



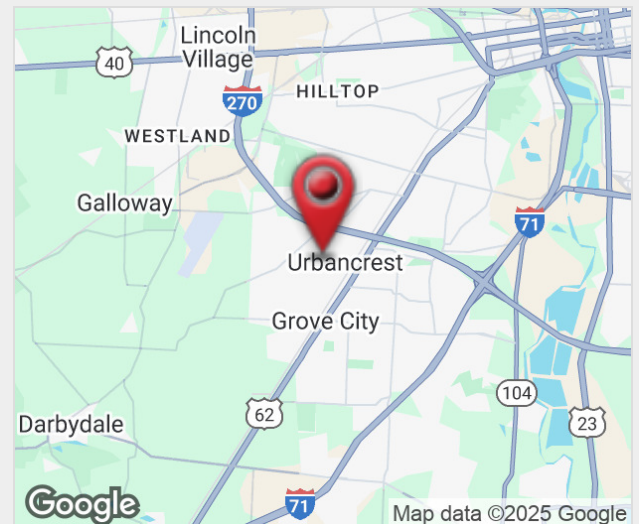
## 2882 Lewis Centre Way

Urbancrest, Ohio 43123

### Property Features

- ±54,000 SF Second-Floor Office/Flex Space Available (Shell Condition)
- Additional 54,000 SF Rooftop Deck for Outside Storage
- **Short-Term Storage Available on Upper Levels**
- 12,000 Lb. Freight Elevator with 30-Second Access Between Levels
- Power: 800 AMP, 277/480V Service
- Located in a Top Central Ohio Warehouse/Distribution Market
- Just 1.5 Miles to I-71 and I-270

**Lease Rate: Negotiable**



For more information:

**Curt Berlin, SIOR**

614 629 5221 • cberlin@ohioequities.com

**Matthew Osowski, SIOR**

614 629 5229 • mosowski@ohioequities.com

**Blake DeCrane, SIOR**

614 629 5269 • bdecrane@ohioequities.com





### PROPERTY DETAILS

- First Floor: 23' clear height
- Second Floor: 15' clear height
- Column Spacing: 36' x 60'
- Bay Sizes: 60' x 180'
- Flexible Floor Plans with Build-to-Suit Office Space
- Short-Term Storage Opportunities Available on Upper Levels
- Abundance of Glass Provides Natural Light in All Areas
- 1.5 Miles to I-270 and I-71 Interchange
- Located in One of Central Ohio's Top Warehouse/Distribution Submarkets
- Potential Uses Include:
  - Office/Showroom
  - Automobile/Equipment Sales
  - Flex Warehouse Space
  - Office Space









Exterior Freight Elevator Entrance



View of 54,000 SF Rooftop Deck from Lewis Centre Way

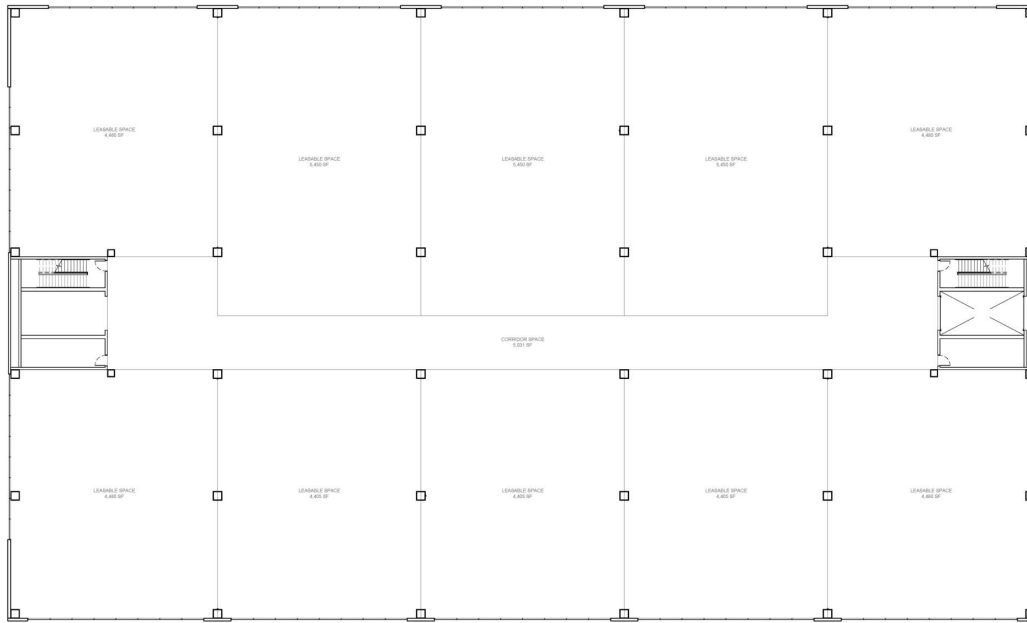


Second Floor



Second Floor

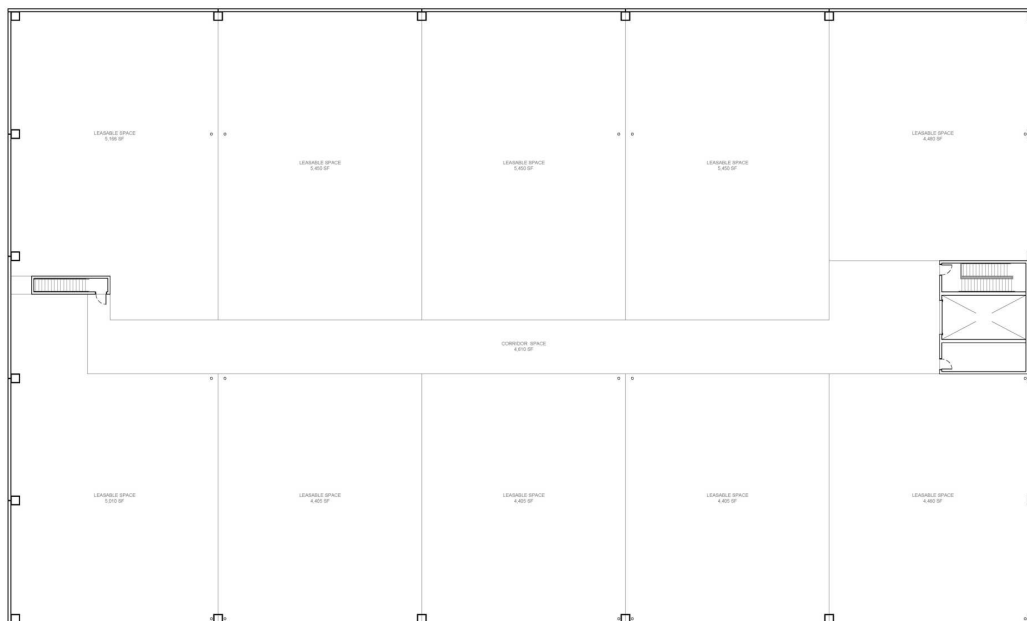




Second Floor Plan

LEVEL 02

TOTAL LEASABLE AREA  
50,000 SF

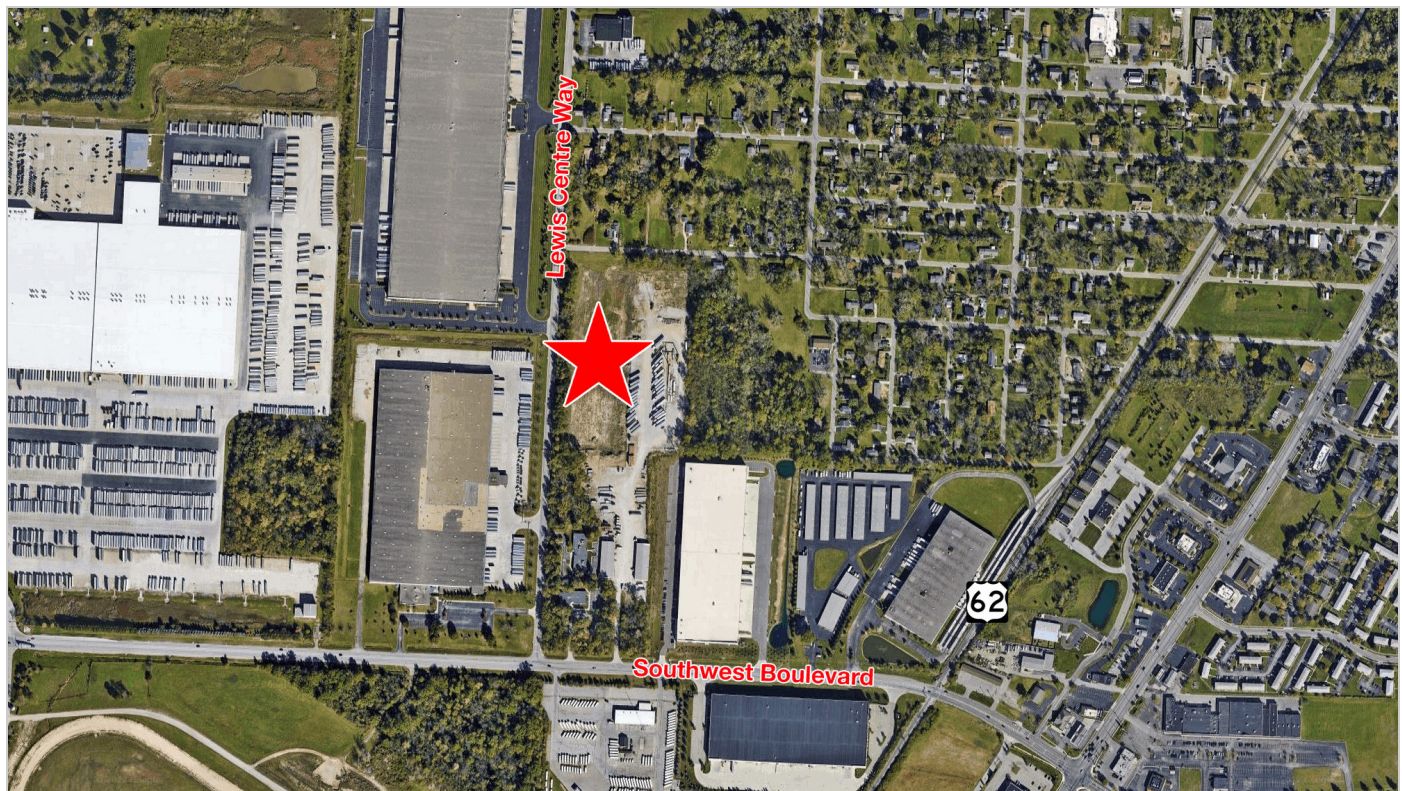
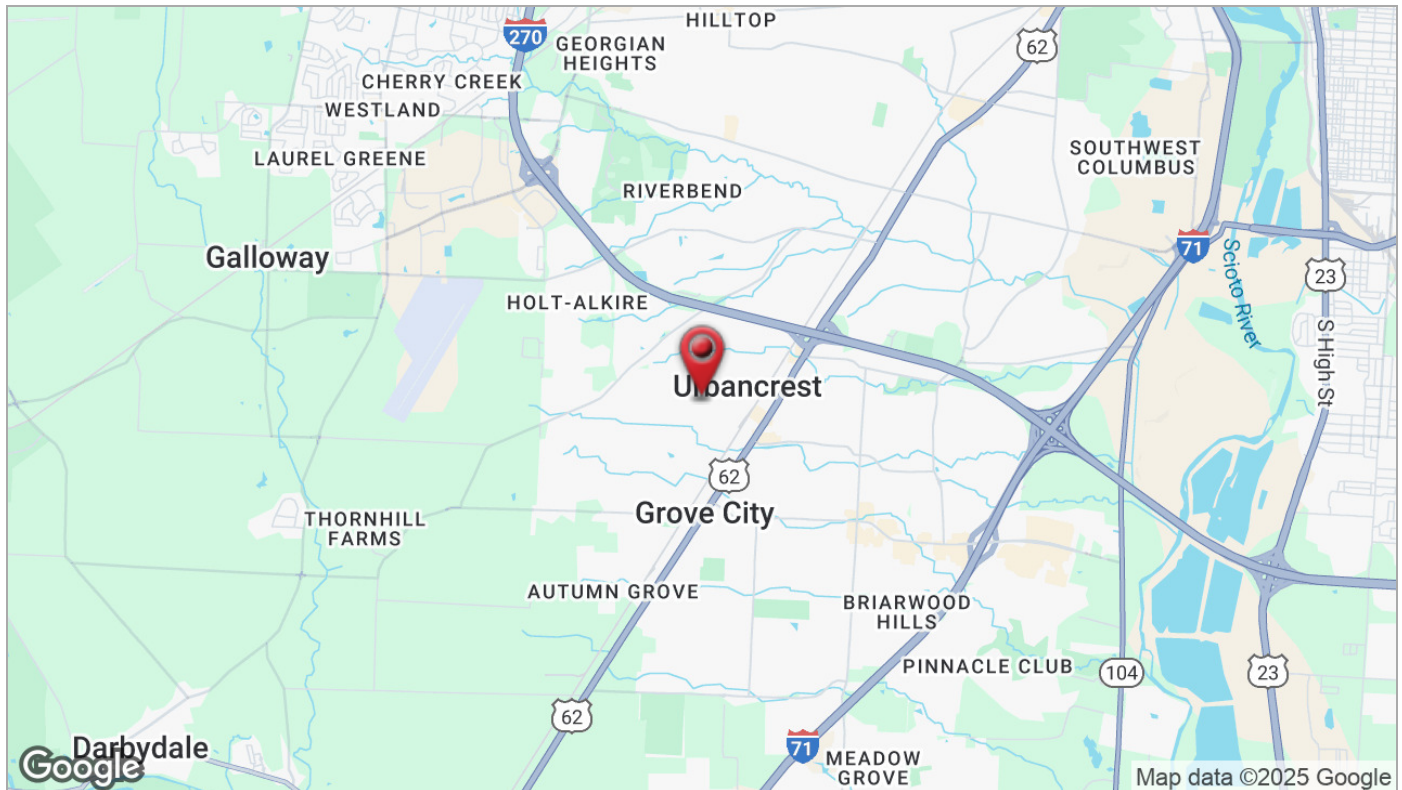


Rooftop Plan

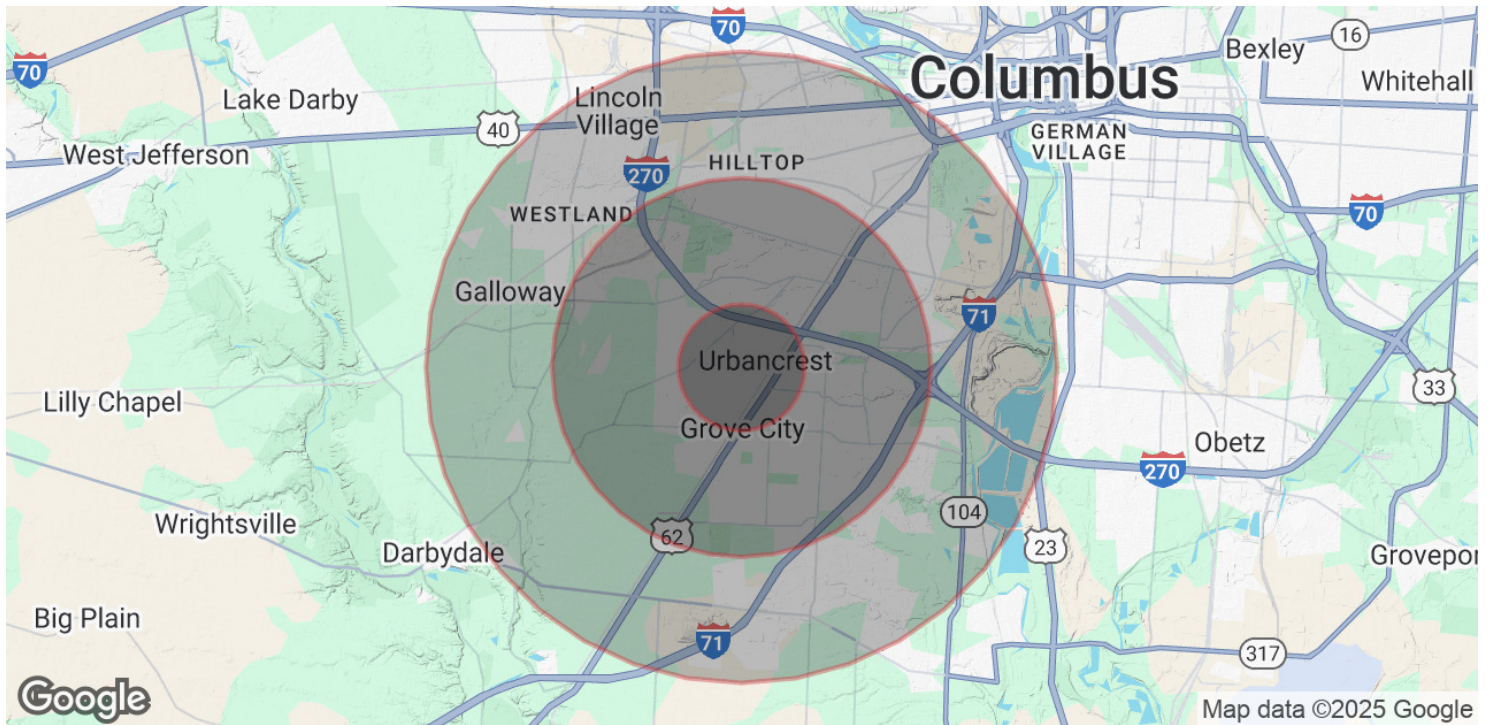
LEVEL 03

TOTAL LEASABLE AREA  
50,000 SF









## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,064	62,884	162,446
Average Age	34.5	34.7	34.1
Average Age (Male)	32.1	32.6	32.1
Average Age (Female)	35.9	35.8	35.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,767	23,463	61,141
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$56,197	\$58,098	\$53,100
Average House Value	\$116,545	\$140,920	\$144,675

2020 American Community Survey (ACS)



