



664 North Hague Avenue

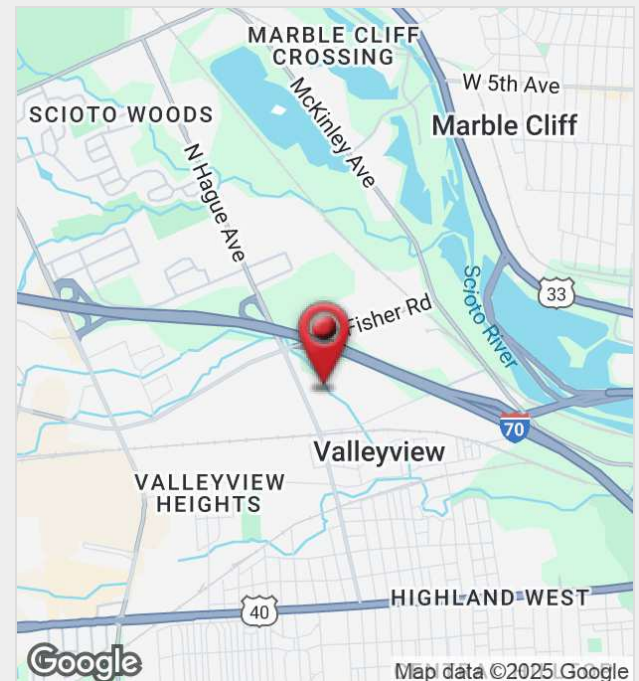
Columbus, Ohio 43204

Property Features

- ±4,610 SF Office/Warehouse
- ±1,500 SF of Office/Showroom Space
- 1 Overhead Door
- 14' Clear
- Space Improvements For New Tenant Include:
New Overhead Door, Paint, LED Lights and Updated Restroom
- Automated Security Gate for 24/7 Access
- Join Neighboring Tenants Wolf's Ridge Brewing, Fox in the Snow, Impact Marble & Granite
- Access to I-70 Within 0.5 Miles
- Available immediately!

Lease Rate: \$8.95 SF/Yr (NNN)

OPEX: \$2.24 PSF



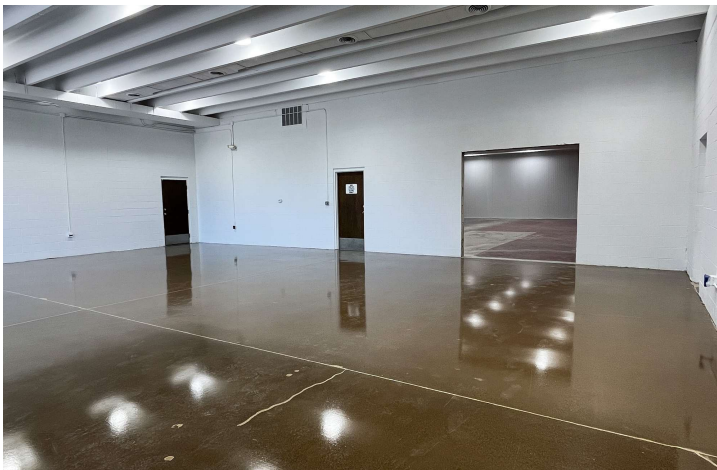
For more information:

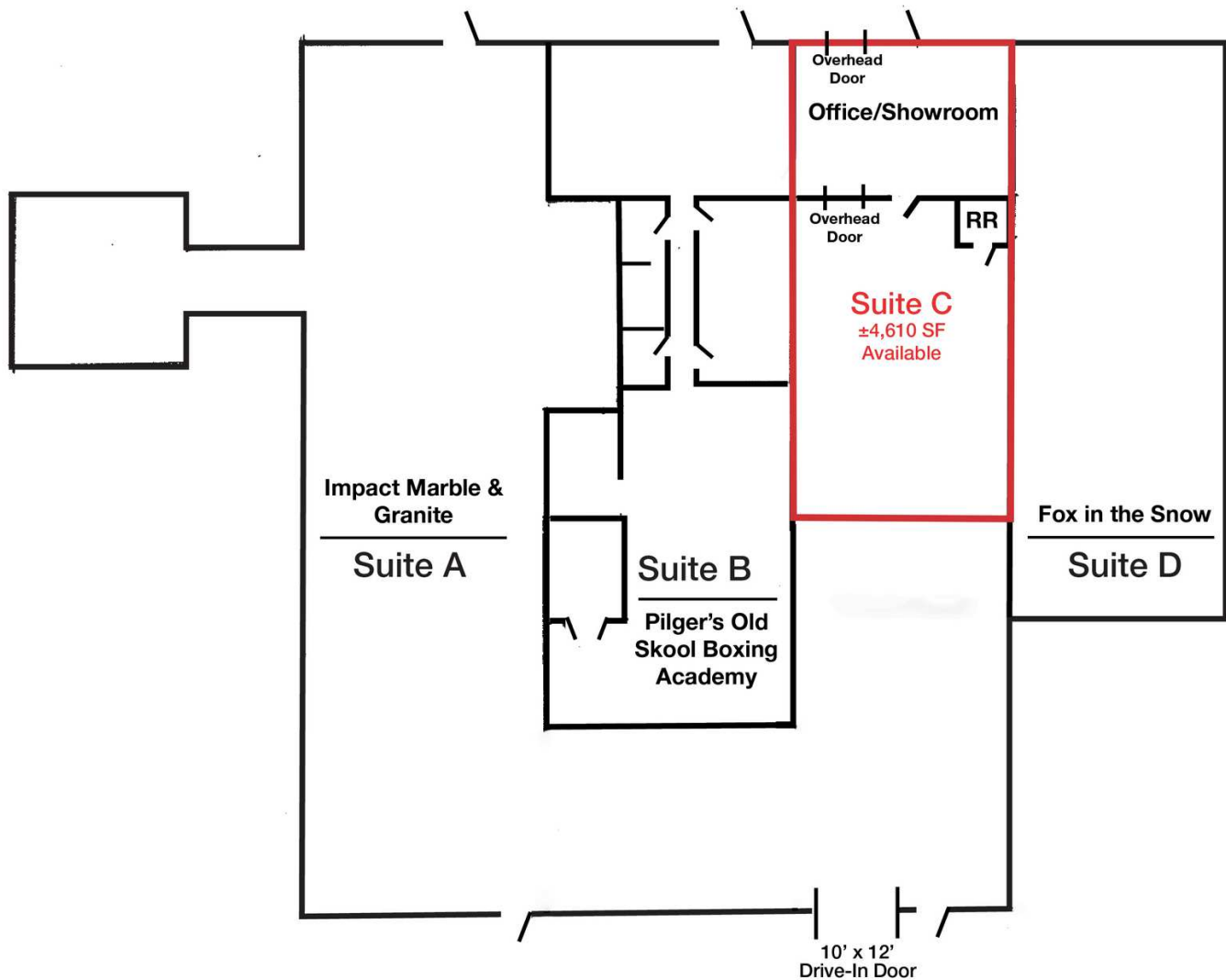
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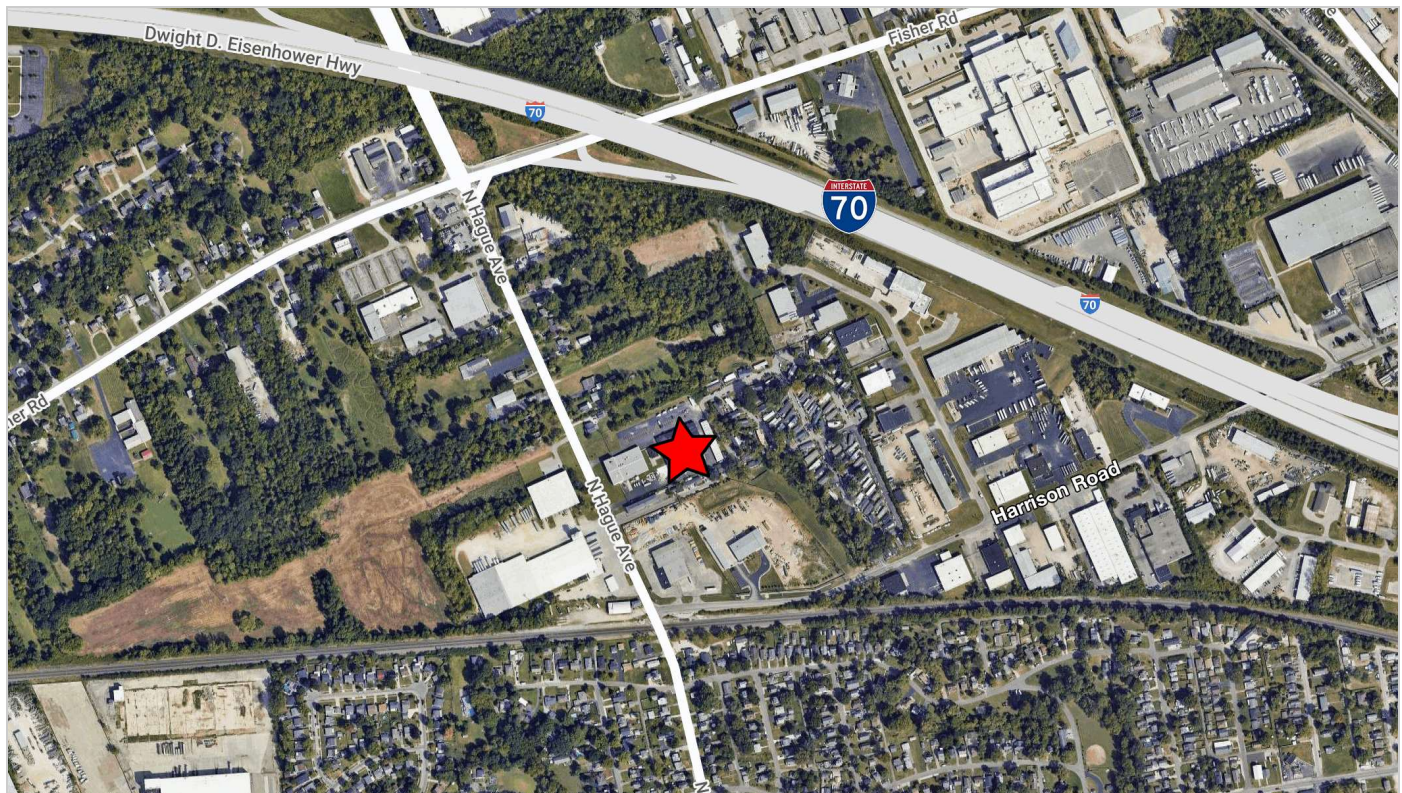
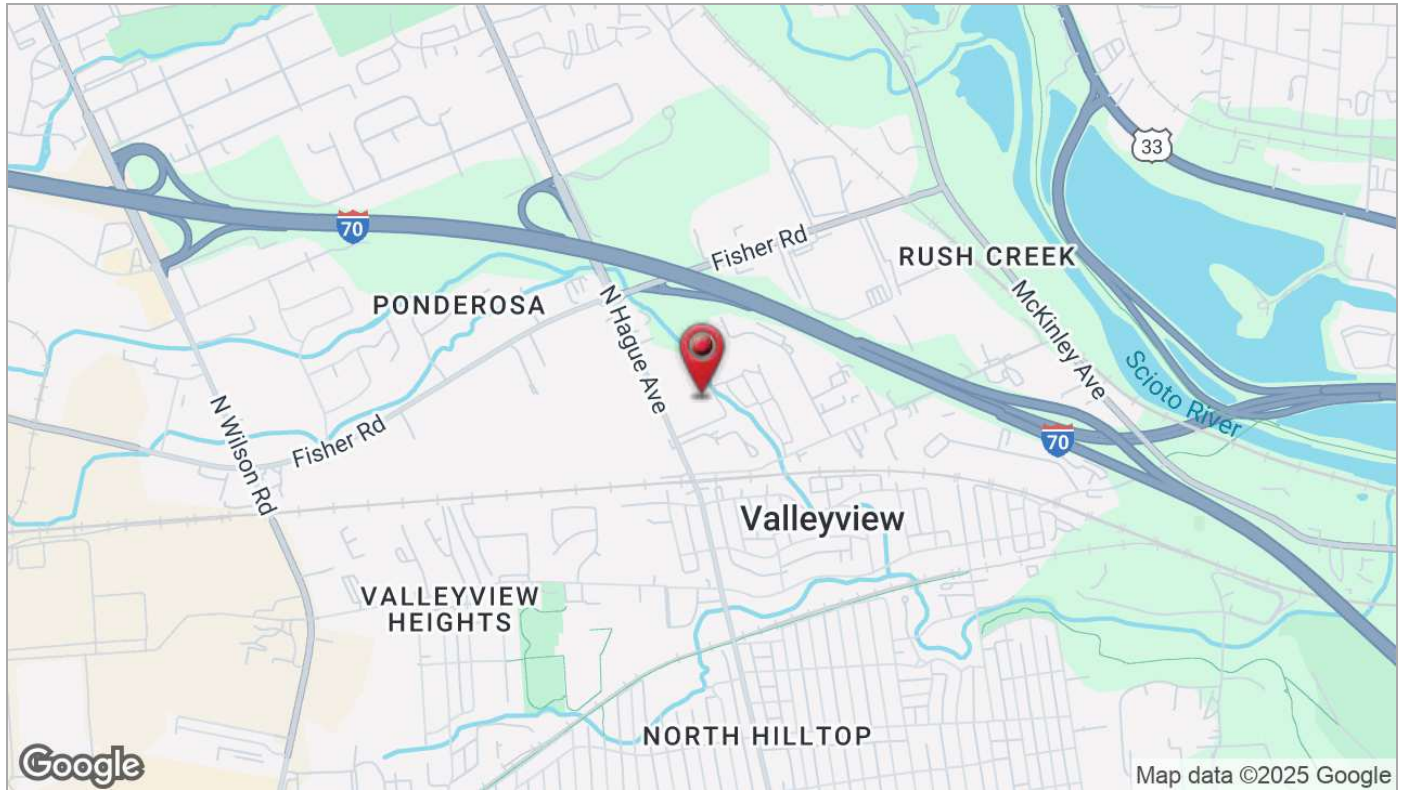
SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	OPEX	SIZE (SF)	AVAILABILITY
Suite C	Flex Industrial	\$8.95 SF/YR	NNN	\$2.24 PSF	4,610 SF	IMMEDIATE

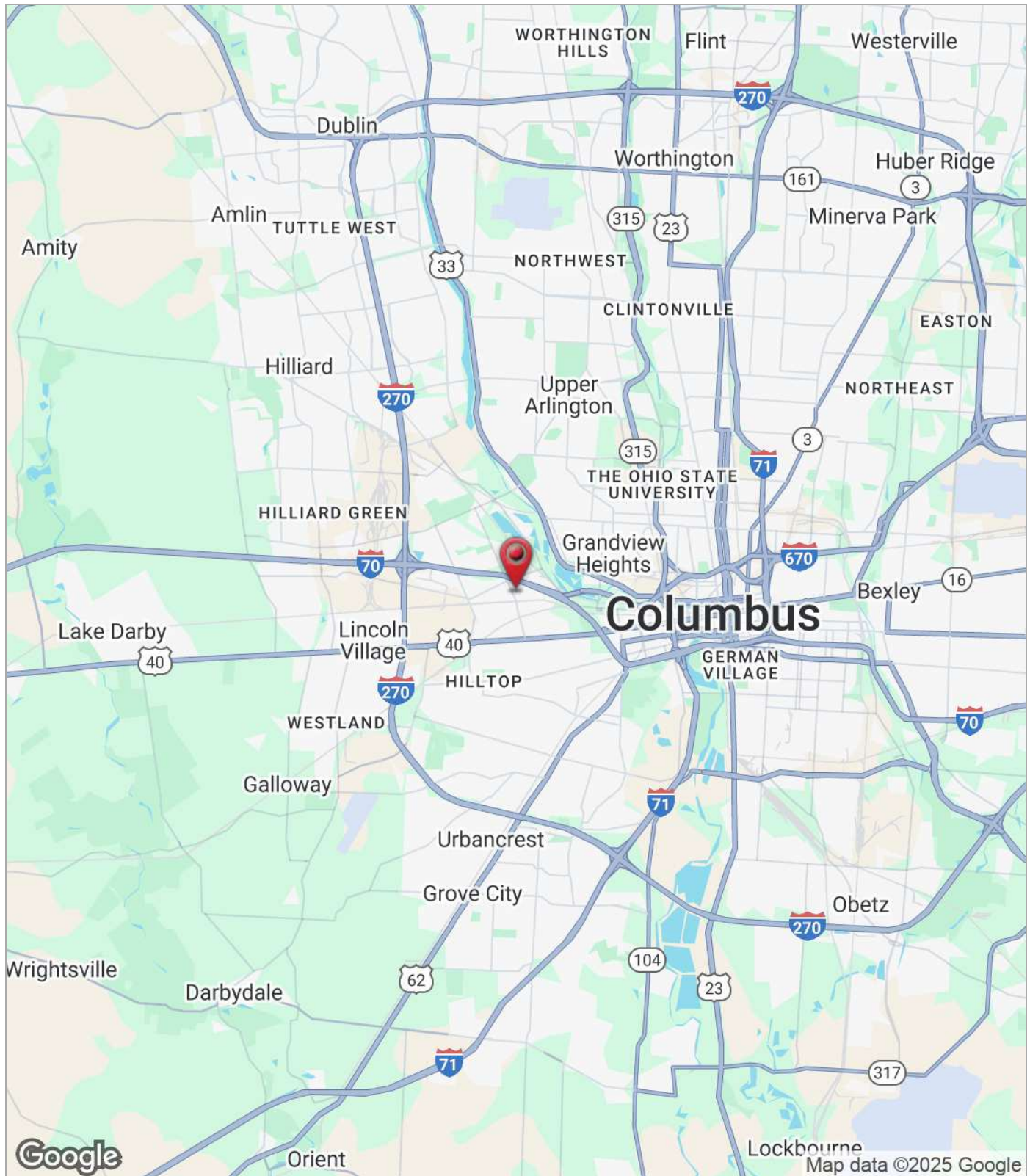


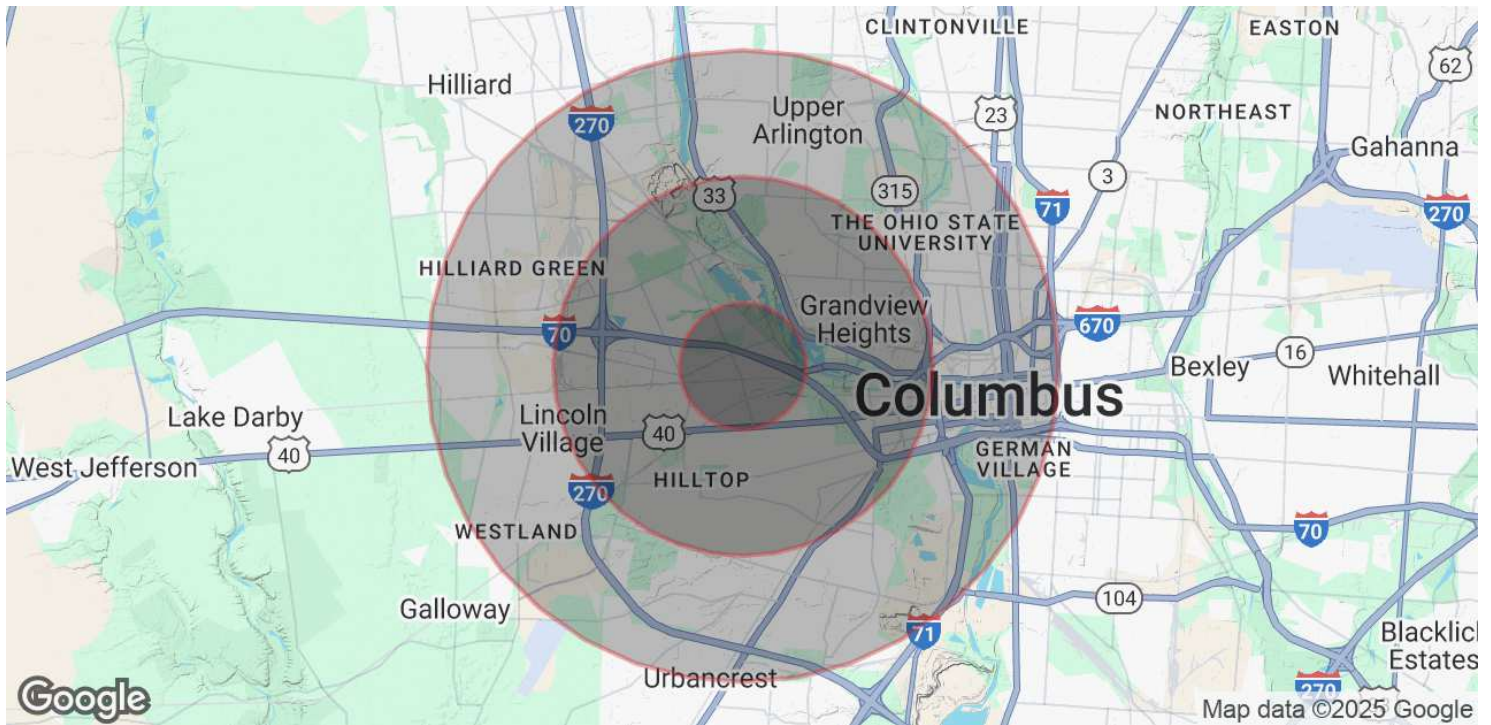












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,935	109,181	343,498
Average Age	36	37	35
Average Age (Male)	36	36	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,513	46,901	144,222
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$60,990	\$91,993	\$91,996
Average House Value	\$215,327	\$324,480	\$327,915

Demographics data derived from AlphaMap