



Property:

- Multi-tenant office building complex
- Single offices & office suites up to ± 3,373 Sq. Ft.
- 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
- ± 2,994 Sq. Ft.; medical space available

Location:

- 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
- Rent includes all utilities and janitorial

Rate:

- \$17.95/Sq. Ft. FSG for general office space from ± 610 Sq. Ft. - ± 3,373 Sq. Ft.
- \$19.95/Sq. Ft. FSG for medical space
- Individual office suites from \$200 - \$600 per month

General:

- Large conference room available to all Tenants plus a shared banquet hall that seats up to 75 guests

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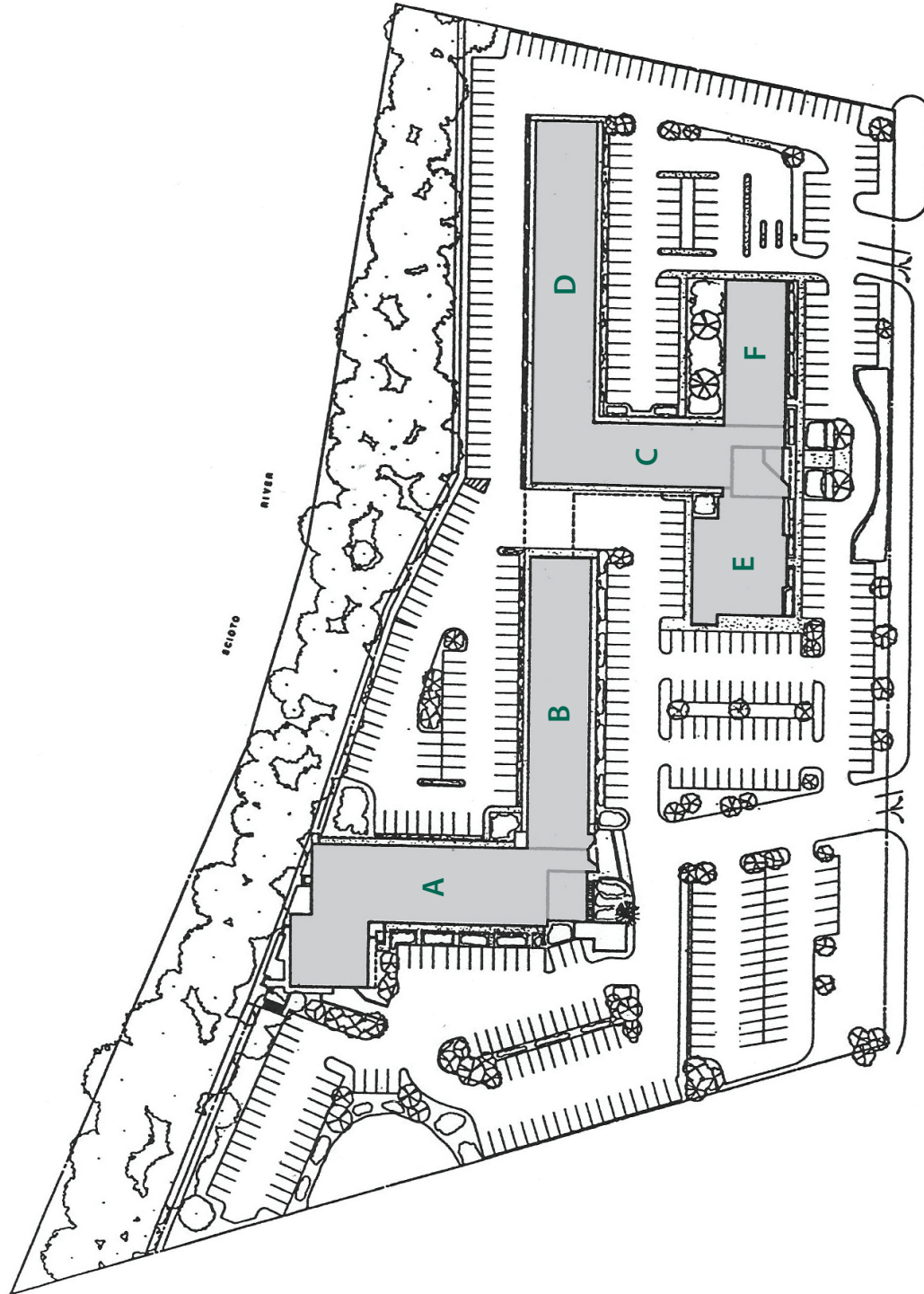
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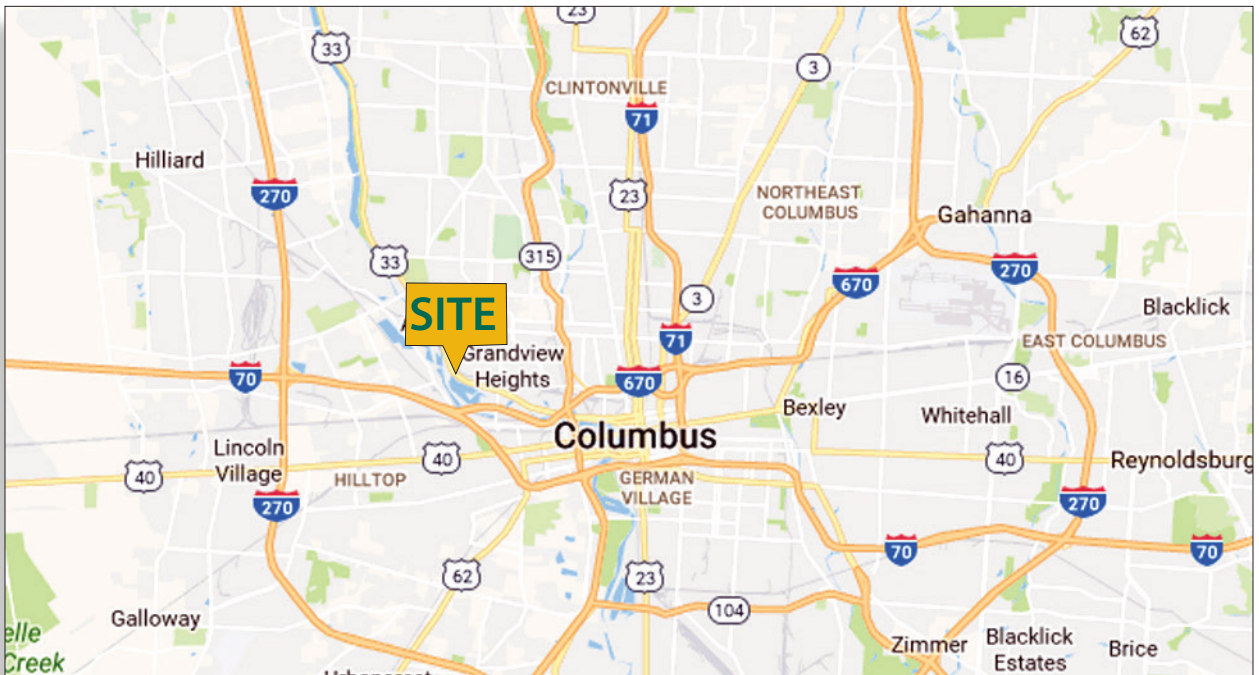
PHOTOGRAPHS



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