



STONEHENGE CORPORATE PARK

Property:

- Second floor $\pm 5,306$ Sq. Ft. Class A Office
- Condominium unit with abundant natural light from oversized windows
- Private elevator access
- 4 car parking space/1,000 Sq. Ft.
- Built in 2004
- New roof & exterior painting 2024
- Zoned OLR

Location:

- ± 2 miles to I - 270
- Less than 5 minutes to Tuttle Mall
- Private corporate park



Jeffrey A. Boll, SIOR

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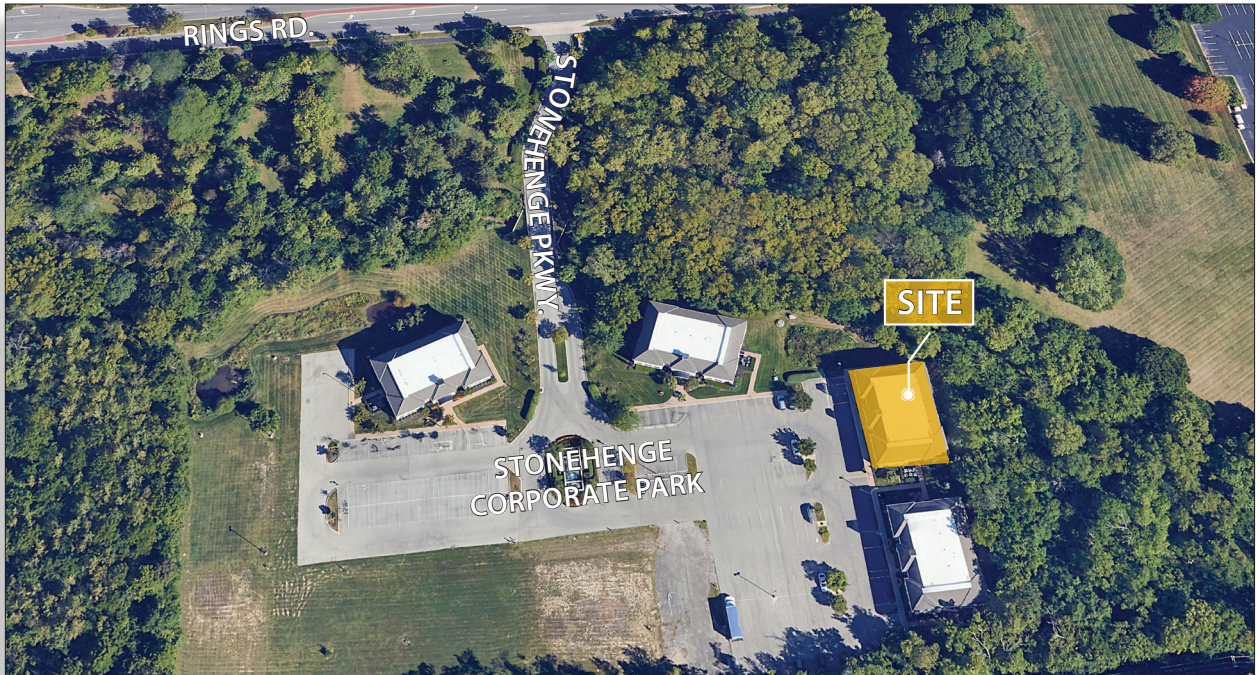
Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- Entire second floor with private elevator access
- ±5,306 Sq. Ft. available
- Beautiful Class A Office Space
- 4 car parking space/1,000 Sq Ft.
- Built in 2004
- Zoned OLR
- Great second floor views overlooking nature preserve

Sale Price:

- Asking \$895,000
- Potential seller financing
- 2025 Estimated Real Estate Taxes
\$26,277.70 annually
- 2025 Condo Fees
\$2,113.14 monthly

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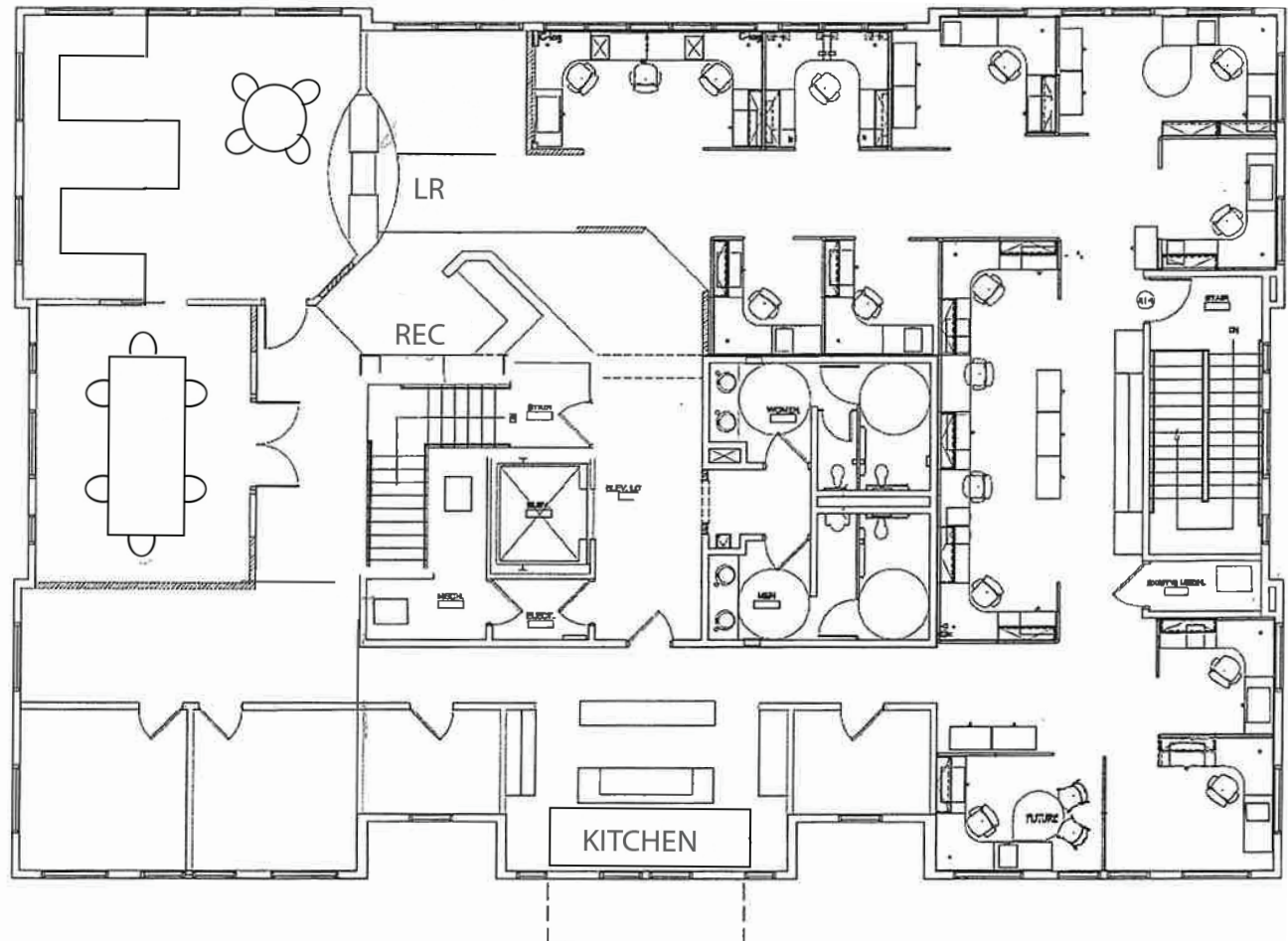


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FLOOR PLAN



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PHOTOGRAPHS



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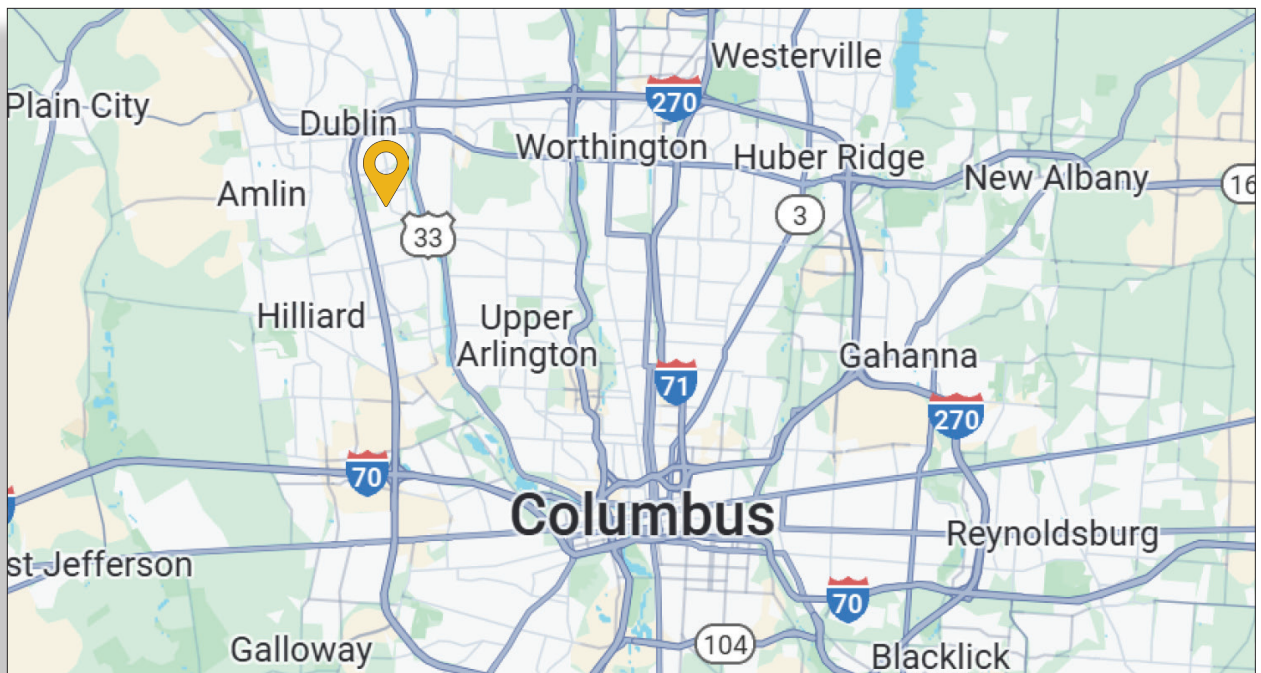
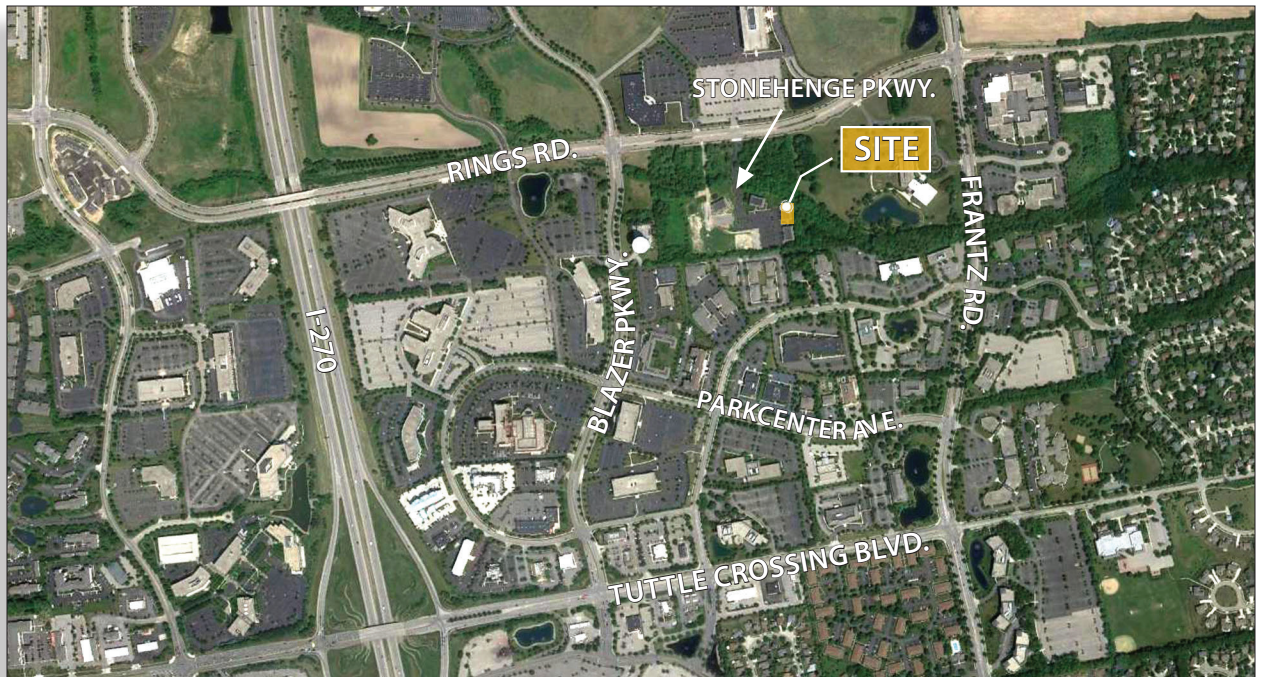


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MAPS



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