



Property:

- \pm 9,154 Sq. Ft. multi-tenant, two-story office building
- Situated on \pm .76 acres of land
- \pm 966 Sq. Ft. available for lease
- Second floor office space
- 32,000 average vehicle traffic (2020)

Location:

- On the corner of Bethel Rd. and Portland St.
- Conveniently located near banks, restaurants, and shopping
- Easy access to freeway; \pm 1.64 miles to SR-315
- Less than 3 miles to US-33/Riverside Dr.

Keith R. Joseph

T 614.799.2100 x202

C 614.352.3366

kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- ± 9,154 Sq. ft. multi-tenant, two-story office building
- ± 966 Sq. Ft. - large open collaborative space
- 4.5 vehicle parking spaces /1,000 Sq. Ft.
- Zoned "Office"
- Second floor office space

Rental Rate:

- \$15.00/Sq. Ft. Modified Gross
- Tenant to pay own trash removal and janitorial

Available Suites:

Unit	Size SF	Max Avail	Rate	Private Offices	Floor
235	966	966	\$15.00 MG	2	2

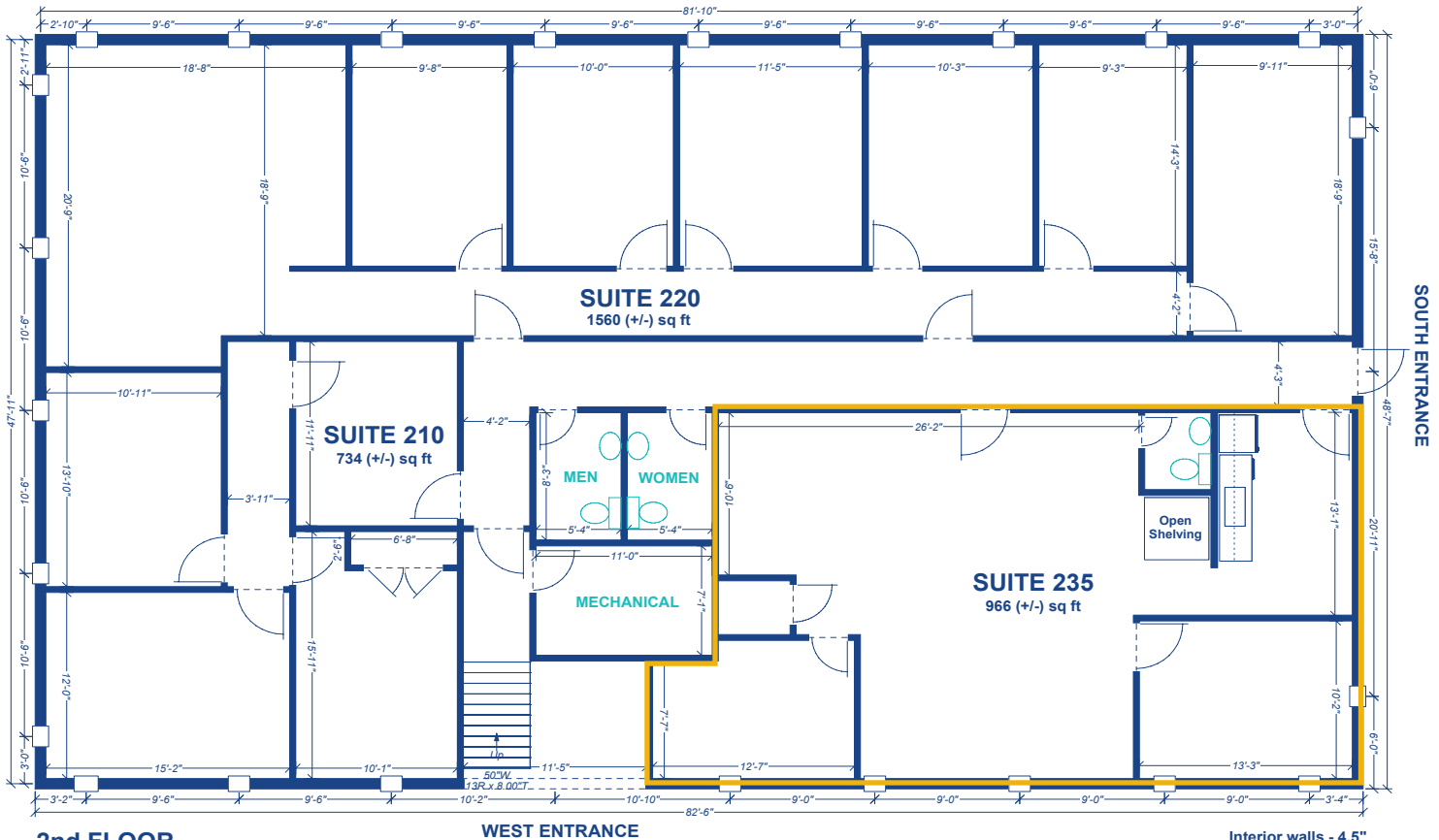
Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





EXHIBIT B



2nd FLOOR
1601 BETHEL ROAD
COLUMBUS, OHIO

Interior walls - 4.5"
Exterior walls - 8"
Floor Rentable 4013 (+/-) sq ft
West and South bldg entry extensions not shown

Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

