

Fully Stabilized Office Building, Close to Upper Arlington and The Ohio State University

921 CHATHAM LANE
COLUMBUS, OHIO

FOR SALE



For information, please contact:

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NEWMARK

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921 CHATHAM LANE



OFFICE FOR SALE

Chatham Office Park

921 CHATHAM LANE
COLUMBUS, OHIO

ASKING PRICE

\$4,500,000

Location

Located just outside the City of Upper Arlington, 921 Chatham Lane is 15 minutes from downtown Columbus and I-270, 5 minutes to Battelle, The Ohio State University and Riverside Hospital. There is campus bus service at the corner.

Access

Conveniently located at Rt. 315 and Ackerman Rd. with immediate access to the highway. A traffic policeman is on duty during afternoon rush hour.

Other Highlights

- Updated Class B office space
- New HVAC system installed in 2020 with **UV germicidal irradiation lights in ductwork.**
- LED Lights throughout the building
- Roof mounted solar panels (92) installed in 2020.
- ADA assisted entry and bathrooms, two elevators, snack room with vending machines, WiFi, security cameras and after-hours key card entry.
- 186 Parking Spaces



921 CHATHAM LANE

51,627 SF +/-

TOTAL BUILDING SIZE

2.91 AC

PROPERTY SIZE

3

FLOORS

\$411,116

NET OPERATING INCOME



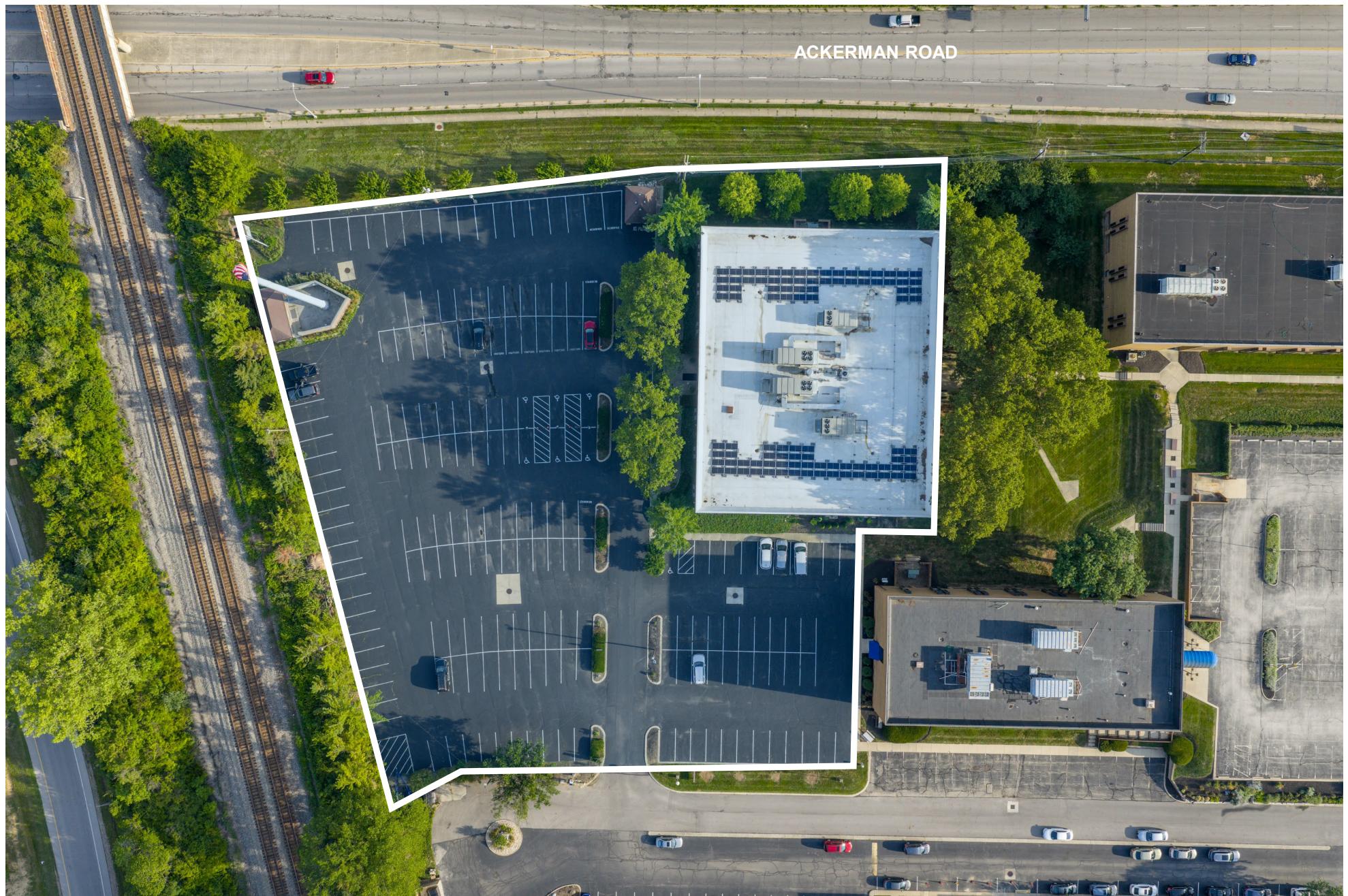
921 CHATHAM LANE



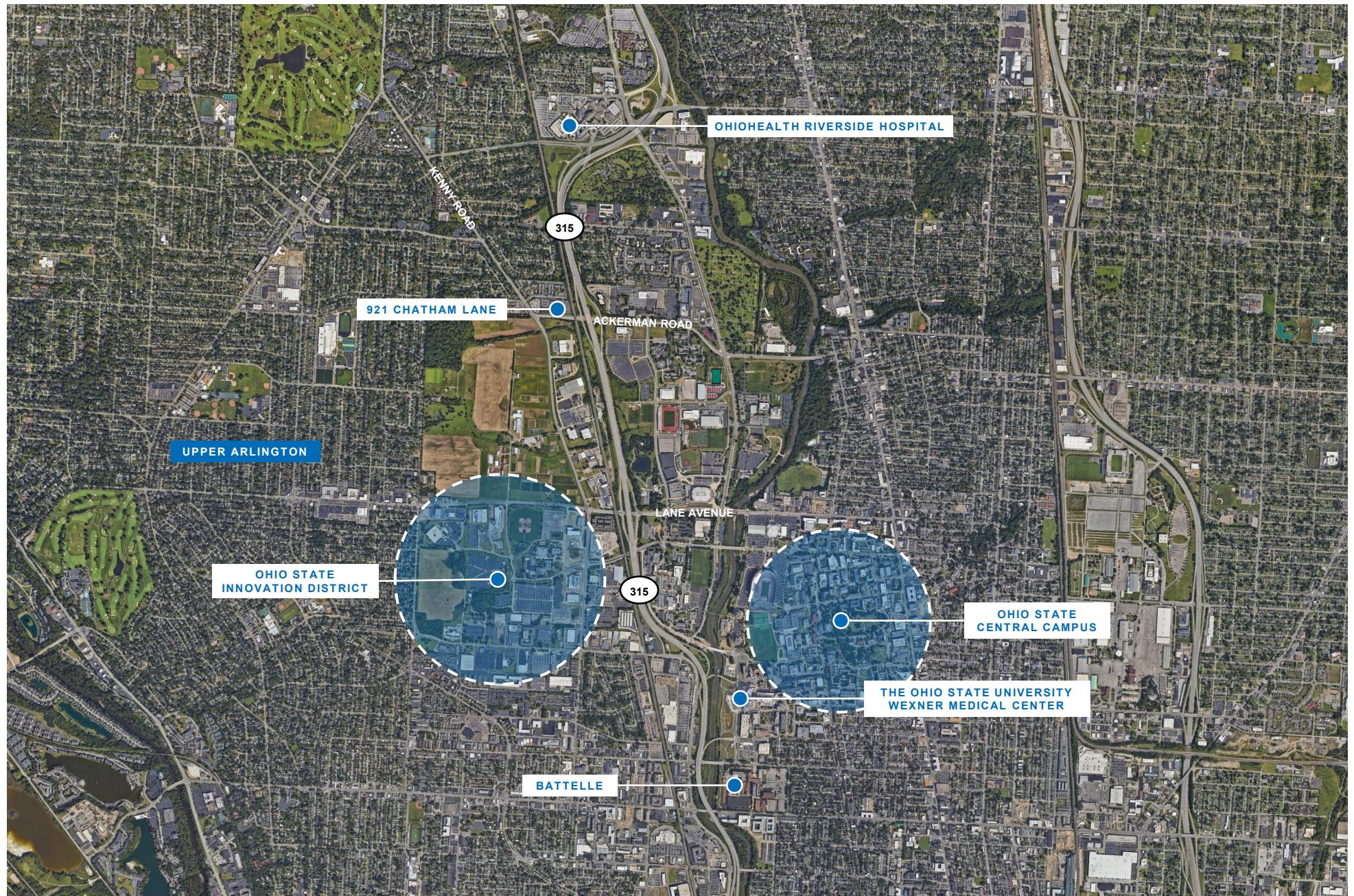
921 CHATHAM LANE



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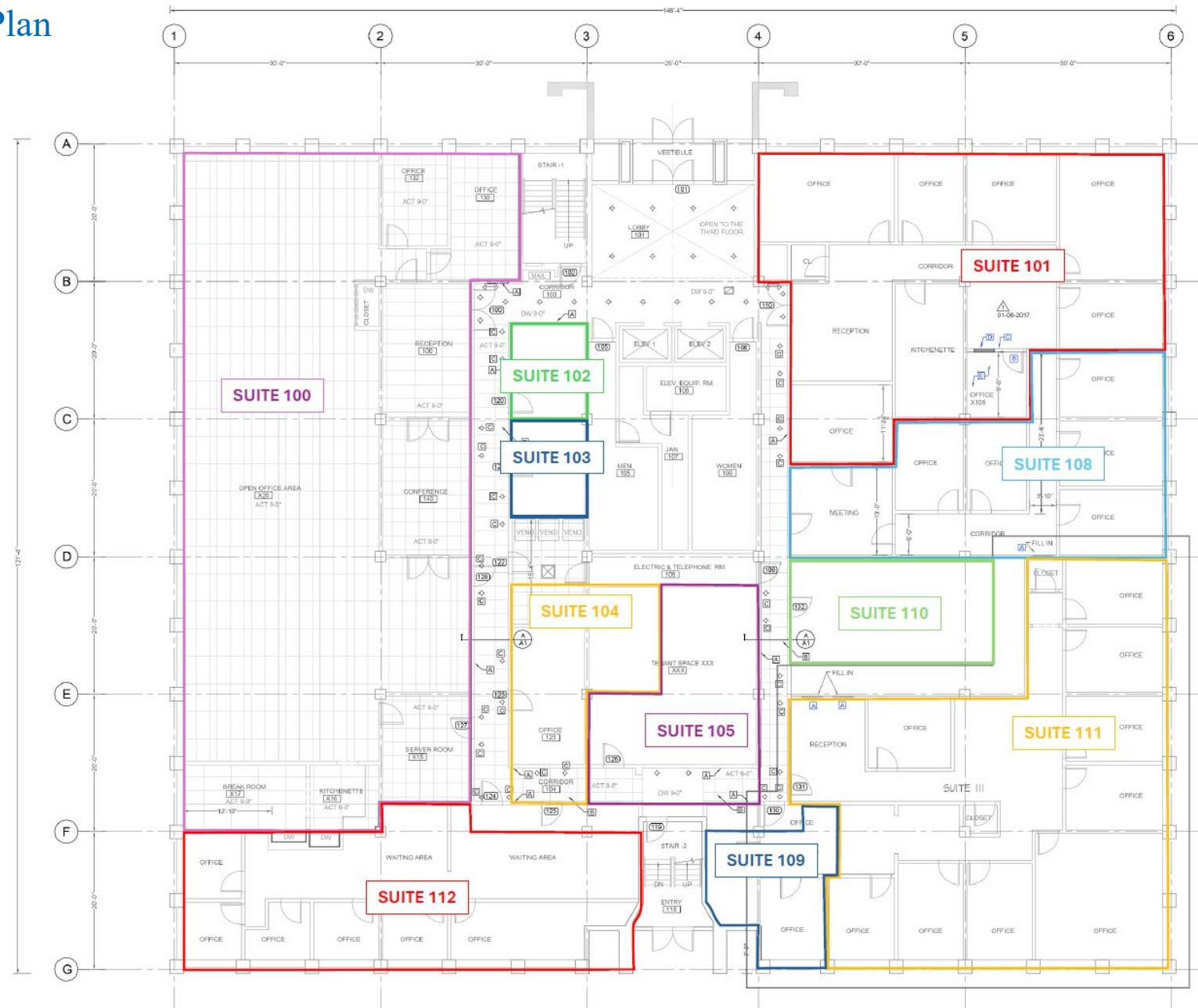


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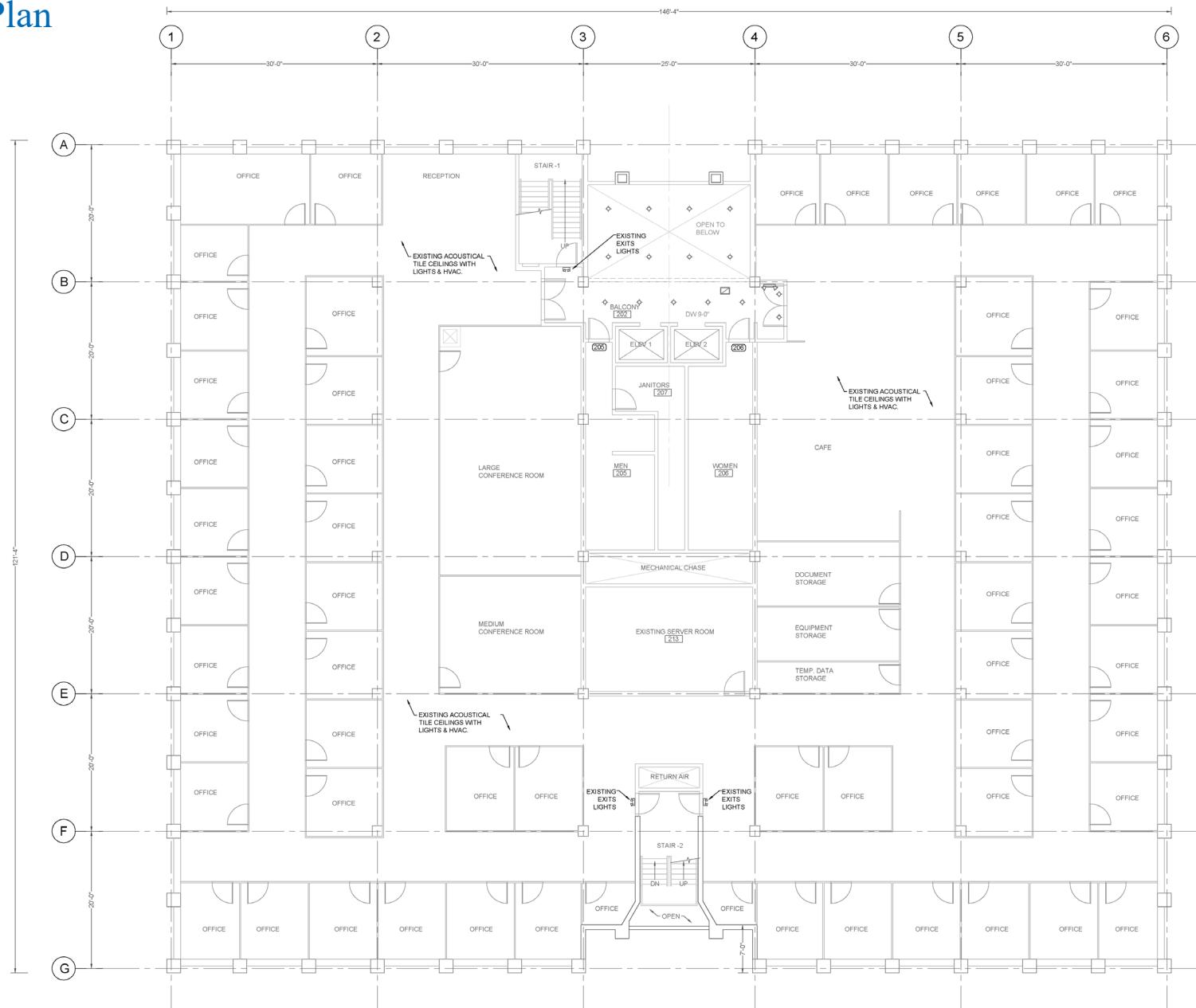


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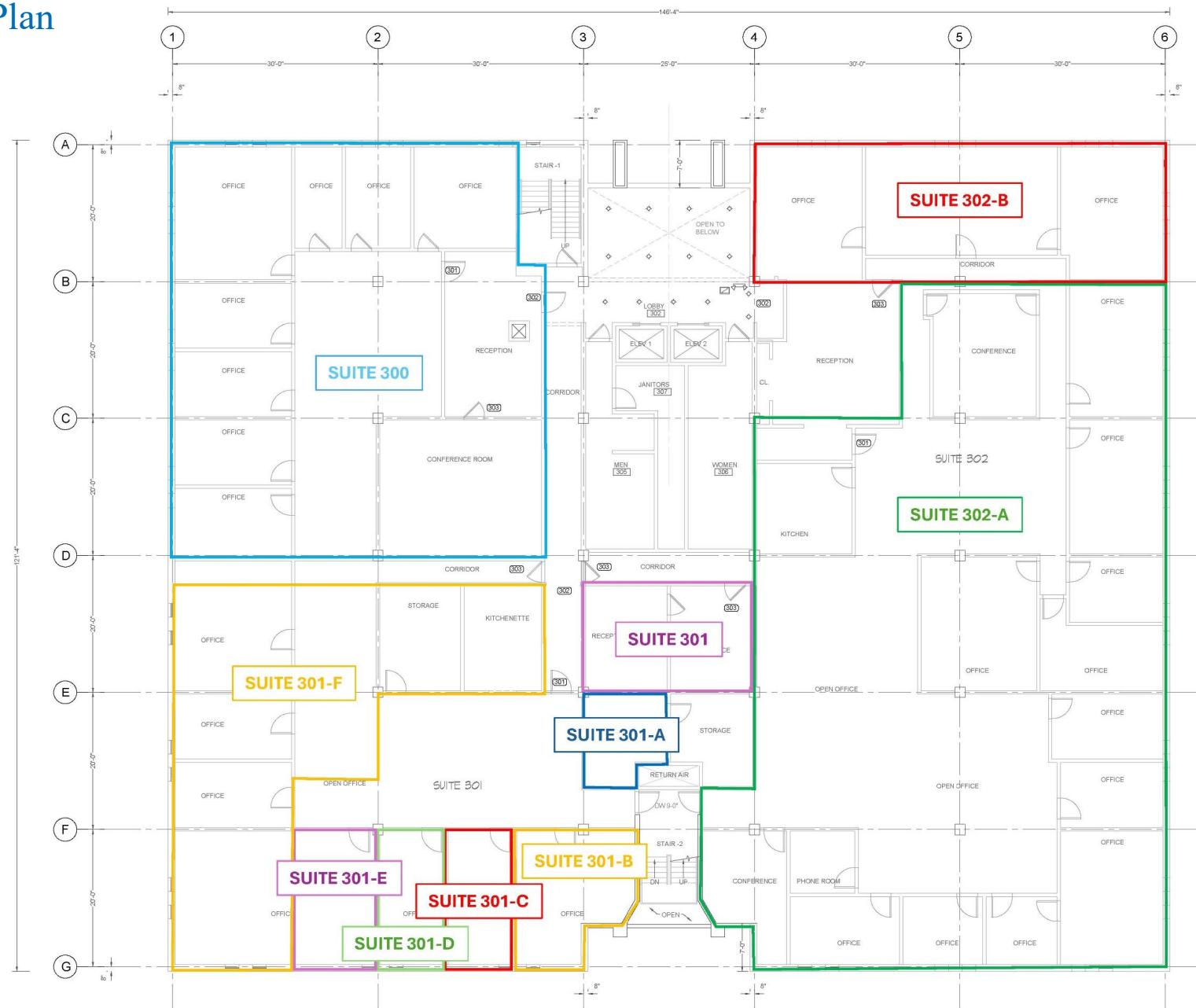
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



921 CHATHAM LANE



Area Demographics

	1 Mile	3 Miles	5 Miles
Population	9,978	163,187	352,019
Projected Population	9,965	164,325	355,672
Population Growth	0.5%	1.0%	1.2%
Median age	34.3	33.7	34.8
College Educated	64%	60%	46%
Daytime Employees	11,967	127,948	289,720
Households	4,857	69,853	153,556
Median Income	\$49,742	\$67,864	\$59,556
Median Home Value	\$292,014	\$334,215	\$255,406
Median Year Built	1965	1959	1964

Stacking Plan

3rd Floor	Suite 300 & 302A 9,723 SF	Suite 301A 412 SF	Suite 301C 200 SF	Suite 301D 200 SF	Suite 301E 200 SF	Suite 301G 1,720 SF
2nd Floor			Suite 200 17,502 SF			
1st Floor	Suite 100 5,223 SF	Suite 101 2,465 SF	Suite 108 1,305 SF	Suite 109 416 SF	Suite 111 2,700 SF	Suite 112 1,630 SF

Not to scale

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