



Office Space For Lease



7720 Rivers Edge Dr

Columbus, OH 43235

Brent Garland

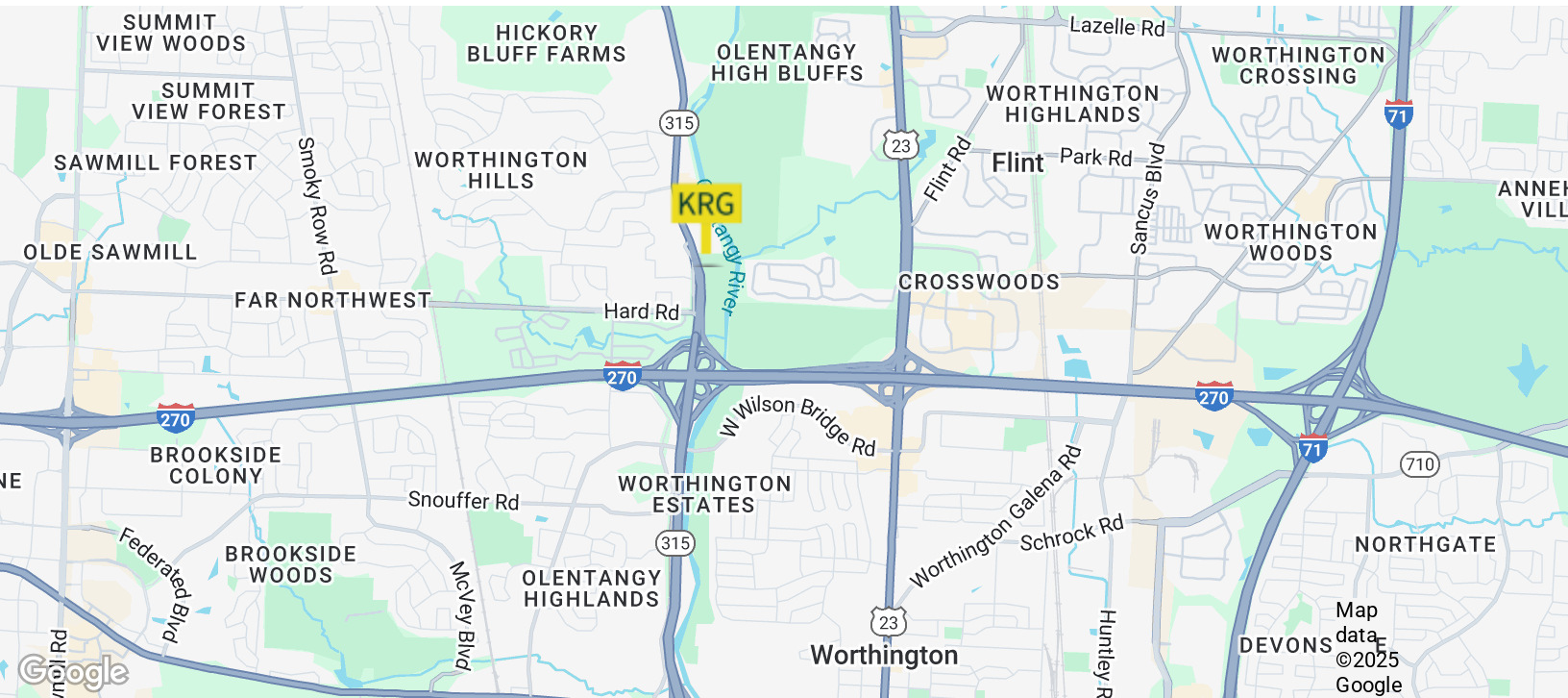
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Kohr Royer Griffith

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7720 Riversedge Dr Columbus, OH 43235**Lease Rate
Range:****\$675 - \$1045
(MG)
PER MONTH****OFFERING SUMMARY**

Building Size:	30,751 SF
Available SF:	312 - 2,046 SF
Zoning:	1 & 2 Story Office Building
Market:	Columbus
Submarket:	Worthington
Traffic Count:	27,000

PROPERTY OVERVIEW

Looking for a small office to work from? This 2-story, multi-tenant office building in excellent condition has a few micro suites available for lease. Suites available are between 300 - 540 SF, have a shared lobby area, shared kitchenette and are on the first floor. The building sits at a signalized intersection and is right next door to the Olentangy Valley Shopping Center. Large office windows allow for ample natural light and beautiful views with the Olentangy Trail and Olentangy River nearby. Outside seating areas surround the building.

LOCATION OVERVIEW

Office building is located in North Central Ohio just beyond Worthington and I-270. The Olentangy trail and river run just east of the building and provide beautiful views.

PROPERTY HIGHLIGHTS

- Olentangy trail runs by building
- Enjoy use of the patio with picnic table seating
- Beautiful nature views - 2.4 secluded acres
- Access to nearby traffic light
- Just north of SR 315 & I-270
- Abundance of natural light and parking
- Key FOB entry

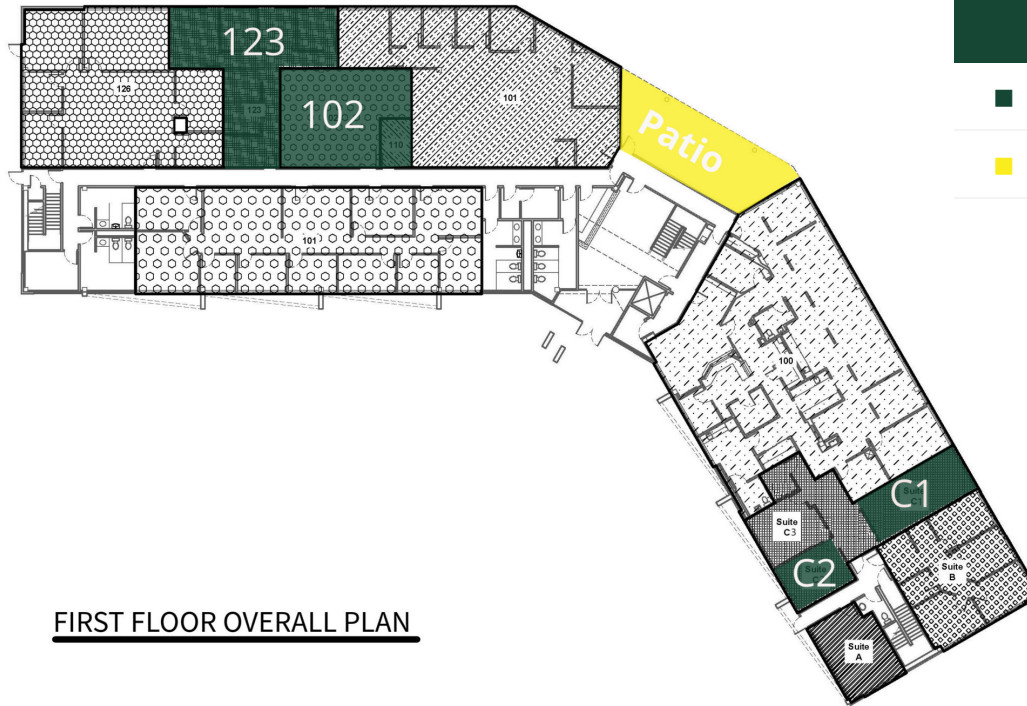
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LEGEND	
■	Available
■	Available Soon

FIRST FLOOR OVERALL PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ 7720 Rivers Edge Dr Ste 102	Available	945 - 2,046 SF	Modified Gross	\$19.50 SF/yr	Can be combined with Suite 123
■ 7720 Rivers Edge Dr Ste 123	Available	1,119 - 2,046 SF	Modified Gross	\$19.00 SF/yr	Can be combined with Suite 102.
■ 7716 Rivers Edge Dr Ste C1	Available	543 SF	Modified Gross	\$1,045 per month	Micro suite that shares lobby area and kitchenette with other office tenants. Space is 27 X 11.
■ 7716 Rivers Edge Dr Ste C2	Available	312 SF	Modified Gross	\$675 per month	Micro suite that shares lobby area and kitchenette with other office tenants. Space is 15 X 11.5.

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Photos - Common Areas

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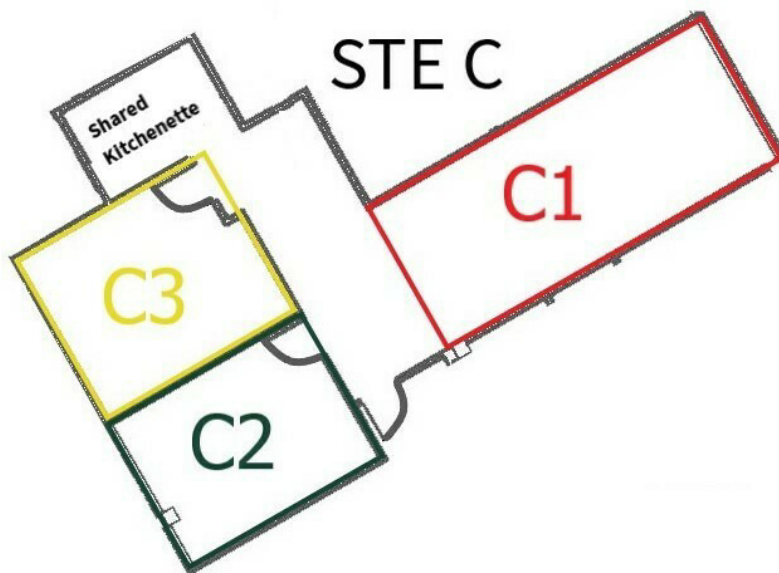
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Micro Suites - Ste C1 - C3

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First Floor Suites 102/123

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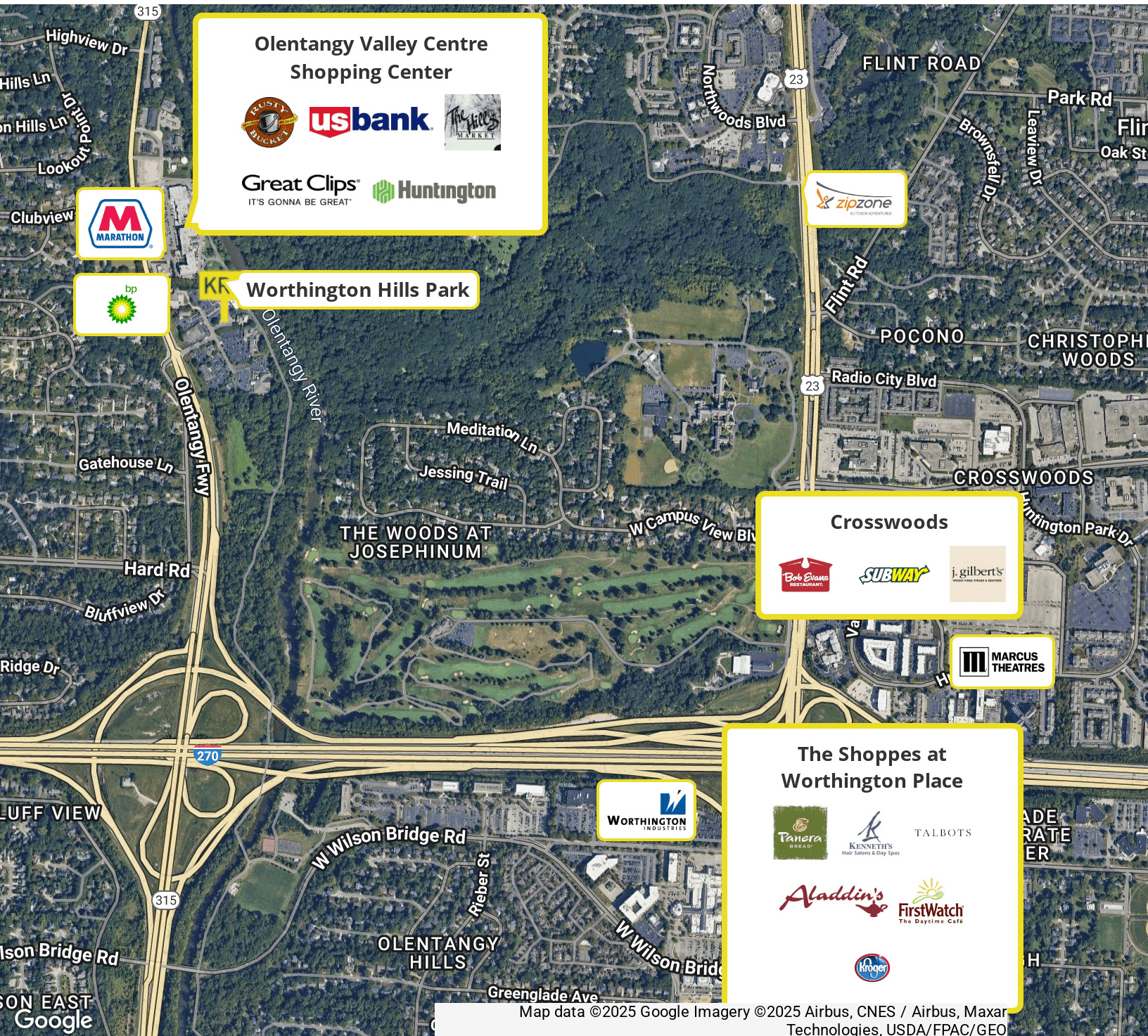
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Notable Retailers

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