

FOR LEASE OR SALE

INQUIRE FOR MORE INFORMATION

5001 Horizons Drive. Columbus, Ohio 43220



Space Available: Suite 100-B

SF: 3,329 SF

Rental Rate: \$18.75 PSF/FS

Available: Vacant

PROPERTY DETAILS: This class A two story office building is within the five building complex of Arlington Falls Business Park. Beautiful views of Scioto River. Located at the corner of Riverside Drive and Henderson Road, ample parking (48 spaces), excellent location to downtown and other freeways. Great Arlington Falls office opportunity features 2 executive offices, large conference room, 6 small offices and kitchen. 1st floor suite with lots of windows in beautiful building off Riverside Drive. Tenant responsible for in-suite janitorial. Please see attached layout. Beautiful suite ready to go! **THIS SUITE IS ALSO AVAILABLE FOR PURCHASE TO AN OWNER/USER ALONG WITH 3 ADDITIONAL FULLY LEASED INVESTMENT SUITES (6,413 SF).**



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

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Exterior and Lobby Photos



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Interior Photos of Suite 100-B

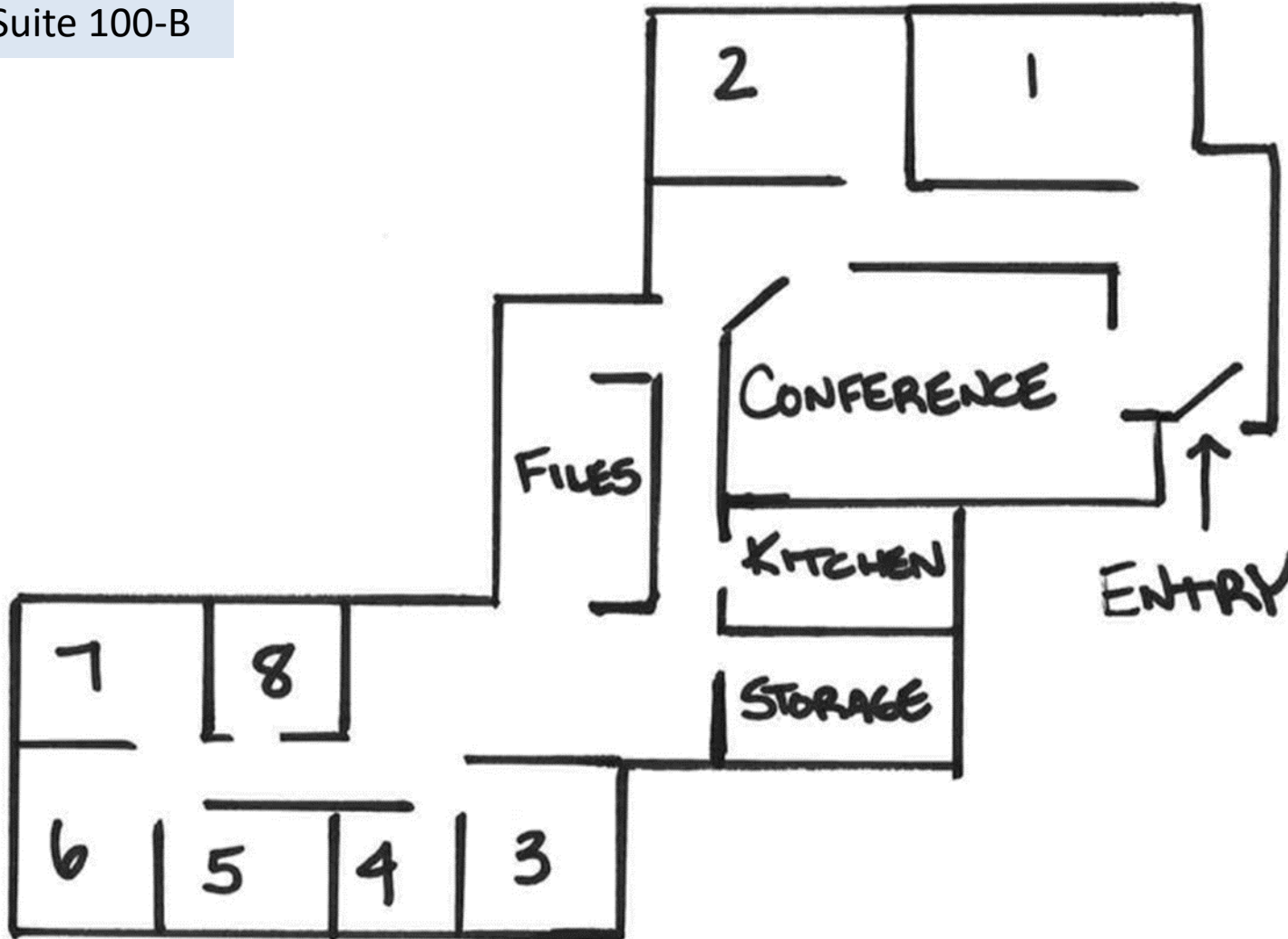


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Floor Plan of Suite 100-B



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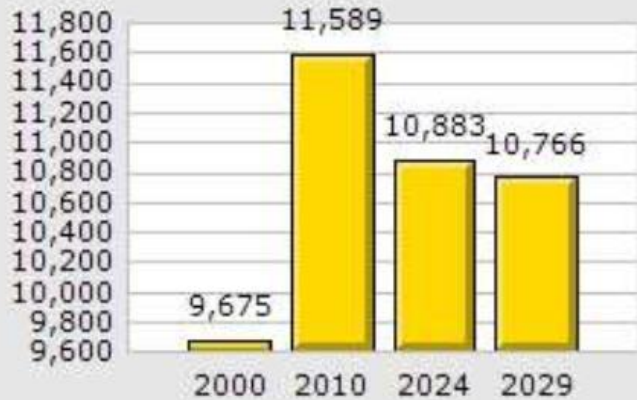
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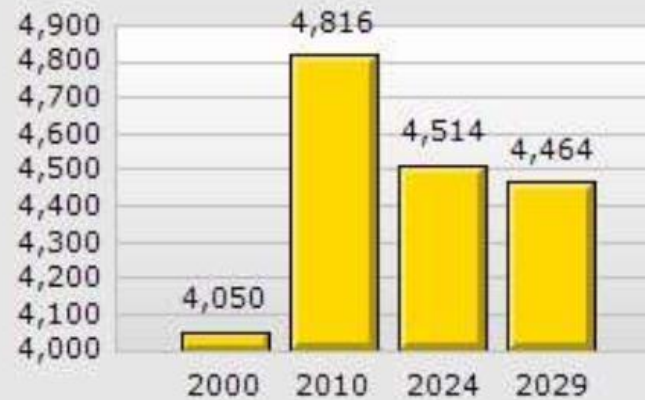
Demographics

Demographics - 1 Mile Radius

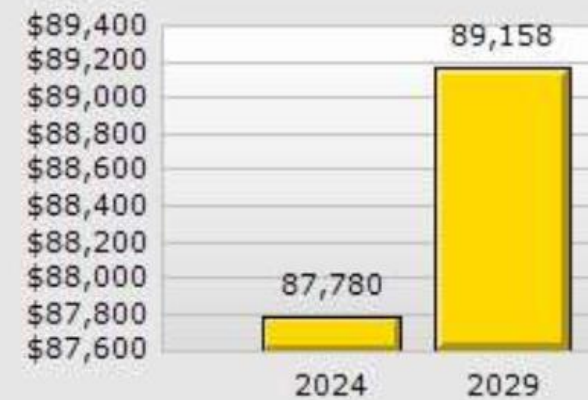
Residential Population



Households



Median Household Income



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Traffic Count

Building Type: **Class B Office**
 Class: **B**
 RBA: **12,840 SF**
 Typical Floor: **6,411 SF**
 Total Available: **3,329 SF**
 % Leased: **74.07%**
 Rent/SF/Yr: **\$19.75**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 RIVERSIDE DR	Horizons Dr	0.01 N	2020	15,716	AADT	.02
2 Riverside Drive	Horizons Dr	0.01 N	2022	16,378	MPSI	.02
3 Riverside Dr	Horizons Dr	0.03 S	2022	18,855	MPSI	.06
4 W Henderson Rd	Tarrington Ln	0.10 E	2018	8,956	MPSI	.16
5 Bethel Rd	Bennington Woods Ct	0.05 W	2022	856	MPSI	.22
6 Bethel Rd	Bennington Woods Ct	0.05 W	2021	865	MPSI	.22
7 Riverside Dr	Bethel Rd	0.01 S	2022	20,822	MPSI	.22
8 Riverside Drive	Bethel Rd	0.01 S	2022	28,068	MPSI	.22
9 Riverside Dr	W Henderson Rd	0.17 NW	2022	17,370	MPSI	.26
10 Riverside Drive	W Henderson Rd	0.17 NW	2020	19,127	MPSI	.26



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