



OFFICE BUILDING FOR SALE

1275 OLENTANGY RIVER RD

COLUMBUS, OH 43212



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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THE OHIO STATE UNIVERSITY
WEXNER MEDICAL CENTER

BATTELLE

315

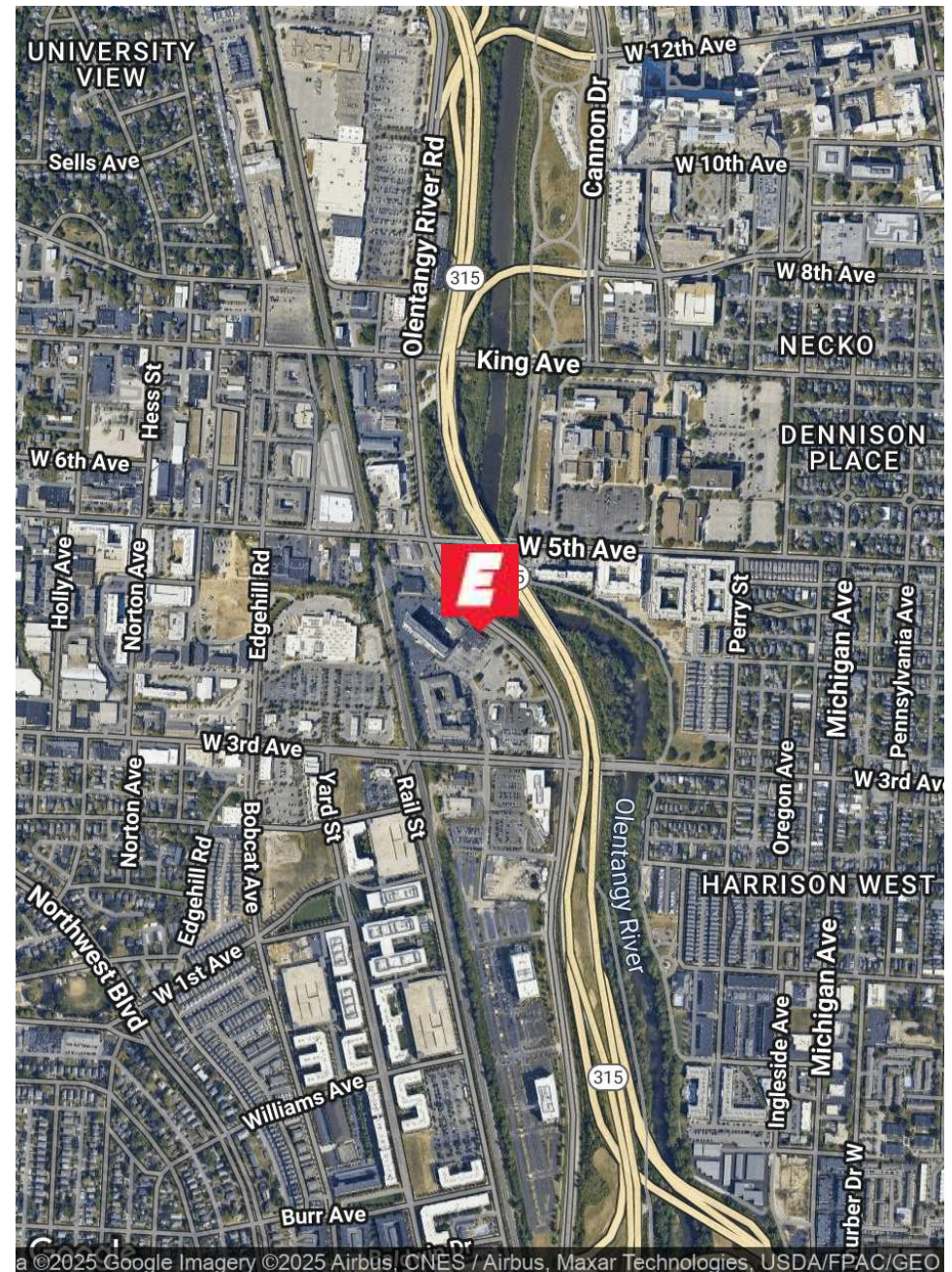
W 5th Ave

Subject Property

Olentangy River Rd

EXECUTIVE SUMMARY

Elford Realty is proud to present a 28,146-square-foot, two-story office building with usable space on the lower level, located along highly trafficked Olentangy River Road. The property offers excellent signage potential, an elevator, and 75 parking spaces on 1.12 acres. This prime location is adjacent to major national retailers including Cap City Fine Diner & Bar, Raising Cane's Chicken Fingers, Starbucks, and Chipotle, and is just minutes from Lennox Town Center (Target, Marshalls, Petco, Barnes & Noble & more), SR-315, Battelle, The Ohio State University, and The Wexner Medical Center. The building currently has three tenants occupying 7,255 square feet, making this a rare opportunity for any office or medical user seeking exceptional visibility and access along the Olentangy River Road corridor.





\$4,250,000 (\$150/SF)
ASKING PRICE

OFFICE/RETAIL
PROPERTY TYPE

28,146 RSF/14,883 USF
TOTAL SPACE/VACANT SPACE

1955
YEAR BUILT

GRANDVIEW
NEIGHBORHOOD

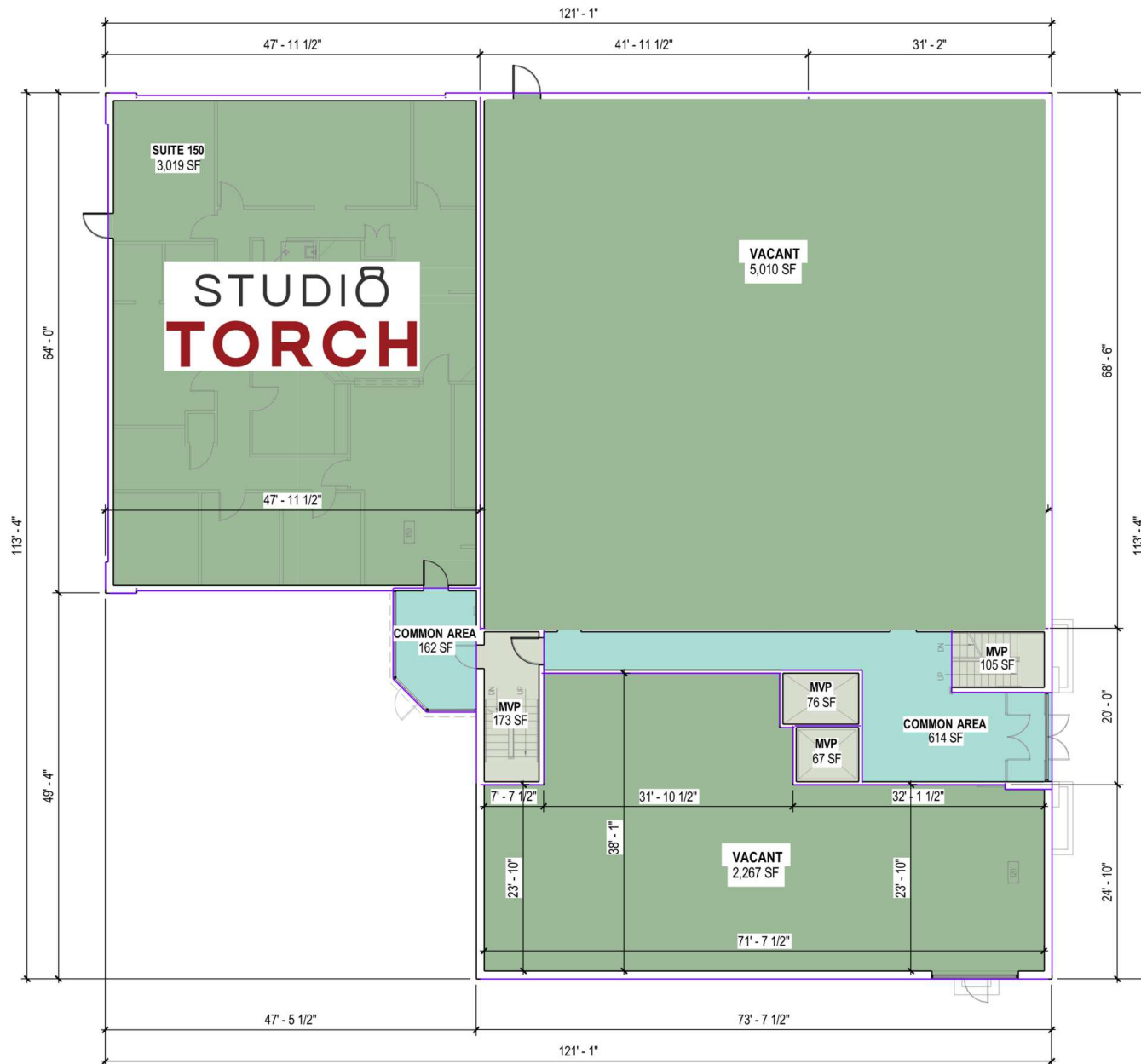
75
PARKING SPACES ONSITE

OWNER-OCCUPANT
SALE TYPE

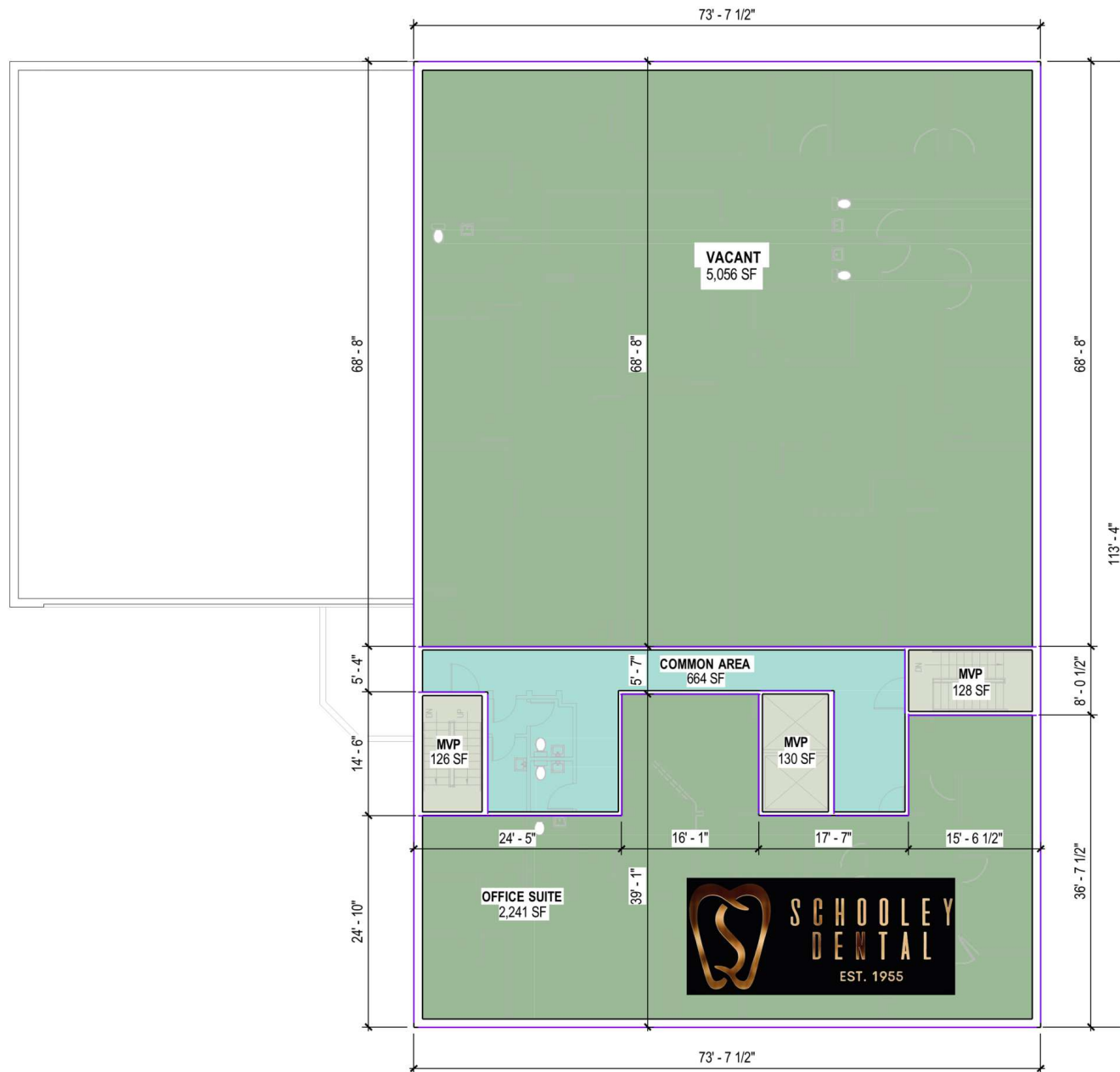
PROPERTY PHOTOS



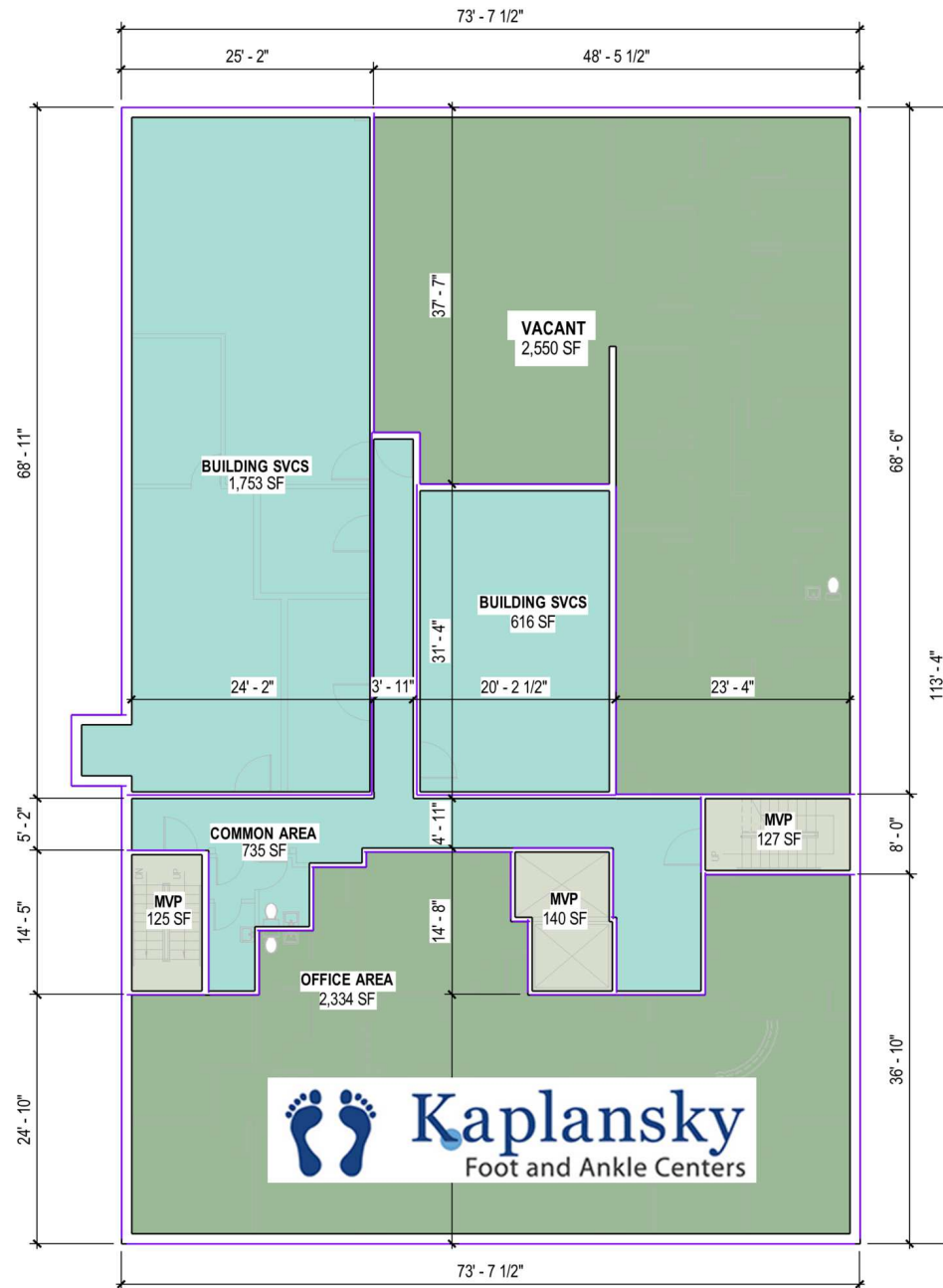
FLOOR PLAN - FIRST FLOOR



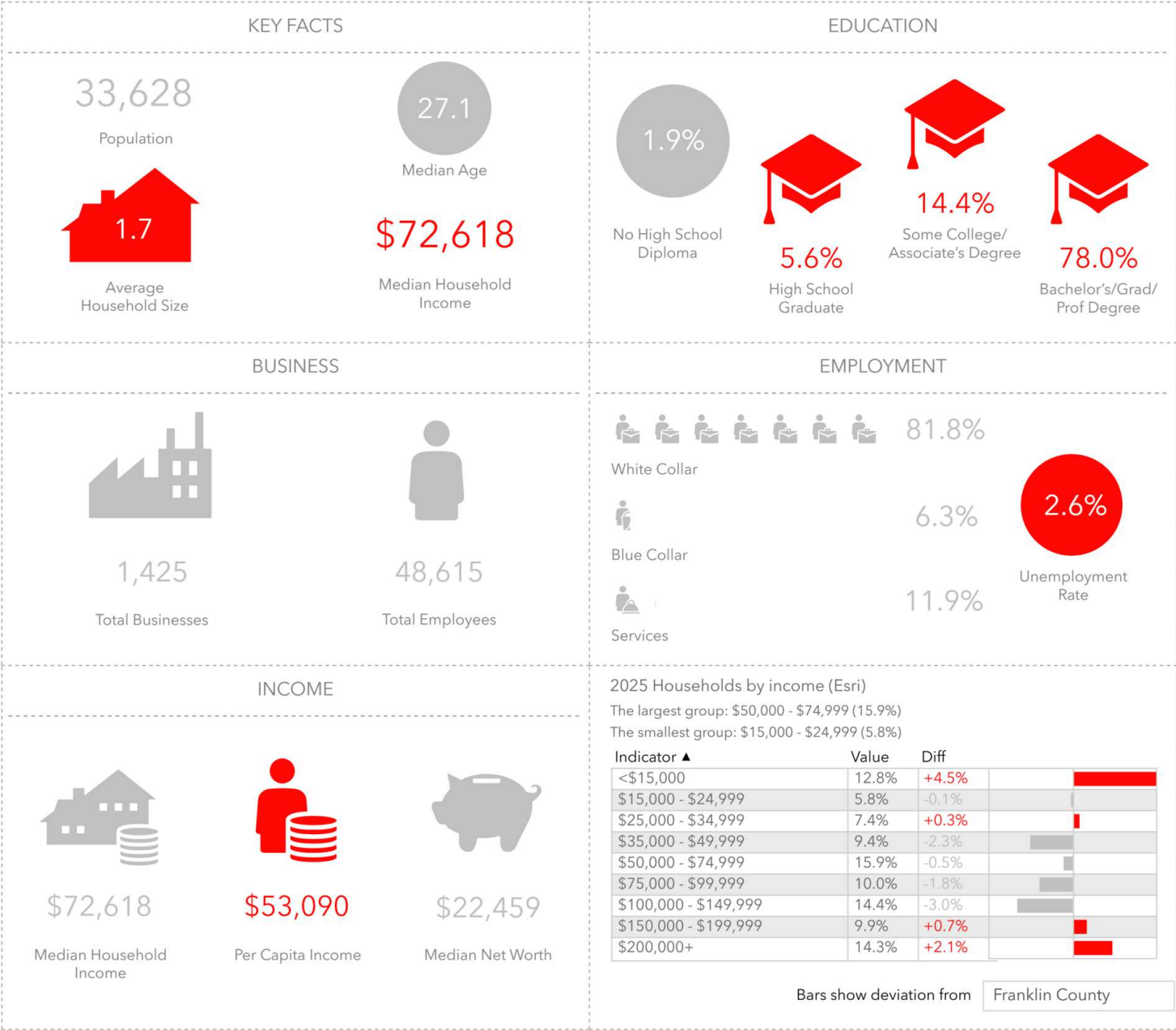
FLOOR PLAN - SECOND FLOOR



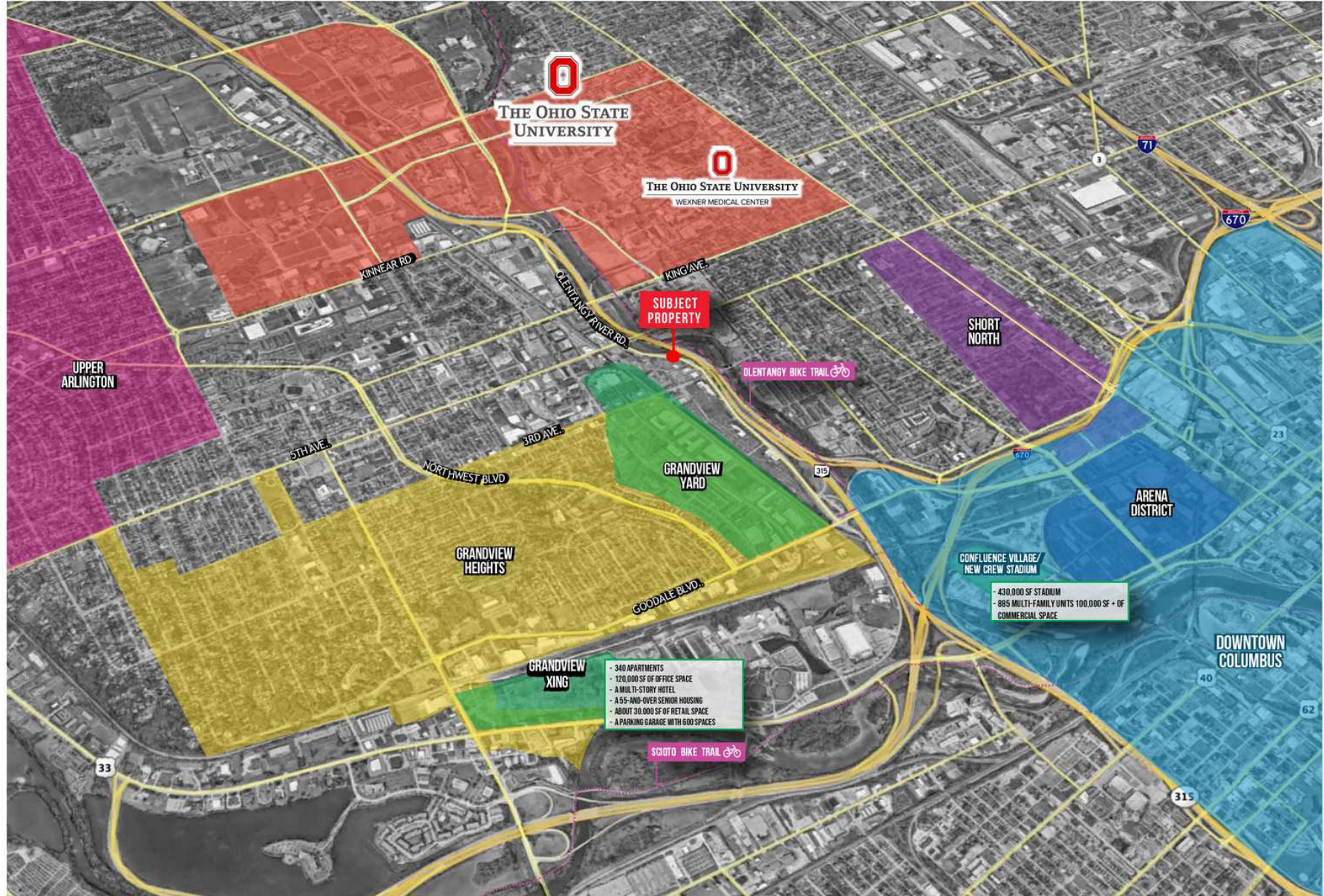
FLOOR PLAN - LOWER LEVEL



KEY FACTS: 1-MILE



MARKET OVERVIEW MAP



TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accomodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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