



4171 Arlingate Plaza,
Columbus, OH 43228

FLEX OFFICE/WAREHOUSE FOR SUBLEASE



RICHARD CONIE
614.545.4099
rconie@AlterraRE.com

BRADFORD KITCHEN, SIOR
614.545.2155
bkitchen@AlterraRE.com

AlterraRE.com



Location Description

Located in the highly desirable Arlingate business park on Columbus' west side, 4171 Arlingate Ln offers immediate access to I-270 and I-70, providing excellent regional connectivity. The property combines office and warehouse functionality within a professionally managed flex environment featuring abundant parking, convenient loading options, and proximity to major transportation routes, making it ideal for office, distribution, light industrial, or service-based operations.

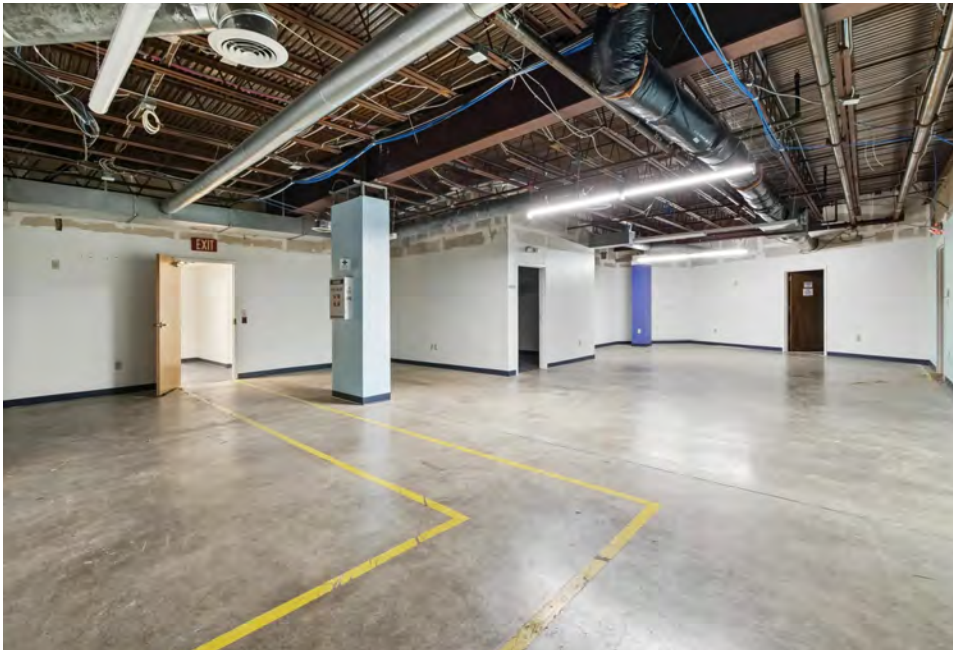
Space Highlights

- 60/40 office to warehouse ratio.
- **1 dock high door** and **1 drive-in door**
- **16'** warehouse **clear height**
- Available **immediately**
- **40 parking spaces**
- Private offices, break area, and training rooms housed within the office portion
- Wet sprinkler system

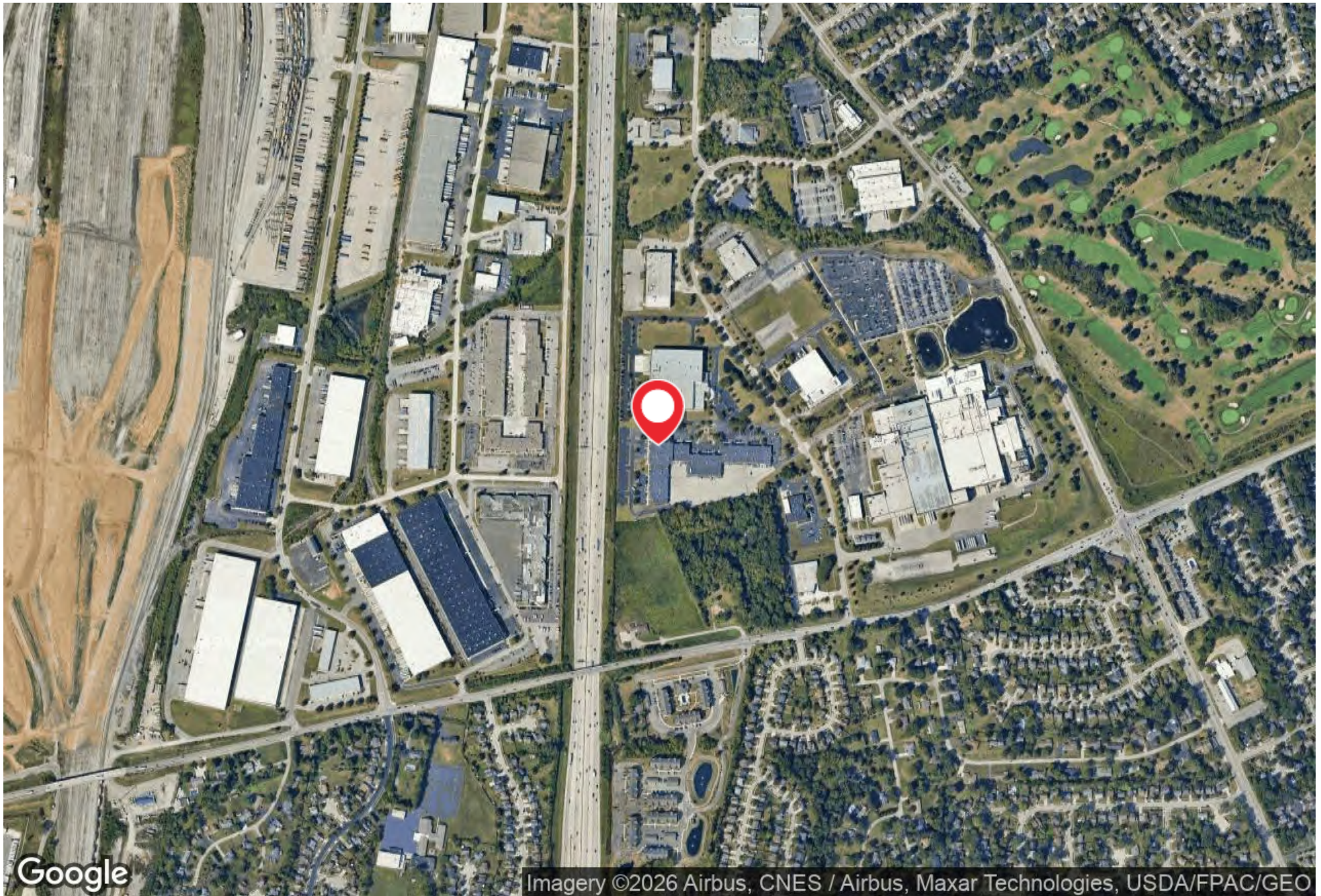
Available Space

Size	11,894 SF
Remaining Term	Feb. 28, 2029
Rate PSF	\$8.99 NNN
OPEX PSF	Est. \$4.00
Availability	Immediate



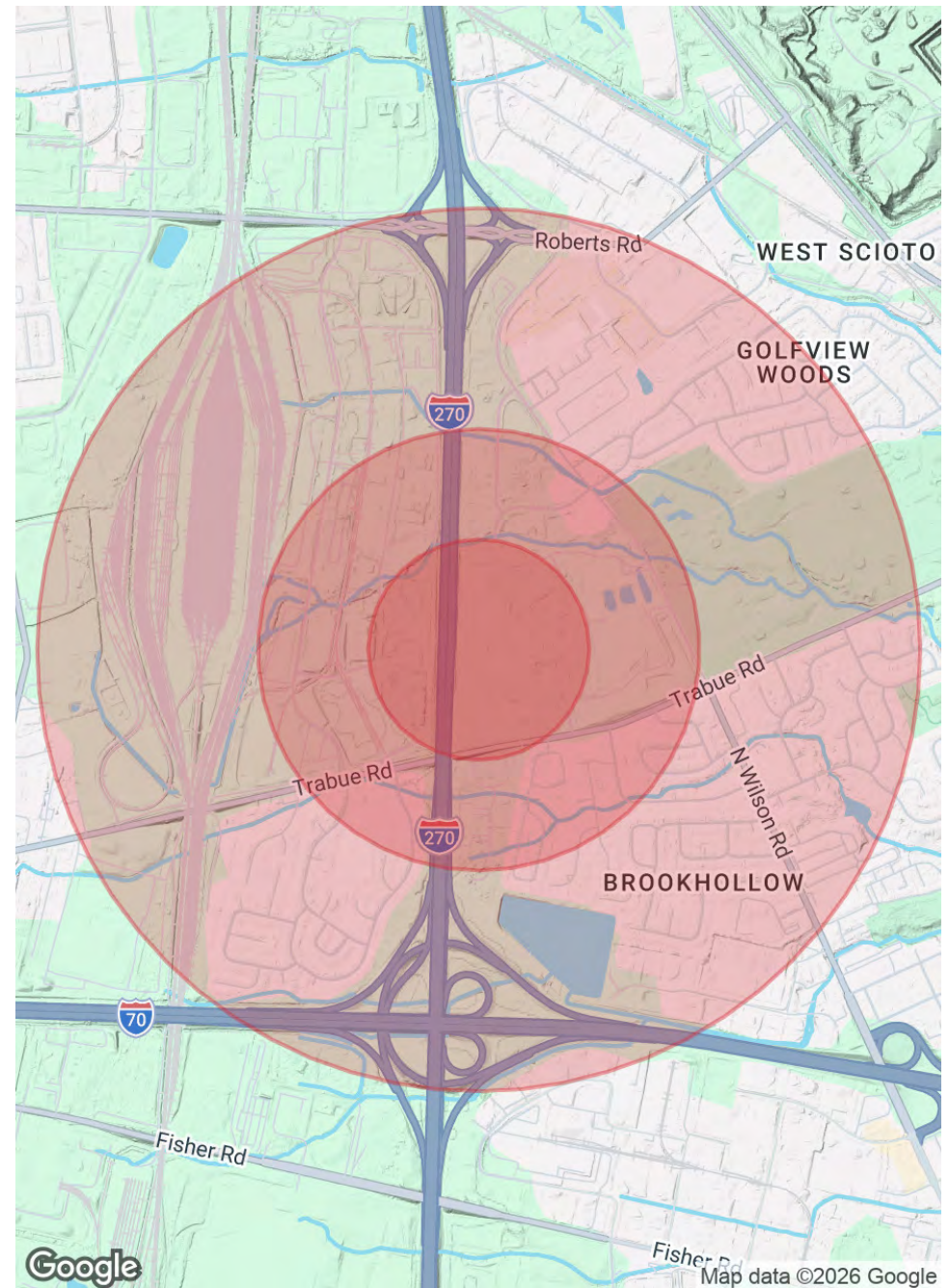






Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	240	1,162	5,291
Average Age	33.1	35.8	36.0
Average Age (Male)	33.2	35.3	35.0
Average Age (Female)	32.4	35.5	36.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	95	476	2,193
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$120,319	\$118,282	\$113,333
Average House Value	\$325,220	\$303,120	\$294,317



**Richard Conie****Senior Associate**

rconie@AlterraRE.com

Direct: 614.545.4099 | Cell: 614.915.2512

Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120,
Columbus, OH 43219
614.365.9000

Richard Conie | 614.545.4099 | rconie@AlterraRE.com

Bradford Kitchen, SIOR | 614.545.2155 | bkitchen@AlterraRE.com





Bradford Kitchen, SIOR

President

bkitchen@AlterraRE.com

Direct: 614.545.2155 | Cell: 614.327.4366

Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

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