



FOR SALE OR LEASE

7575 HUNTINGTON PARK DRIVE

RENOVATED IN 2023



7575 HUNTINGTON PARK DRIVE

7575 HUNTINGTON PARK DRIVE is a 129,826 GSF Class A office building located in Worthington, one of Columbus, Ohio's top suburban office submarkets. Since its development in 1992, the building has been 100% occupied by a single tenant until the end of 2020. Now under new ownership, recent renovations include new common areas and an entire floor of tenant amenities.



BUILDING HIGHLIGHTS

7575 HUNTINGTON PARK

SALE PRICE: \$12,350,000



\$21.95/PSF
MG



CLASS A
OFFICE



THREE
STORIES



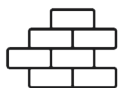
5.42/1,000 SF
PARKING



95,500 SF
AVAILABLE
(45,000 SF
Floor Plate)



13.8 MILES
TO AIRPORT



RENOVATED
IN 2023



CONVENIENT
ACCESS TO 270,
23, AND 315



BUILDING HIGHLIGHTS

7575 HUNTINGTON PARK

7575 Huntington Park Drive offers large floor plates, building signage potential and an above market parking ratio of 5.42/1,000 RSF. It is located within easy access to I-270 and US-23.

Large floor plates

- Building signage potentially available
- 12,000 SF of tenant amenities which include lounge, fitness room, cafeteria, secure storage, and more
- Many nearby area amenities including food, shopping, and lodging

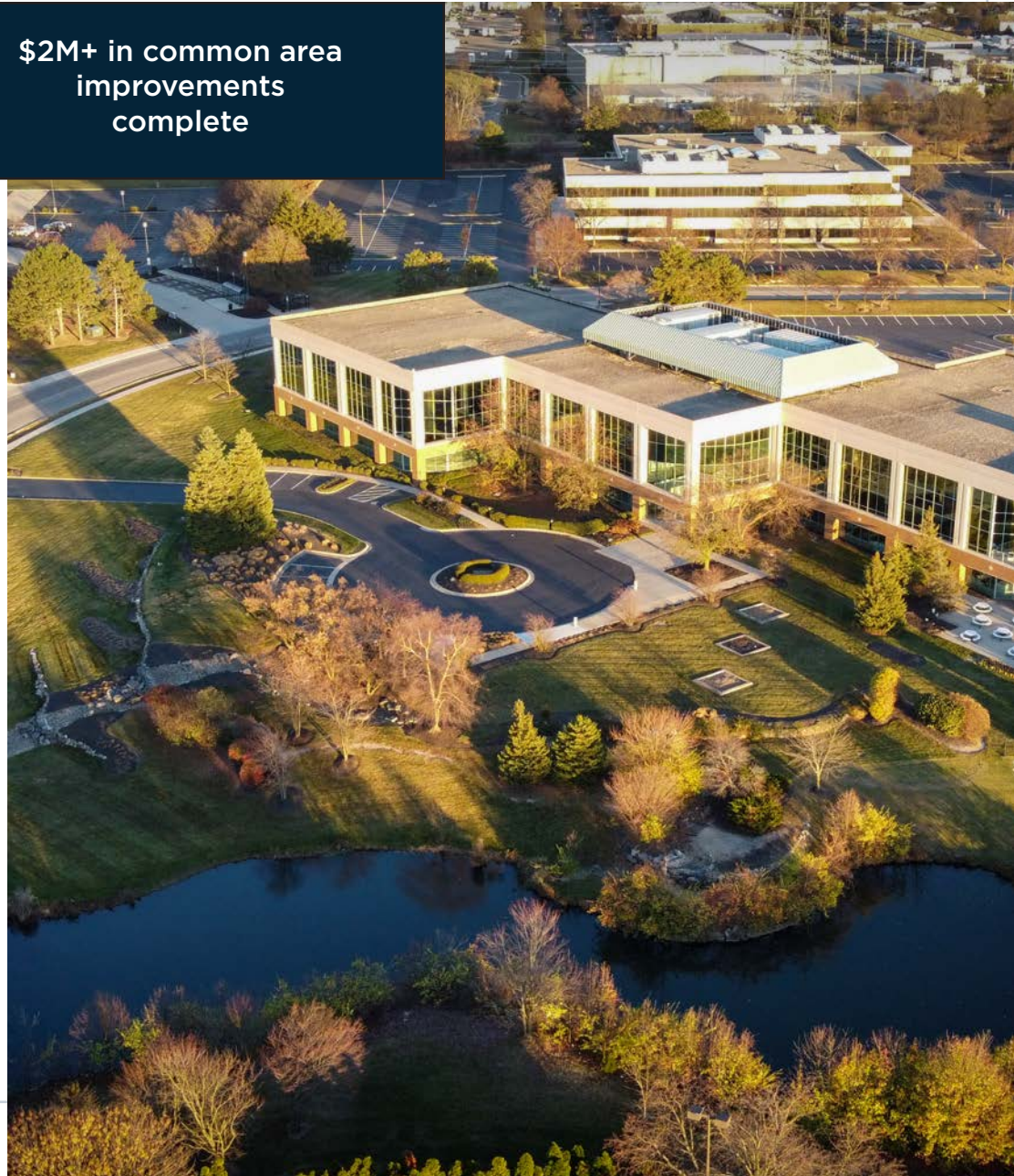
Additional features

- Backup generator available
- Updated LED lighting
- High efficiency building
- Below market Class A Operating Expenses

Outdoor features include

- Large pond with fountain
- Outdoor seating and gathering space
- Paths and walkways

\$2M+ in common area improvements complete



AVAILABLE SPACE

7575 HUNTINGTON PARK

RENTABLE AREAS (APPROXIMATE)

FLOOR	SUITE	SF
1ST	Entire Floor	39,092 SF Total
1ST	A	13,077 SF (LEASED)
1ST	B	1,529 SF
1ST	C	24,486 SF
2ND	Entire Floor	43,006 SF
2ND	A	6,125 SF (LEASED)
2ND	B	12,043 SF
2ND	C	11,942 SF
2ND	D	12,895 SF
3RD	Entire Floor	44,800 SF
TOTAL		126,899 SF

Basic Lease Rate

\$21.95 PSF MG

Sale Price

\$12,350,000

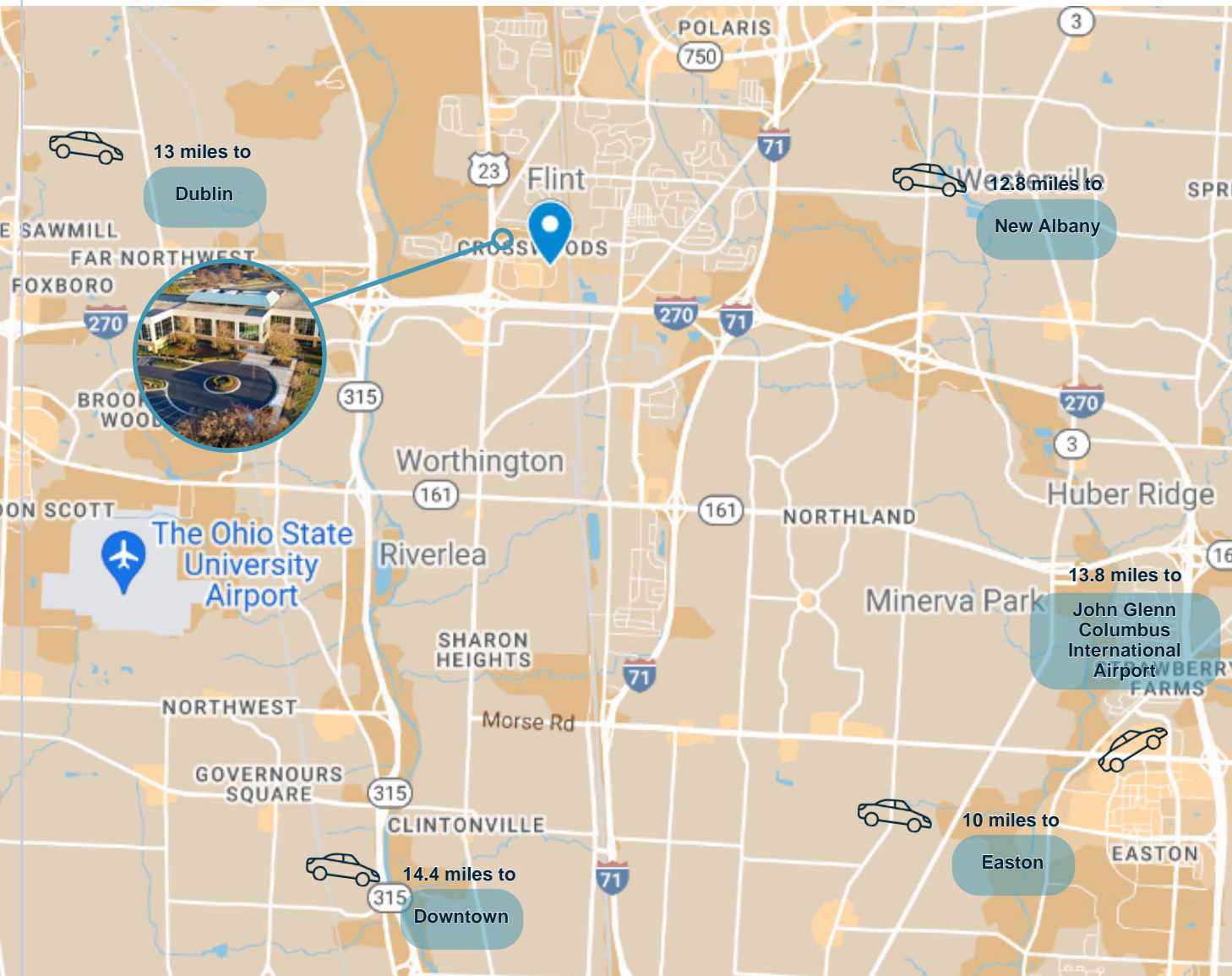
This is an excellent opportunity for a larger occupier to own their location.

The closing date for the right buyer could be as early as Q3 2024.



BUILDING LOCATION

7575 HUNTINGTON PARK



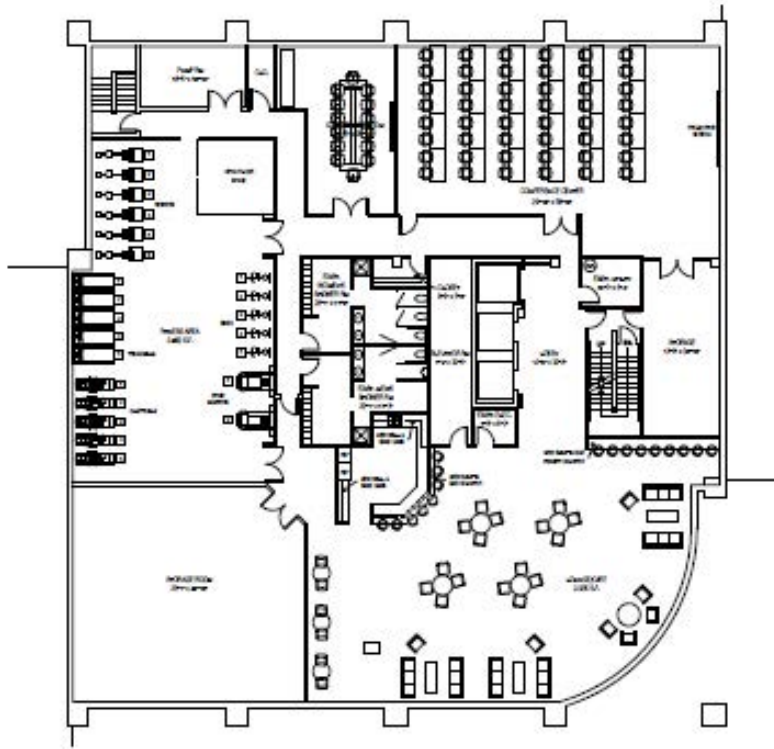
Location

7575 Huntington Park Drive is located in Crosswoods Office Park, with convenient access to I-270, US-23, and SR-315; with just a two minute walk to Starbuck's.

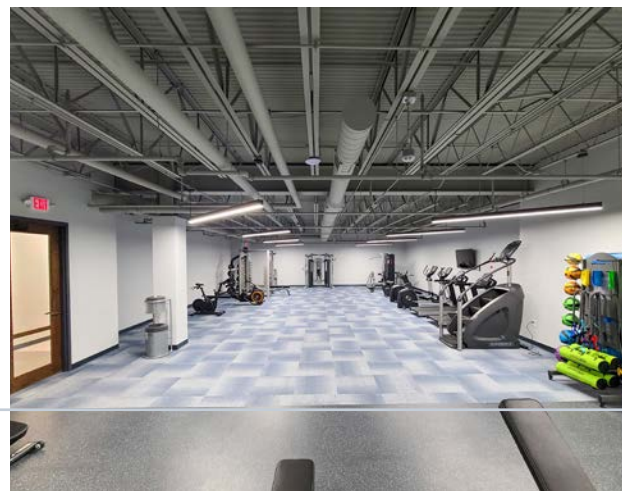
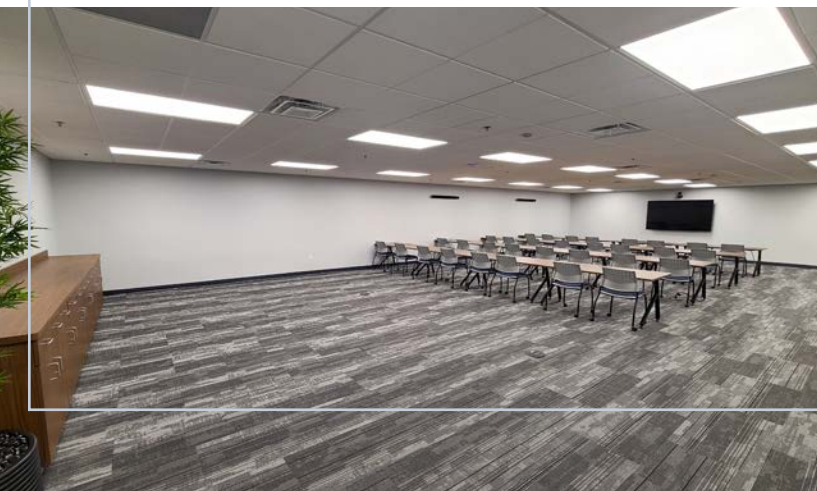
The Worthington submarket offers a wide variety of amenities which include shopping, restaurants, banks, and lodging.

FLOOR PLAN

LOWER LEVEL

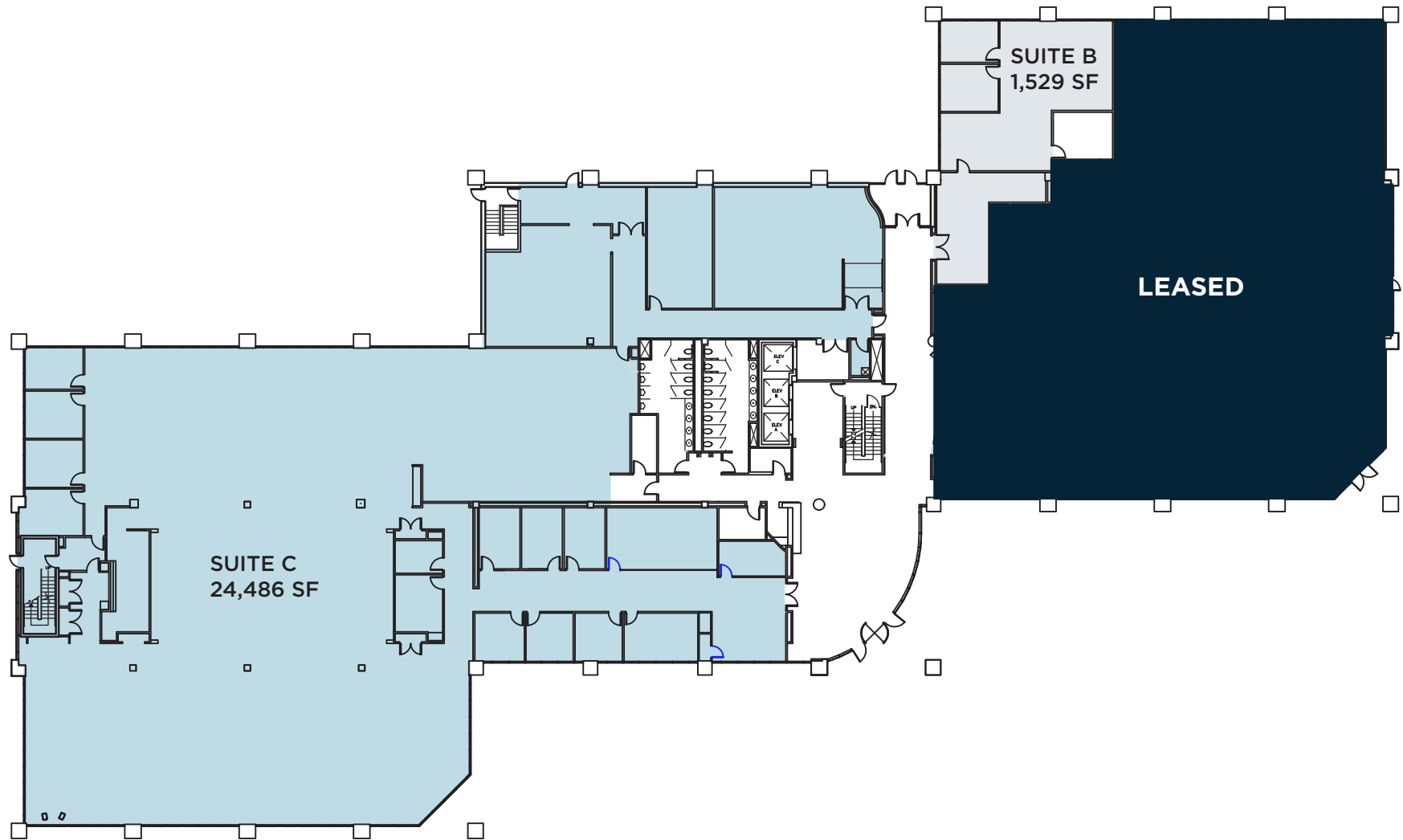


The Lower Level is a full floor of tenant amenities which include a lounge, fitness room, cafeteria and more.



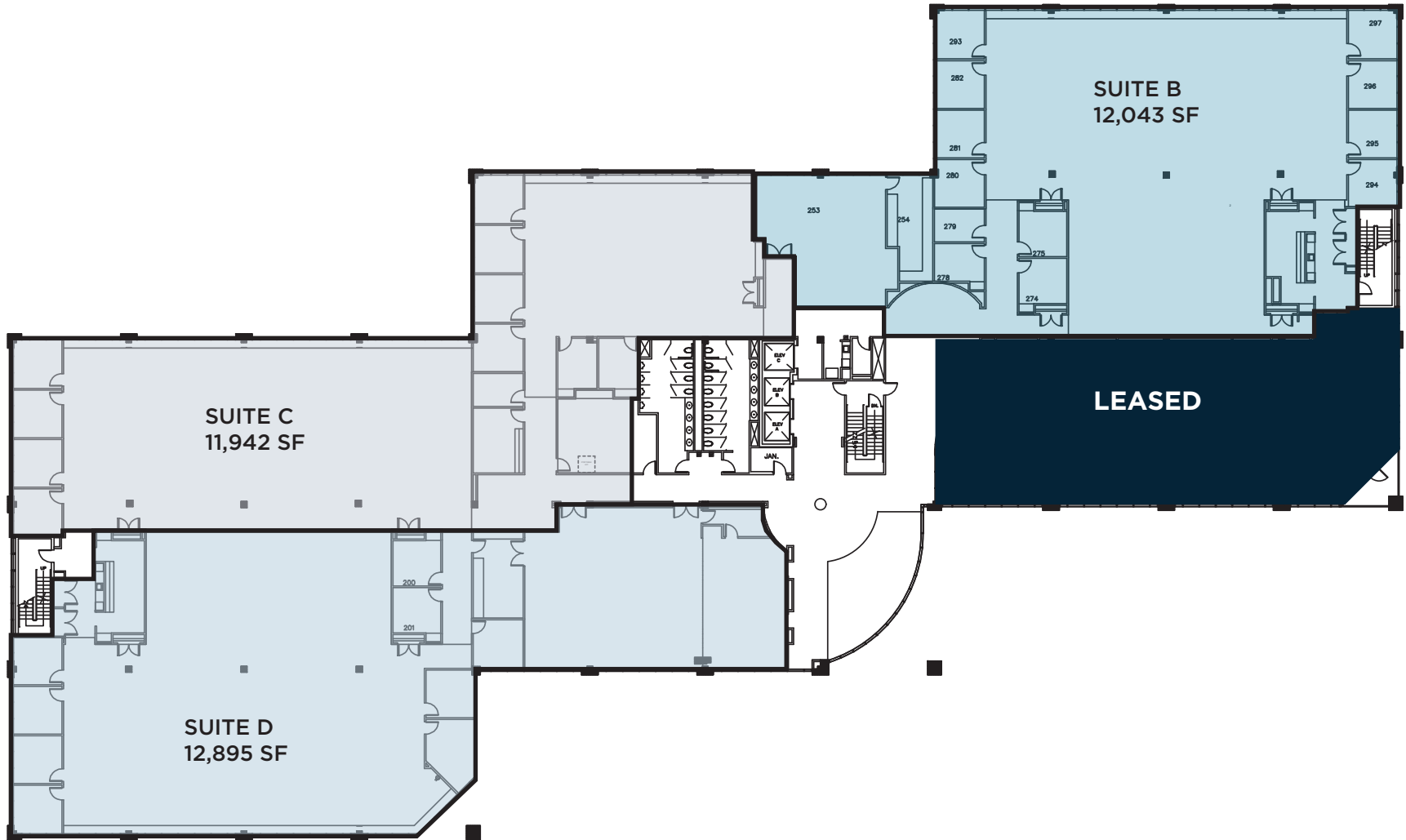
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

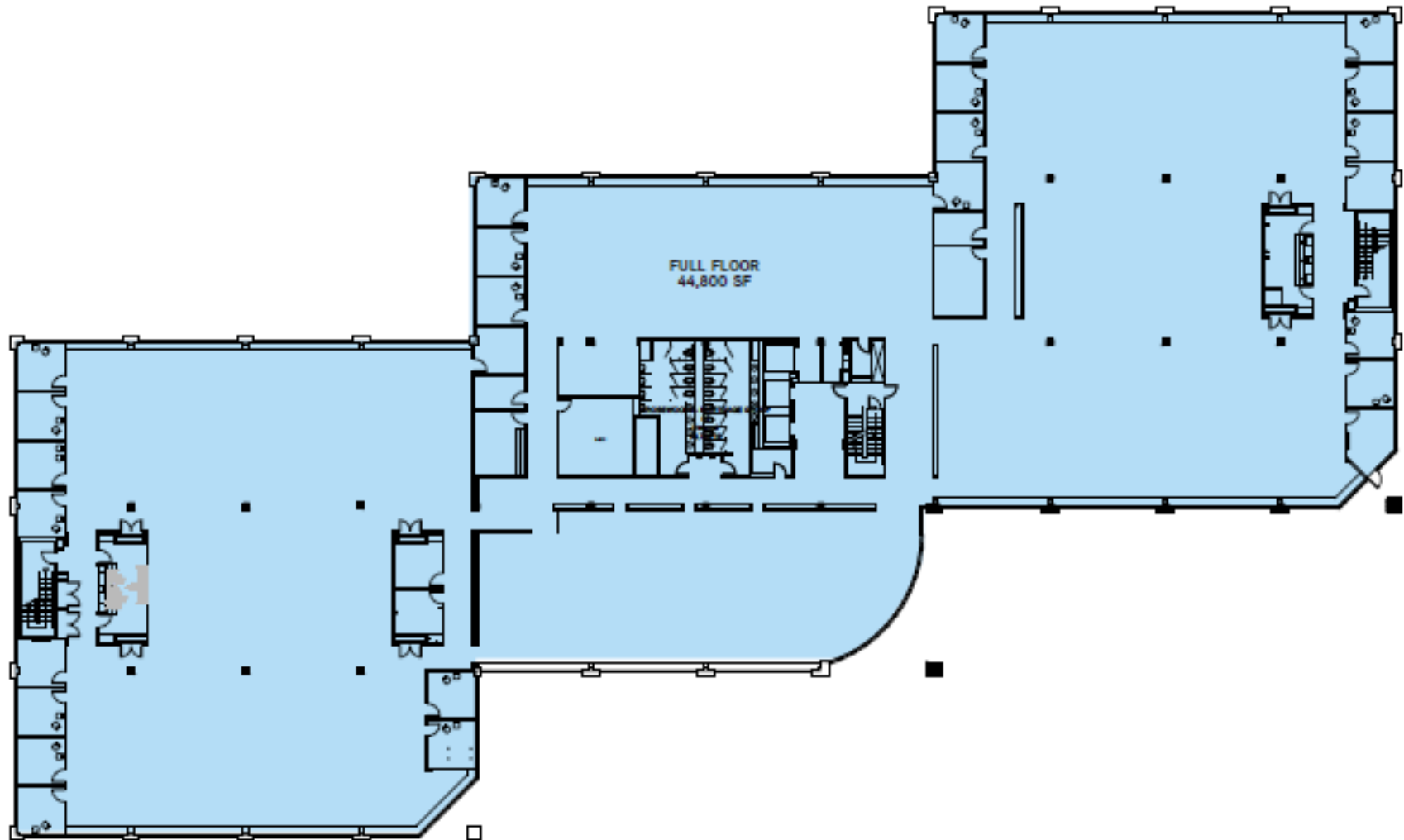
SECOND FLOOR



FLOOR PLAN

THIRD FLOOR

44,800 SF



NEWLY RENOVATED LOBBY

7575 HUNTINGTON PARK





500 S Front St, Suite 980
Columbus, OH 43215

www.alliedre.com

Ross Lanford

Managing Partner
+1 614 906 5757
ross.lanford@alliedre.com

Daniel Dunsmoor, SIOR

Managing Partner
+1 614 352 3556
dan.dunsmoor@alliedre.com

Grant Hartman

First Vice President | Partner
+1 614 312 8163
grant.hartman@alliedre.com

Ownership Disclosure: Agents have an ownership interest in the property.

Ownership Disclosure: Agents have an ownership interest in the property.

Copyright © 2024 Allied Real Estate Advisors. This document has been prepared by Allied Real Estate Advisors for advertising and general information only. Allied makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information contained herein or its suitability for any particular purpose. Any interested party should take their own independent assessment of the accuracy of the information. Allied shall not be held liable for any errors, omissions, or inaccuracies in this document and its contents. All rights reserved. Terms, conditions and warranties arising out of this document and its contents shall be deemed to have been accepted by the recipient of this document and shall be deemed to be a part of the contract between the parties. All liability for loss and damages arising therefrom is excluded.