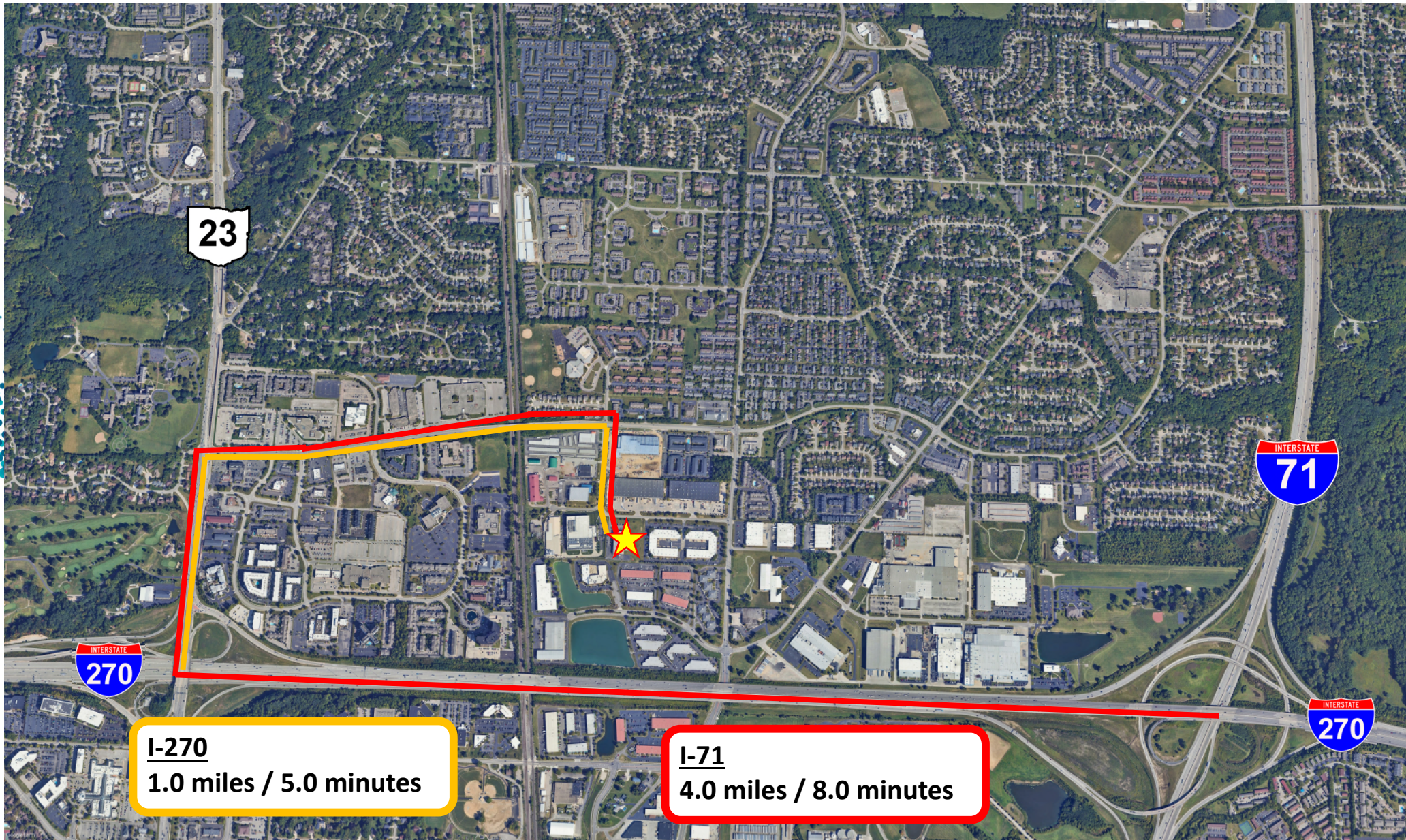
- +/- 16,000 SF available
 - +/- 6,000 SF office
 - +/- 10,000 SF warehouse/storage
- One dock door
- Tenant signage available
- Great access to I-270 and U.S. Route 23 (six minute drivetime)
- Asking \$12.00 psf NNN



SPECIFICATIONS

Total building area:	42,000 SF
Tenant space:	15,892 SF
Building dimensions:	210' deep
Estimated operating expenses:	\$4.35 psf
Ceiling clear height:	25'
Column spacing:	40'
Dock high door:	One
Power:	480 volt 3-phase
Floor:	Concrete slab on grade
Parking:	97 spaces

ACCESS



AERIAL LOOKING SOUTH



MONUMENT SIGNAGE



SPACE PLAN



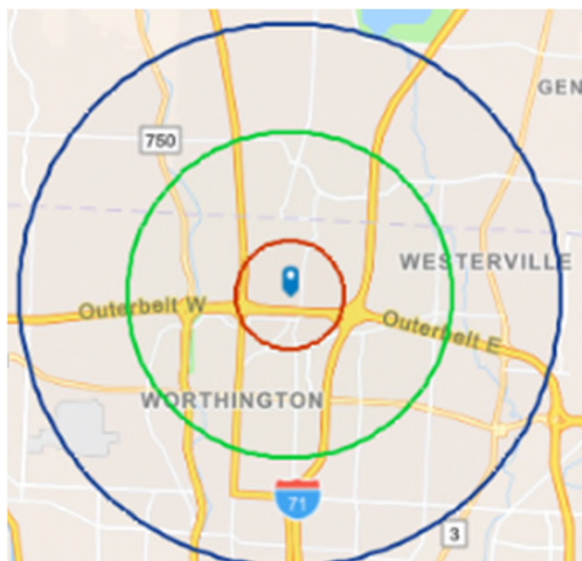
PHOTOS



PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

12,518
Population

2.3
Average
Household Size

34.1
Median Age

\$74,730
Median Household Income

BUSINESS



Total Businesses

954



Total Employees

15,368

EDUCATION



3%

No High School
Diploma



18%

High School
Graduate



25%

Some
College



54%

Bachelor's/Grad/Prof
Degree

INCOME



\$42,007

Per Capita
Income



\$74,730

Median
Household
Income



95,926

Average
Household
Income

EMPLOYMENT



68.7

White
Collar %



15.4

Blue
Collar %



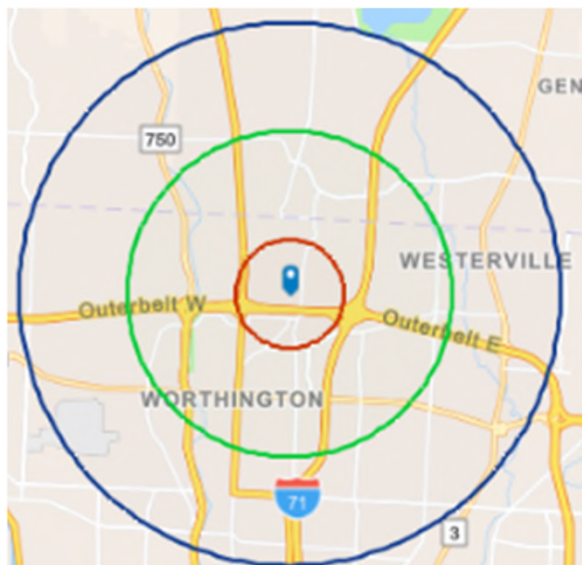
15.9

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

106,466

Population



Average
Household Size



Median Age

\$81,287

Median Household Income

BUSINESS



4,900

Total Businesses



79,490

Total Employees

EDUCATION



4%

No High School
Diploma



19%

High School
Graduate



23%

Some
College



54%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,729

Per Capita
Income



\$81,287

Median
Household
Income



\$112,985

Average
Household
Income

EMPLOYMENT



70.8

White
Collar %



14.0

Blue
Collar %



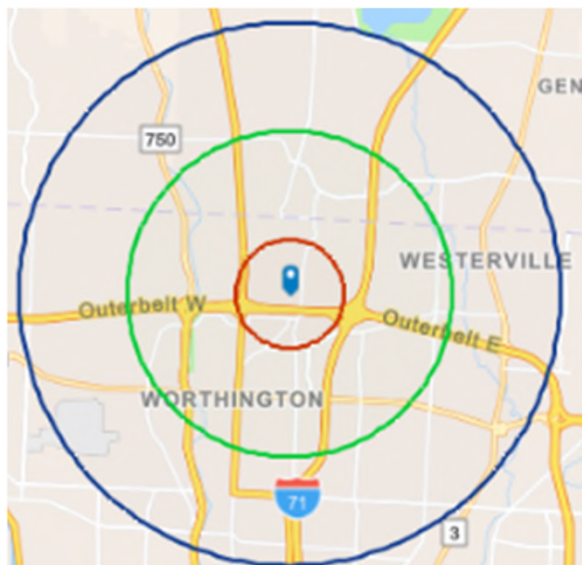
15.2

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

282,925

Population



Average
Household Size



Median Age

\$79,716

Median Household Income

BUSINESS



11,133

Total Businesses



162,495

Total Employees

EDUCATION



5%

No High School
Diploma



19%

High School
Graduate



25%

Some
College



51%

Bachelor's/Grad/Prof
Degree

INCOME



\$44,962

Per Capita
Income



\$79,716

Median
Household
Income



\$111,203

Average
Household
Income

EMPLOYMENT



70.5

White
Collar %



15.4

Blue
Collar %



14.1

Services
%

equity | brokerage

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