



Sublease 2300 Marilyn Lane
Columbus, OH 43219

INDUSTRIAL PROPERTY FOR LEASE



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AlterraRE.com



Property Description

Embrace an exceptional sublease opportunity in the vibrant east side/airport submarket at 2300 Marilyn Park Ln, Columbus, OH. This prime space offers a target commencement date of February 1, 2026, with sublease availability through 8/31/28. Don't miss out on this outstanding sublease opportunity to enhance your business profile in a dynamic and strategic setting.

Property Highlights

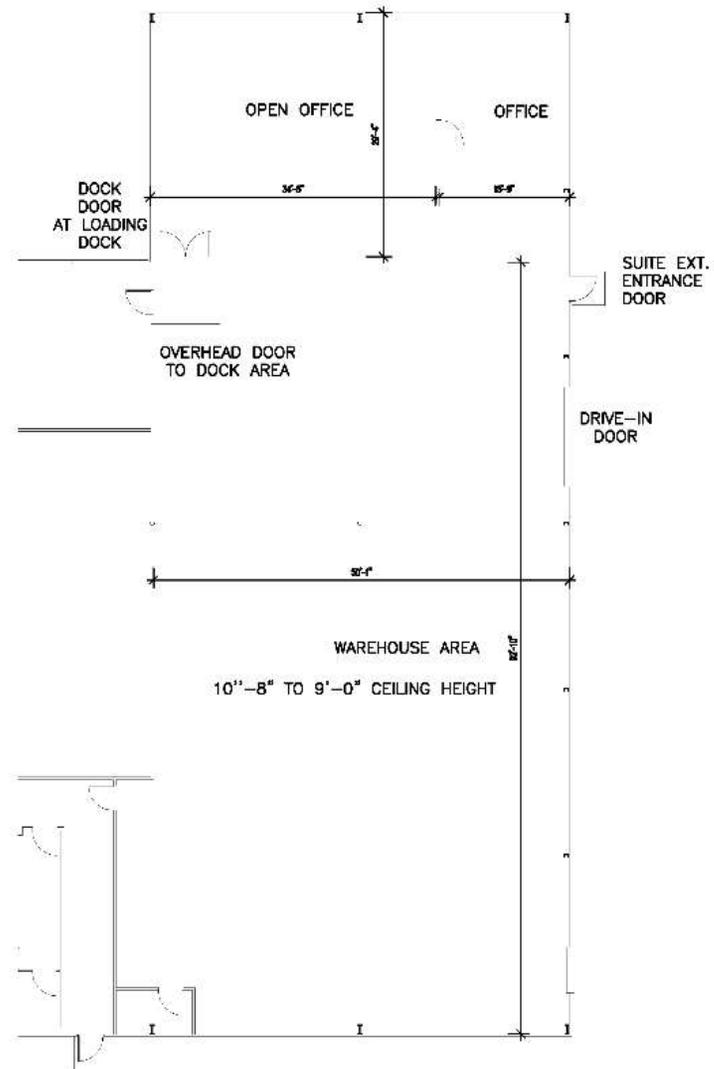
- Outstanding sublease opportunity in the east side, airport submarket.
- Target commencement of February 1, 2026 but could be flexible.
- Sublease through 8/31/28.
- Versatile space that is tough to find this close the airport. 2 Shared Docks with easy direct access and one dedicated drive in.

Offering Summary

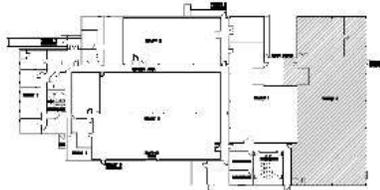
| | |
|---------------|------------|
| Lease Rate | Negotiable |
| Available SF | 7,584 SF |
| Building Size | 26,633 SF |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|-----------|
| Total Households | 1,254 | 104,879 | 421,819 |
| Total Population | 3,142 | 262,118 | 1,020,169 |
| Average HH Income | \$85,653 | \$80,495 | \$93,728 |





DIMENSIONS ARE ROUNDED & SHOULD BE CONSIDERED APPROX.

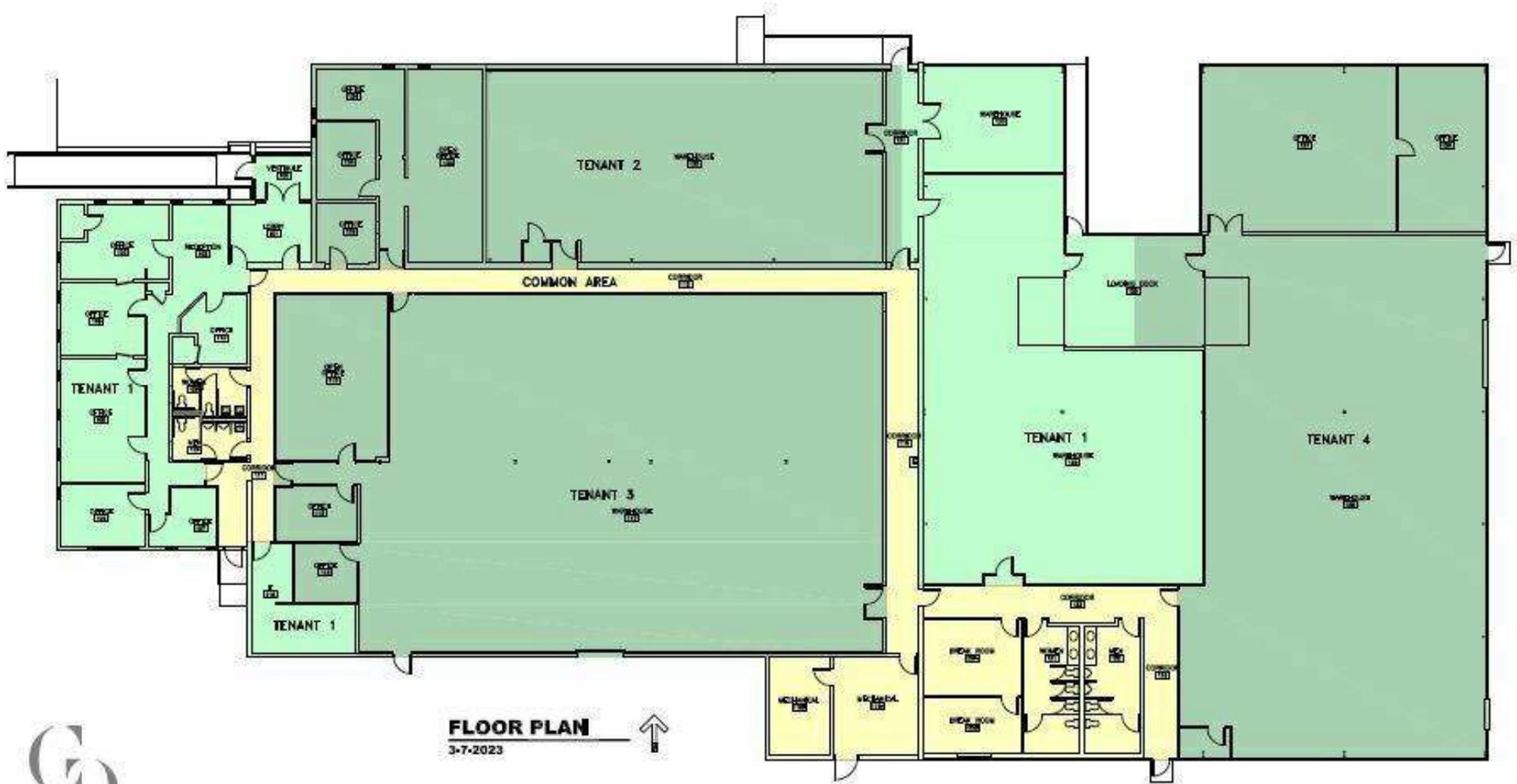


TENANT SPACE 4

2300 MARILYN LANE
7584 R.S.F.
6638 U.S.F.



COLLABORATIVE DESIGN, LTD.



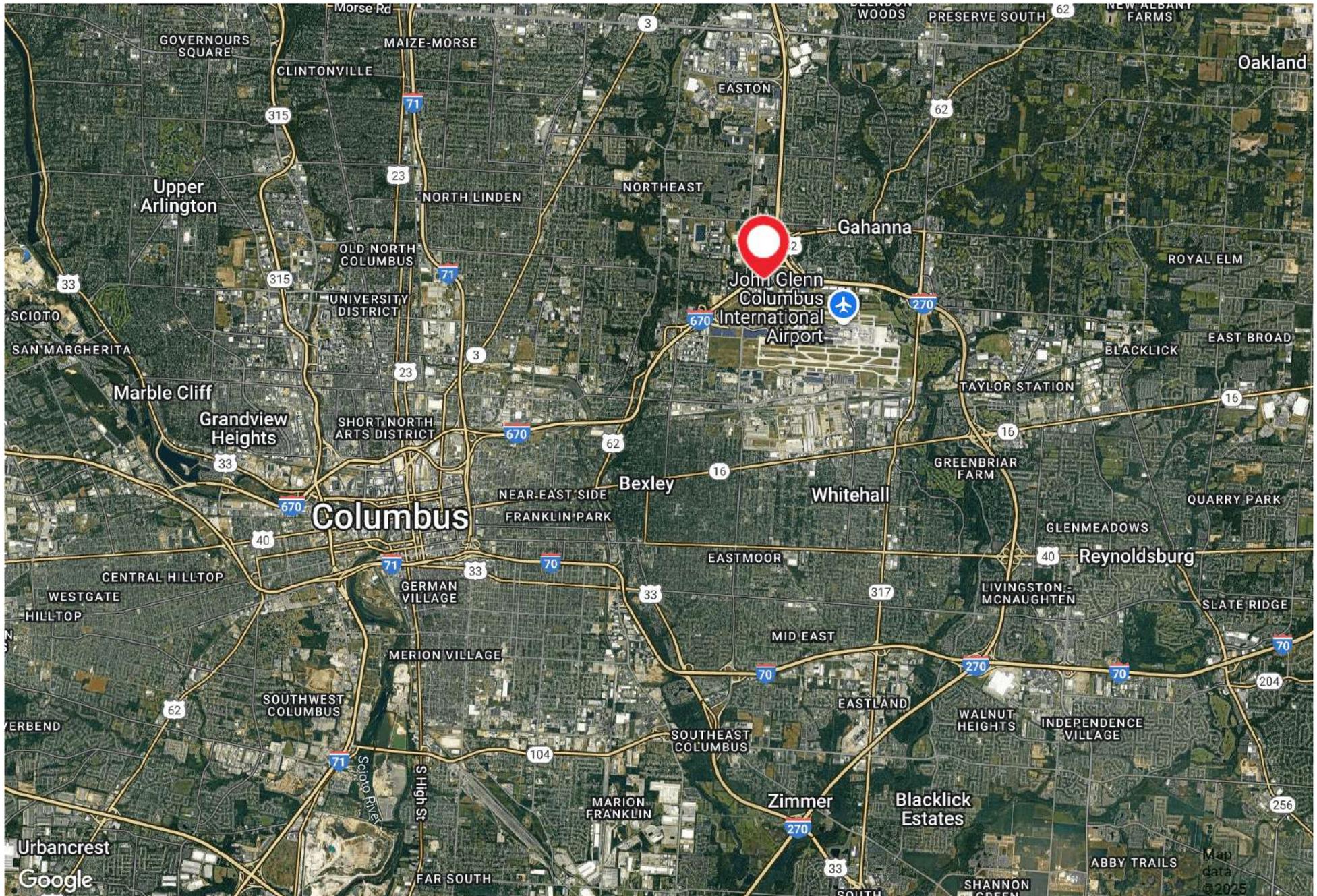
FLOOR PLAN
3-7-2023





Google

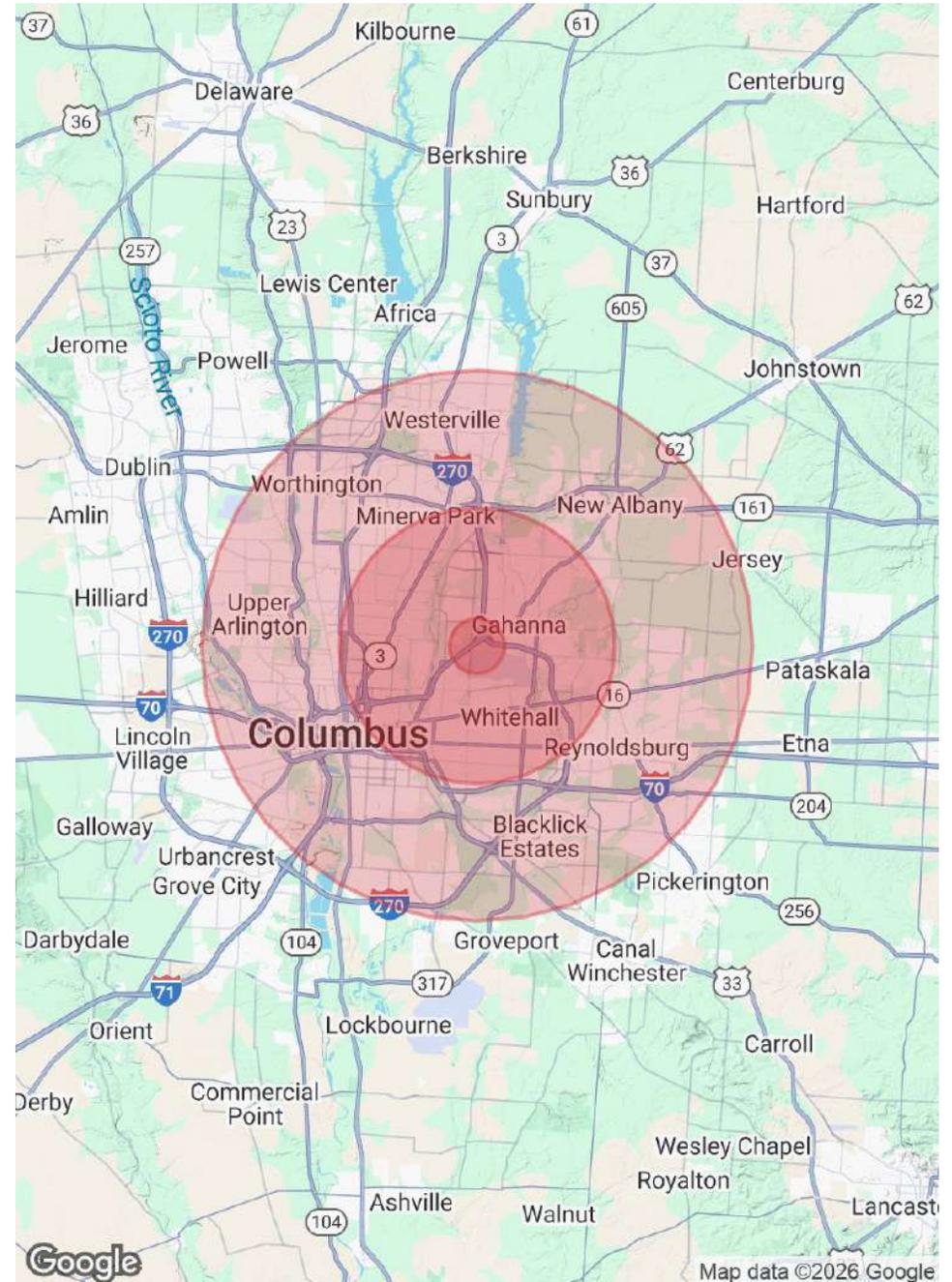
Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|---------------|----------------|-----------------|
| Total Population | 3,142 | 262,118 | 1,020,169 |
| Average Age | 40 | 37 | 37 |
| Average Age (Male) | 37 | 36 | 36 |
| Average Age (Female) | 42 | 38 | 38 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 1,254 | 104,879 | 421,819 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$85,653 | \$80,495 | \$93,728 |
| Average House Value | \$245,619 | \$268,993 | \$310,225 |

Demographics data derived from AlphaMap



**Matt Norbuta**

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Professional Background

Matt has held his real estate license since 2017 and is focused on all areas of commercial real estate with a passion for negotiation.

Prior to real estate, Matt spent 14 years in the golf business selling operational software to golf courses and resorts in more than 20 states. During that time he was recognized as Salesperson of the Year and was a mentor to his team members. After he left his position as the National Sales Director, the impact he had on the company's growth helped lead the company to an acquisition by Comcast/Universal under their Golfnow brand.

After leaving the golf industry, Matt sold security technology for an Ohio-based firm in another National Accounts role. Transportation and healthcare verticals were the main focus of his position, as well as driving new business. It was during this time that he negotiated the largest single sale in company history.

In his spare time, Matt enjoys travel, live music and as much golf as three children will allow.

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