



Medical Offices For Lease



**4830 KNIGHTSBRIDGE BLVD
COLUMBUS, OH 43214**

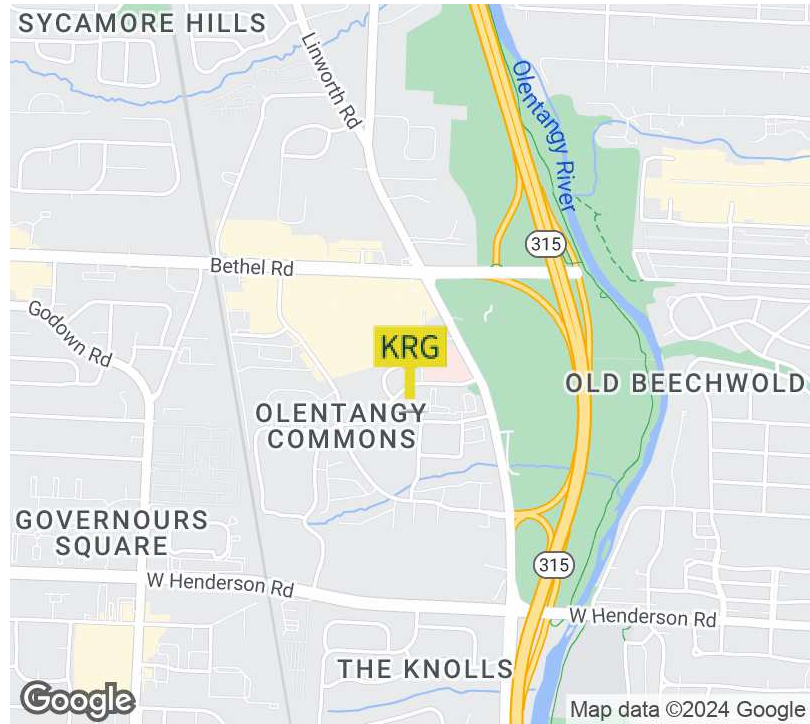
Brent Garland

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John Royer CRE, SIOR

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4830 Knightsbridge Blvd Columbus, OH 43214



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	35,746 SF
Available SF:	1,686 - 8,072 SF
Lot Size:	4.193 Acres
Number of Units:	5
Zoning:	LC2
Market:	Columbus
Traffic Count:	9,965

PROPERTY OVERVIEW

4830 Knightsbridge Blvd is a first class office / medical office environment located just north of W. Henderson Rd. This building is in close proximity to the affluent central Ohio neighborhoods of Dublin, Worthington, and Gahanna. Currently multiple office suites varying in size from 2,275 SF to 8,072 SF are available. Ample parking is available on site. Employees will enjoy easy access to nearby name brand retailers such as Target, Kroger, Macy's, and Trader Joe's. Easy access to SR 315 within less than a mile of the site. Desirable locations such as Tuttle Mall, Easton Town Center and Graceland shopping center are within 8 - 18 minutes of the site. Owner desires a 5 year lease term

PROPERTY HIGHLIGHTS

- Space located among other medical use buildings
- Nearly 10k cars pass by daily on Olentangy River Rd
- Near several major retailers, restaurants and entertainment
- Conveniently located 11 mins from downtown Columbus
- Some suites may be able to be combined / divided

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AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	D	2,565 SF	NNN	\$15.00 SF/yr
■	E	8,072 SF	NNN	\$15.00 SF/yr
■	B	3,600 SF	NNN	\$15.00 SF/yr
■	K	2,615 SF	NNN	\$15.00 SF/yr
■	L	1,686 SF	NNN	\$15.00 SF/yr

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FRANKLIN COUNTY INSIGHTS



1,312,414
RESIDENTS



32
MEDIAN AGE



\$105,947
AVG INCOME



NOTABLE EMPLOYERS

- Abercrombie & Fitch
- Cardinal Health
- Nationwide Insurance
- Gap, Inc
- AEP
- Safelite AutoGlass

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BRENT GARLAND

Brokerage Associate

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Direct: 614.255.4381 | **Cell:** 614.551.4485

PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association.

Brent is results oriented and growth driven.

EDUCATION

Wright State University

The Ohio State University

MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Open Door - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

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JOHN ROYER CRE, SIOR

President / Partner

jroyer@krgre.com

Direct: 614.255.4374

PROFESSIONAL BACKGROUND

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$300 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, sales of real property, numerous leasing assignments of commercial property, bank owned real estate and some bank receiver work. He has been active over the years serving on numerous boards. John and his wife Stacey are the proud parents of three daughters Hannah, Libby and Sari.

MEMBERSHIPS

Licensed:

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

Memberships:

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors
- Ohio Association of Realtors
- National Association of Realtors

Board Positions:

- First Merchants Bank Local Board
- Community Housing Network, Inc.
- Horseman's Benevolent and Protective Association
- Upper Arlington Education Foundation Board Trustee Ex Officio
- Appointed by the Governor to the Ohio Affordable Housing Trust Fund Advisory Committee

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