

# FOR SALE

By

Steven Osborn

614-357-4320



## OFFERING MEMORANDUM

90 Northwoods Blvd B, Coulmbus OH 43235



# PARKER REALTY ASSOCIATES

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# NON - DISCLOSURE

**IMPORTANT NOTICE:** By accessing, viewing, or downloading the Offering Memorandum (“OM”) for the property listed in the OM, you (“Recipient”) agree to the terms and conditions of this Non-Disclosure Agreement (“Agreement”). If you do not agree to these terms, you are not authorized to view or use the OM.

- 1. Confidential Information.** The OM and any related documents, materials, or information provided concerning the property listed in the OM constitute confidential and proprietary information (“Confidential Information”).
- 2. Recipient’s Obligations.** By accessing the OM, you agree: To keep all Confidential Information strictly confidential and to use it solely for the purpose of evaluating a potential transaction involving the property. Not to disclose, distribute, or share any Confidential Information with third parties without prior written consent, except to your employees, agents, or advisors who need to know the information for the purpose of evaluating the transaction and who are bound by confidentiality obligations. To implement appropriate safeguards to protect the Confidential Information from unauthorized use or disclosure.
- 3. Exclusions from Confidential Information.** The confidentiality obligations do not apply to information that: Is or becomes publicly available through no breach of this Agreement by the Recipient; Was known to the Recipient prior to receiving the Confidential Information; Is independently developed by the Recipient without reference to the Confidential Information; or Is required to be disclosed by law or legal process, provided the Recipient gives prompt notice and cooperates in any efforts to obtain a protective order.
- 4. No License or Ownership.** Access to the OM does not grant the Recipient any rights, by license or otherwise, in or to the Confidential Information, except as expressly set forth in this Agreement.
- 5. Term.** The obligations of confidentiality shall remain in effect for a period of two (2) years from the date the OM is accessed or until the Confidential Information no longer qualifies as confidential, whichever occurs first.
- 6. Governing Law.** This Agreement shall be governed by and construed in accordance with the applicable laws without regard to its conflict of laws principles.
- 7. Acknowledgment and Acceptance.** By accessing the OM, you acknowledge that you have read, understand, and agree to be bound by the terms of this Agreement.

# INFORMATION & DATA DISCLOSURE

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner, Broker, nor any of their respective affiliates, agents, or employees makes any representation, warranty, or guarantee, express or implied, as to the accuracy, completeness, or reliability of the information provided. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence, including but not limited to the verification of any information presented herein. The Offering Memorandum is provided subject to errors, omissions, changes in price or terms, prior sale, or withdrawal without notice. By accepting this document, the recipient acknowledges and agrees that the Owner and Broker shall have no liability for any inaccuracies or omissions. Broker is principal. Do not disturb tenants. Contact listing agent for showing.





# PARKER REALTY ASSOCIATES



**Steven Osborn**  
**614-357-4320**

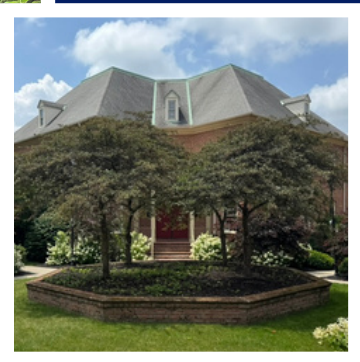
Parker Realty Associates is a full-service commercial and residential real estate brokerage based in Central Ohio, known for its strong reputation, local expertise, and commitment to delivering results for its clients. The firm represents a wide range of investors, developers, and owner-occupiers across all asset classes, with a focus on providing personalized service backed by market intelligence and strategic insight. Steven Osborn, a commercial real estate specialist with the firm, brings a diverse background in sales, operations, and property management, along with record breaking sales volume across multiple industries. Steven is known for his practical approach, attention to detail, and ability to identify opportunities others might overlook. His experience includes working with investors, tenants, and municipalities on complex transactions and value-add strategies. At Parker Realty Associates, Steven plays a key role in guiding clients through acquisitions, leasing, and repositioning efforts with a focus on long-term value creation and execution integrity.

..... LISTING PRICE **\$690,000**

# LISTING SUMMARY

Located at 90 Northwoods Boulevard in Columbus, Ohio, this property offers excellent accessibility just minutes from Polaris, one of the region's premier commercial and retail hubs. With close proximity to I-270 and U.S. Route 23, it provides convenient access to Polaris Fashion Place, major corporate offices, and a wide range of amenities, making it an ideal location for businesses seeking visibility and convenience.

Listed on CREXI & CoStar 



100%

OCCUPANCY

8%

CAP RATE

\$55.2k

NOI

13+

SPACES



614-357-4320



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# Executive Summary

Suite B at 90 Northwoods Blvd is a 3,265 square foot professional office space located in northern Columbus. This offering presents a turn-key, low-maintenance investment opportunity ideally suited for professional users or real estate investors. Ownership is committed to a seamless transition, even offering transitional management support to ensure new owners or tenants can assume operations with ease. Situated just minutes from Polaris Fashion Place, a major commercial and retail destination in Columbus. The property boasts an exceptional location with outstanding accessibility and proximity to amenities.



# Investment Highlights

- **Professional Office Suite:** Modern, efficient office layout ideal for a variety of professional services and small businesses. The space is flexible and well-suited for uses such as medical, consulting, or general office operations in a professional park setting.
- **Ease of Operation:** Minimal Management Required: As an office condominium unit, the property requires very little hands-on management. Common area maintenance and exterior upkeep are handled through the Northwoods Office Park association, minimizing owner responsibilities. The current ownership is willing to provide transitional management support, further ensuring a hassle-free handover for the investor or occupant.
- **Prime Location: Polaris/Northwoods Area:** Located in the thriving Polaris submarket along the I-71 corridor, the property sits in one of Columbus's premier commercial hubs. It is just minutes from Polaris Fashion Place, a 1.2 million+ SF regional shopping mall with over 200 stores and several major anchor retailers (e.g. Saks Fifth Avenue, Macy's, Von Maur). This close proximity to a major retail and dining destination provides abundant amenities for businesses and their employees, and underscores the attractiveness of the location.
- **Excellent Accessibility & Parking:** The site offers convenient access to major highways – approximately one mile from I-270 and just a short drive to I-71 – facilitating easy commutes to downtown Columbus and the greater region. Ample on-site parking is available, ensuring employees and visitors have hassle-free access. Additionally, numerous hotels, restaurants, and service amenities are located within a 1–2 mile radius, adding to the convenience for tenants and clients.
- **Professional Office Park Environment:** Suite B is part of Northwoods Office Park, an established multi-tenant office campus known for its well-kept facilities and professional atmosphere. Neighbors in the park include various professional and medical offices, creating synergy and a stable business environment. For an investor, this means a desirable location for quality tenants; for an owner-user, it offers a prestigious yet comfortable setting to conduct business.



# LOCATION INFORMATION

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ADDRESS: 90 NORTHWOODS BLVD B  
COLUMBUS, OH 43235

USE DESCRIPTION : CONDOMINIUM  
OFFICE BUILDING

PARCEL ID : 610-206890

BUILDING SQFT: +/- 10,428

LOT SQFT : +/- 4,246

YEAR BUILT : 1986

ZONING CODE : CPD-H-35

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## POPULATION (RADIUS)

1 - MILE

3 - MILE

5 - MILE

32.7K

160.1K

362.1K

## MEDIAN YRLY HOUSEHOLD INCOME (RADIUS)

1 - MILE

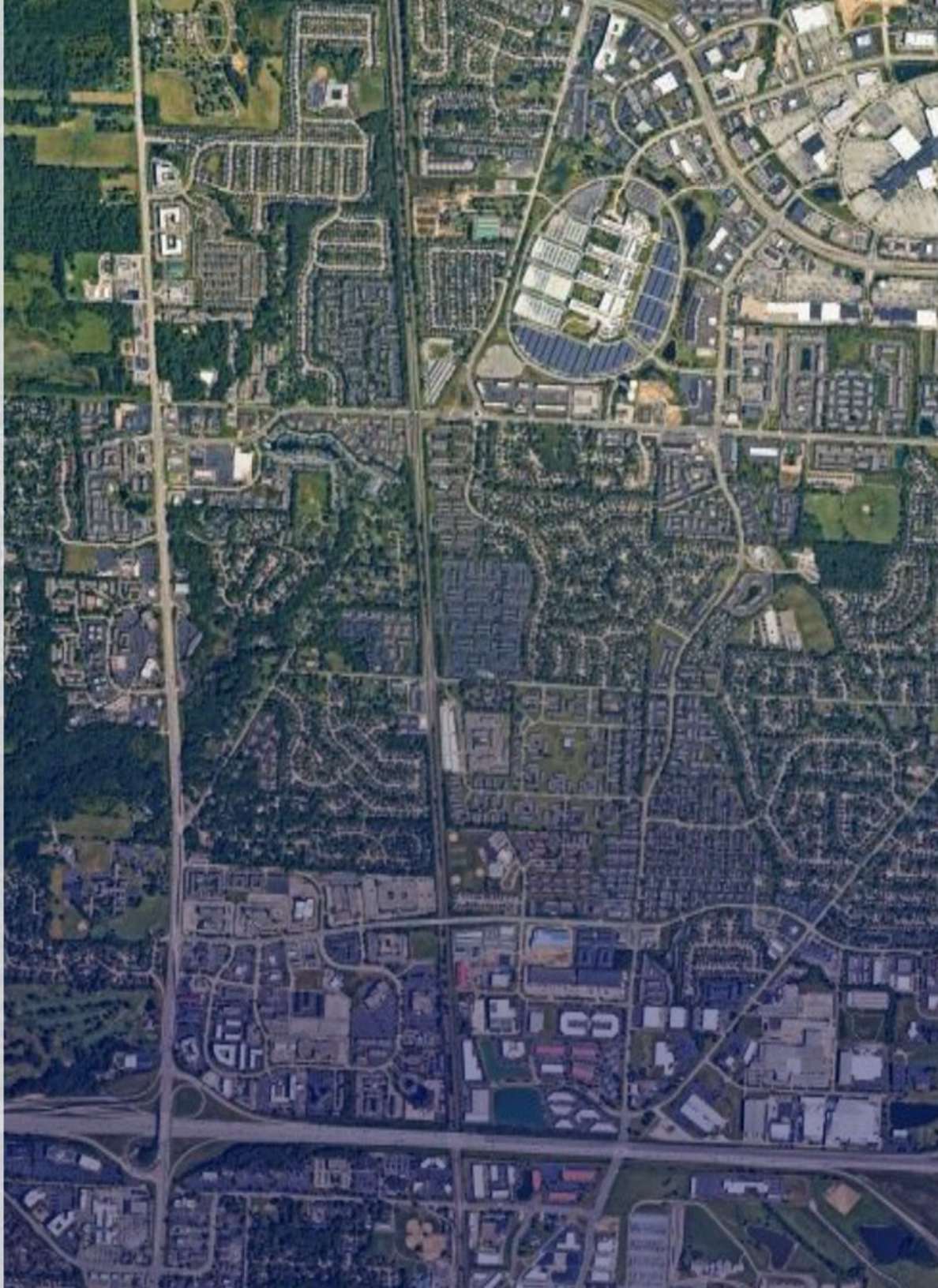
3 - MILE

5 - MILE

\$101.5K

\$103.8K

\$92.7K

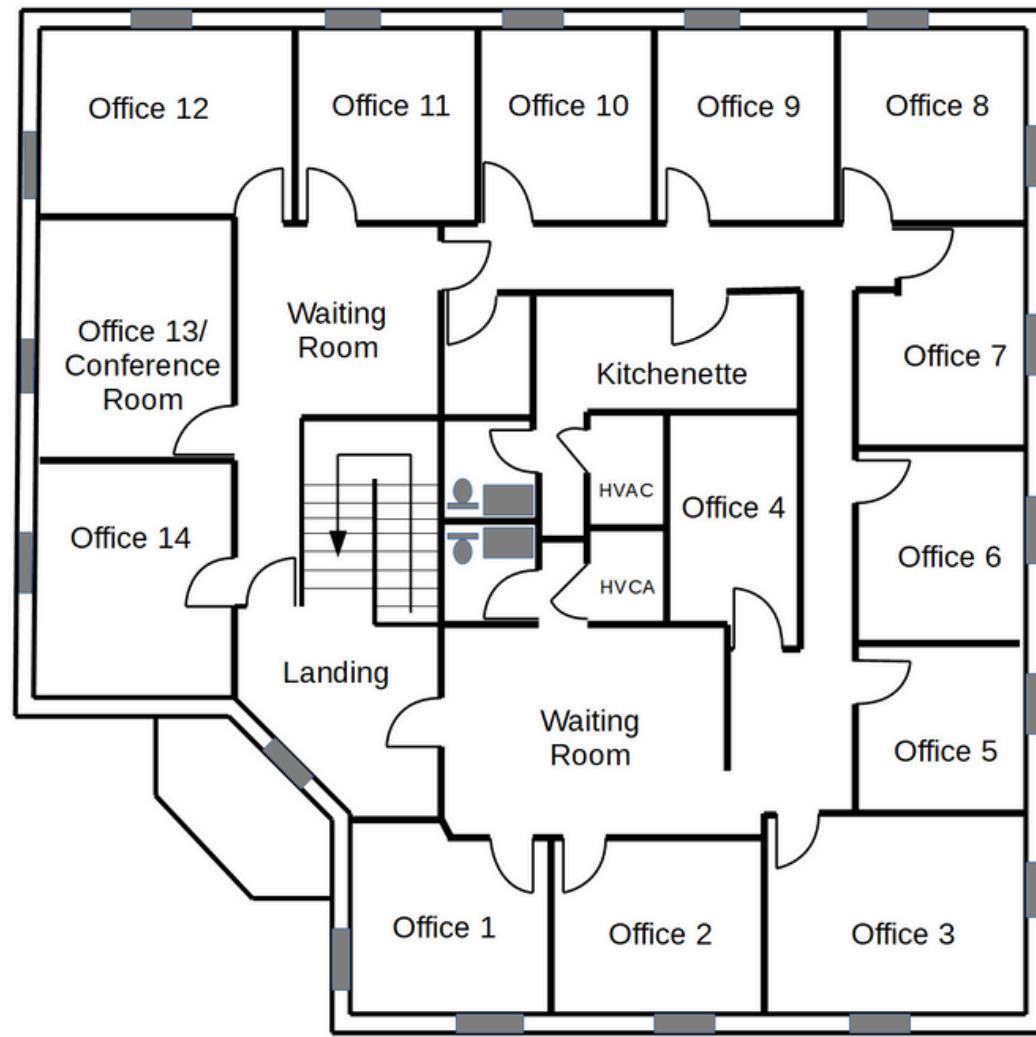






# FLOOR PLAN

Total Sqft.  
+/- 3,265





# Financial Summary

## OPERATING DATA

*2025 Budget*

Gross Potential Rent:	\$ 91,488
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CAM Recapture:	-
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Scheduled Gross Income:	\$ 91,488
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Vacancy	\$ 4,574
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Effective Gross Income:	\$ 86,914
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Less Expenses:	\$ 31,700
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Net Operating Income:	\$ 55,214
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