



**OFFICE COMPLEX FOR SALE
LOCATED WITHIN AN OPPORTUNITY ZONE**

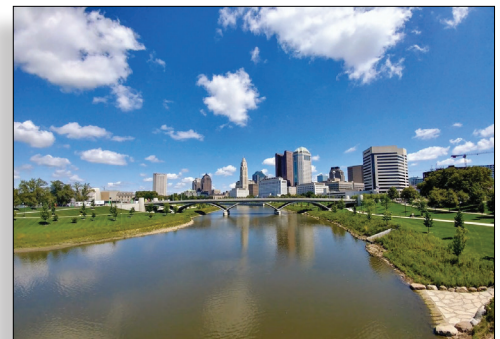


Property:

- Located within an opportunity zone
- Multi-tenant office building complex - 90% leased
- ±127,237 Sq. Ft. on ±9.41 acres
- Completely renovated with suites overlooking Scioto River, bike and walking paths
- Large conference room available to all tenants plus a shared banquet hall that seats up to 75 guests

Location:

- Located in the Grandview area, one of Columbus's hottest submarkets
- Great location, access to I-670, SR-315, I-70 and I-270
- ±4 miles to downtown Columbus
- Just west of the I-670 and US-33 interchange



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Property Specifications:

- ±127,237 Sq. Ft. office building
- Situated on ± 9.41 acres
- Class B building
- Completely renovated
- 4 parking spaces/1,000 Sq. Ft.
- Zoned C-3 and LC-4
- 2 floors with elevators
- All leases are full service

Purchase Price:

- \$7,995,000.00
- 2024 projected NOI - \$651,058.00

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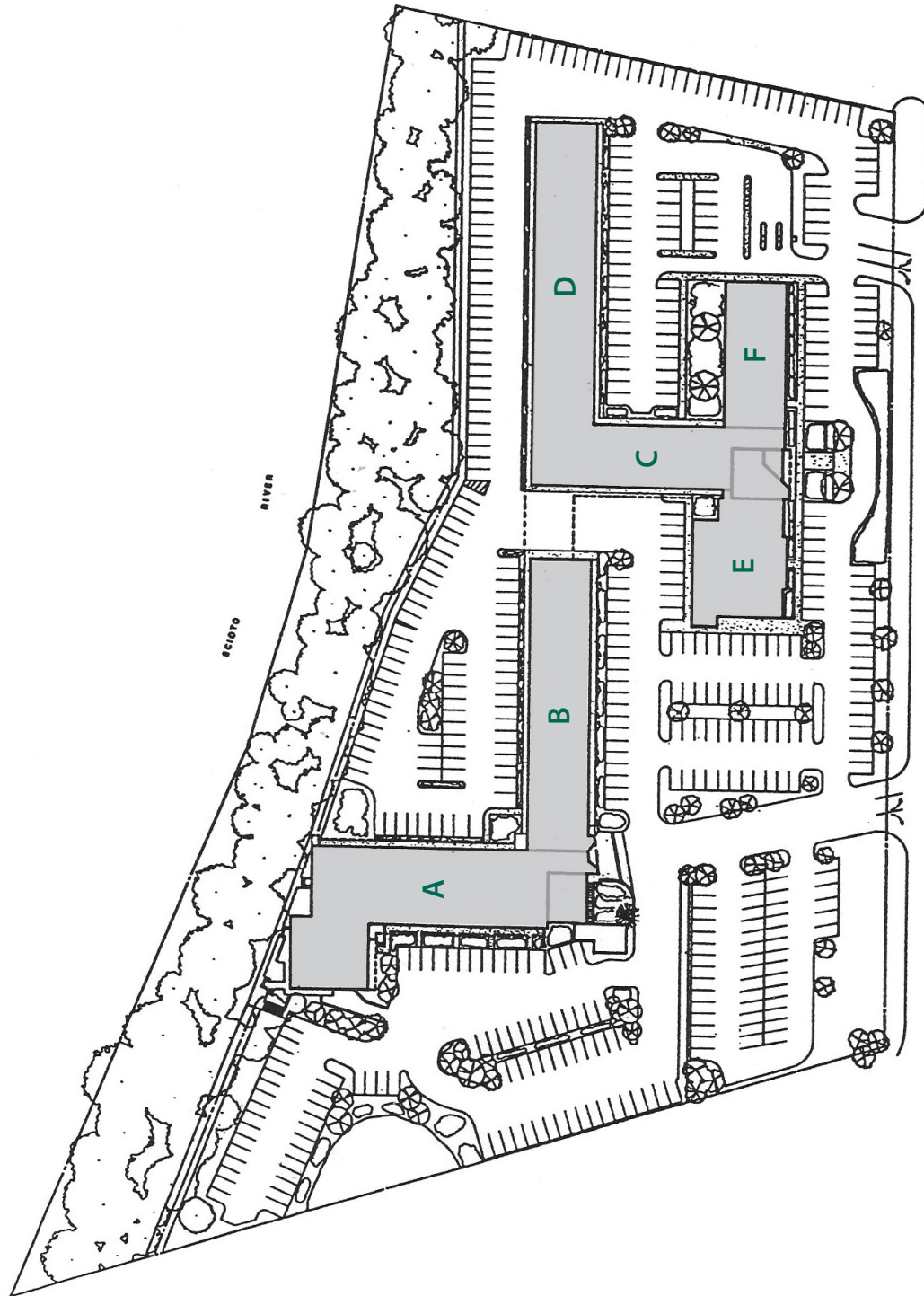
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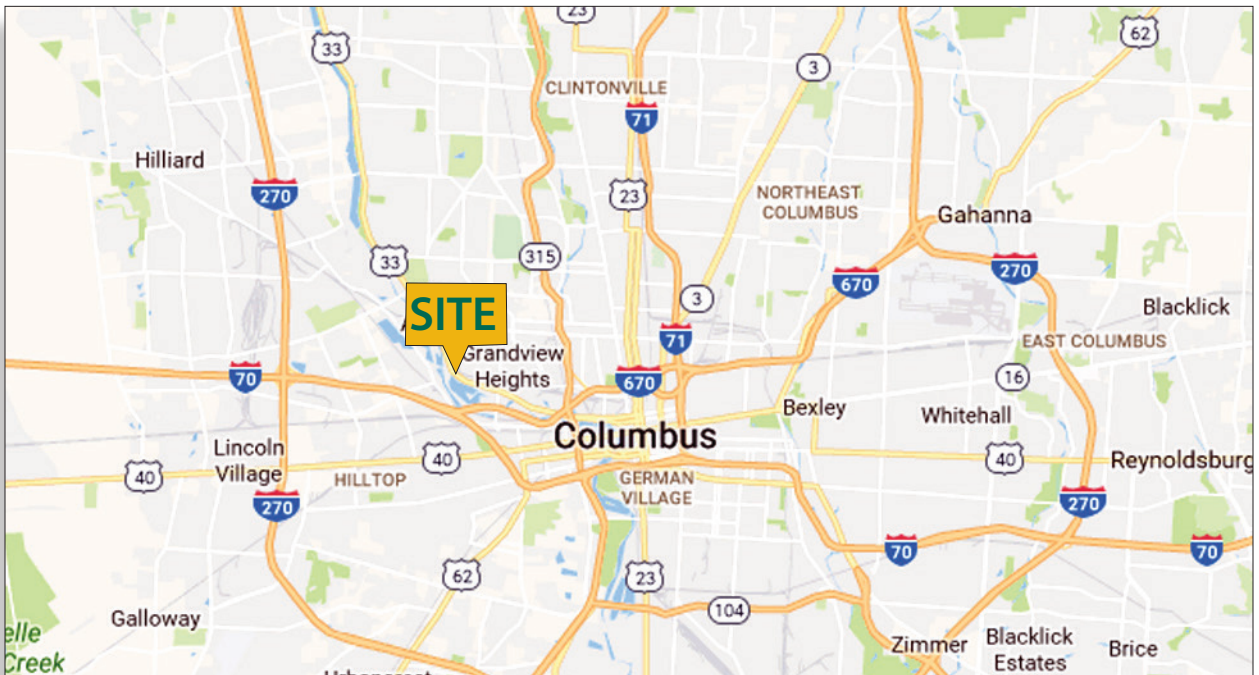
PHOTOGRAPHS



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