

4100 Horizons Drive  
Columbus, OH 43220

For Sale



## MULTI-TENANT OFFICE/MEDICAL OWNER/USER or INVESTMENT

Sales Price:  
\$5,599,000

Cap Rate: 9%

Occupancy: 100%  
Seller could make up to  
11,867 SF available to  
occupy.

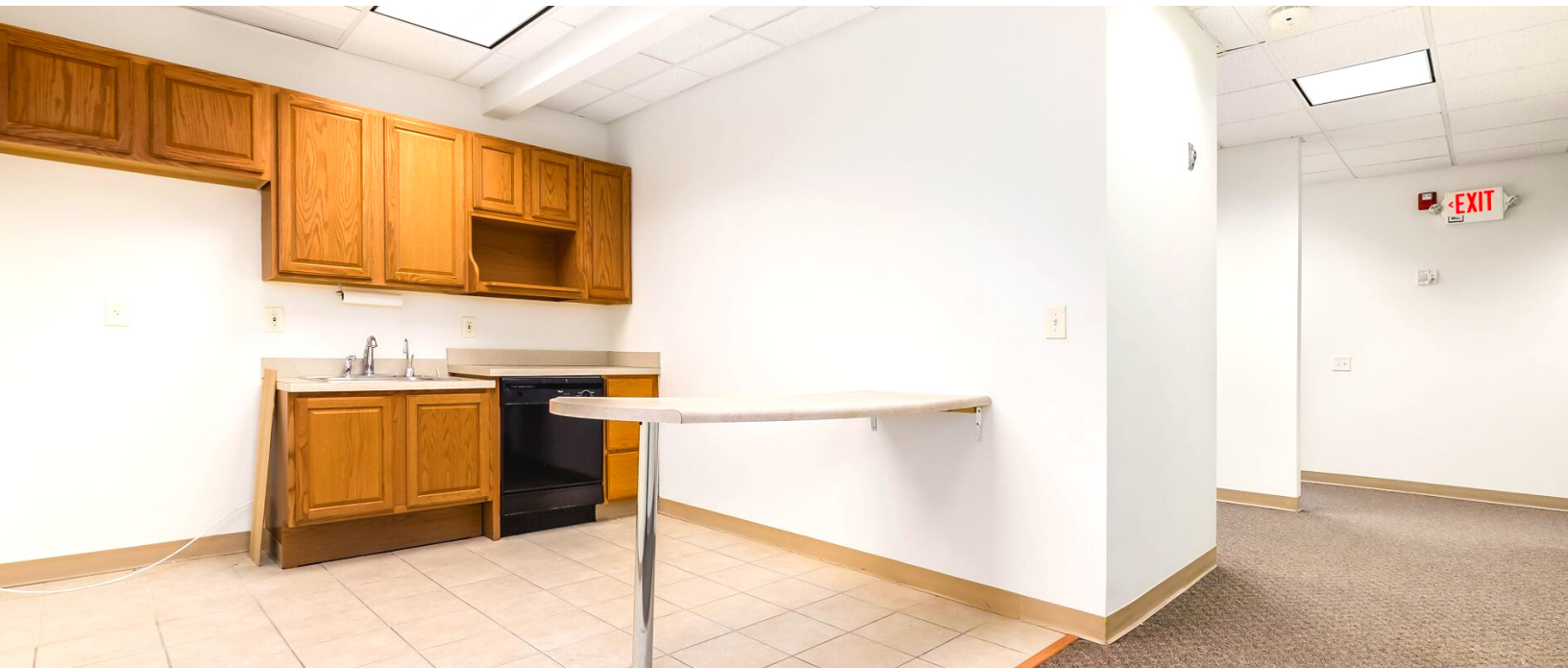
- 2 story professional multi-tenant office/medical property
- Tenants include medical, financial, office
- 31,512 Square Feet on 2 acres
- 114 parking spaces; monument signage
- Built in 2001
- Attractive and well-maintained
- Well located in Upper Arlington area between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315



Brad Kitchen, SIOR (Owner/Agent)  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

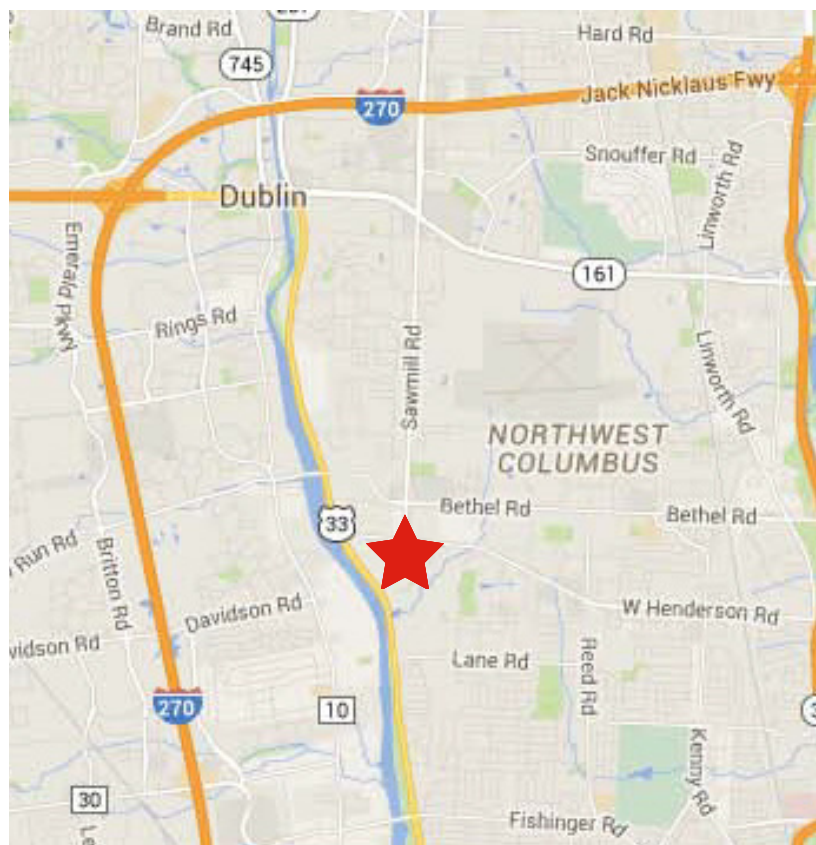
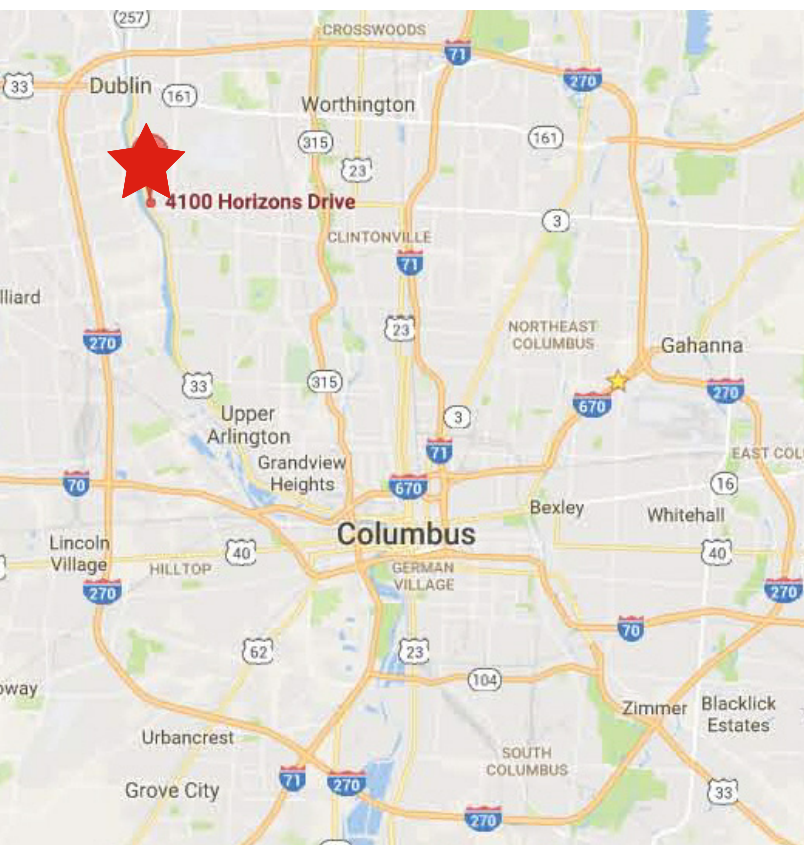




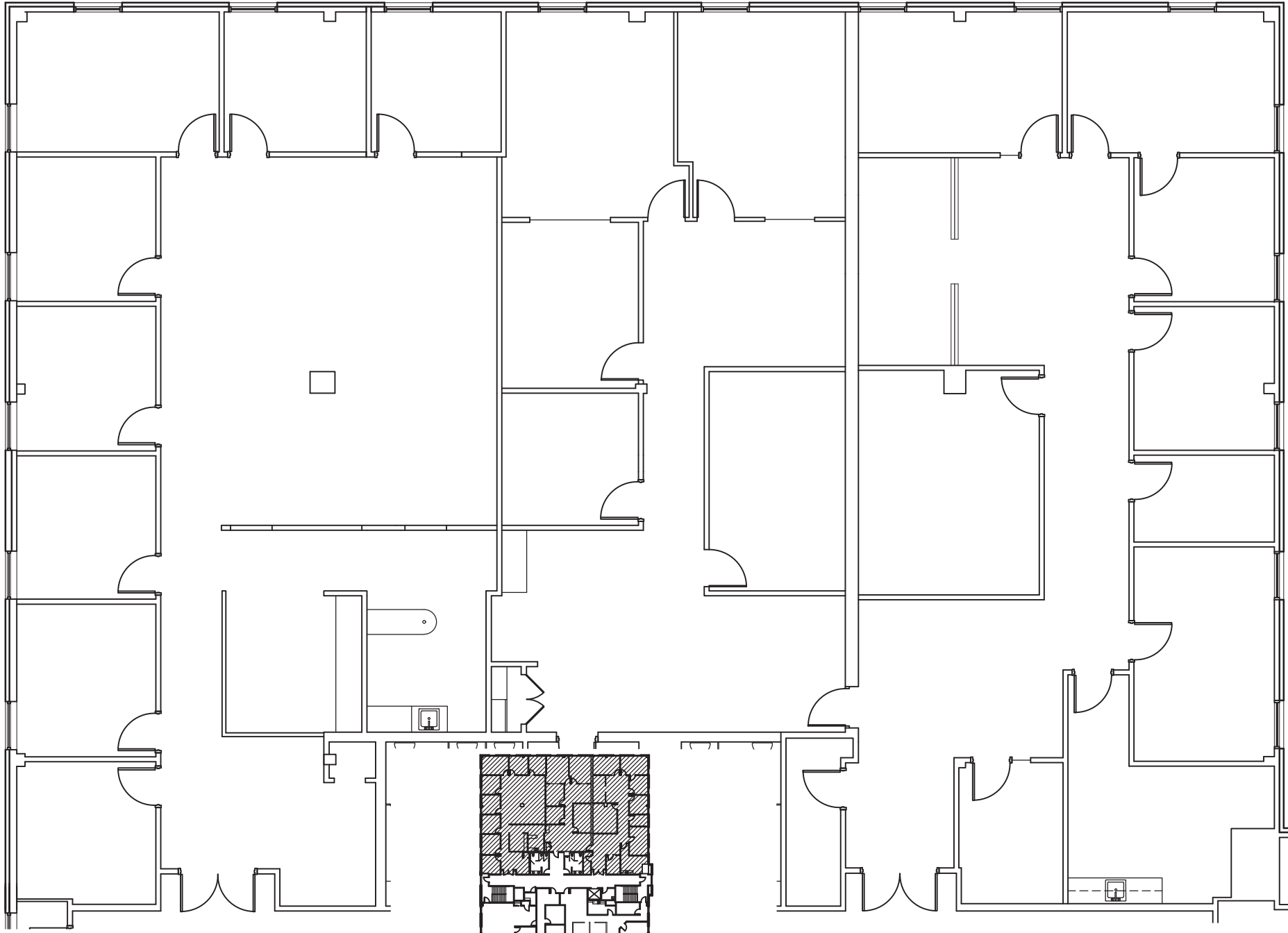












Building Key Plan

SUITES 202, 204, 206 combined  
7,905 SF

SECOND FLOOR

N.T.S.

Marketing Plan For  
**Second Floor**  
4100 Horizons Dr.

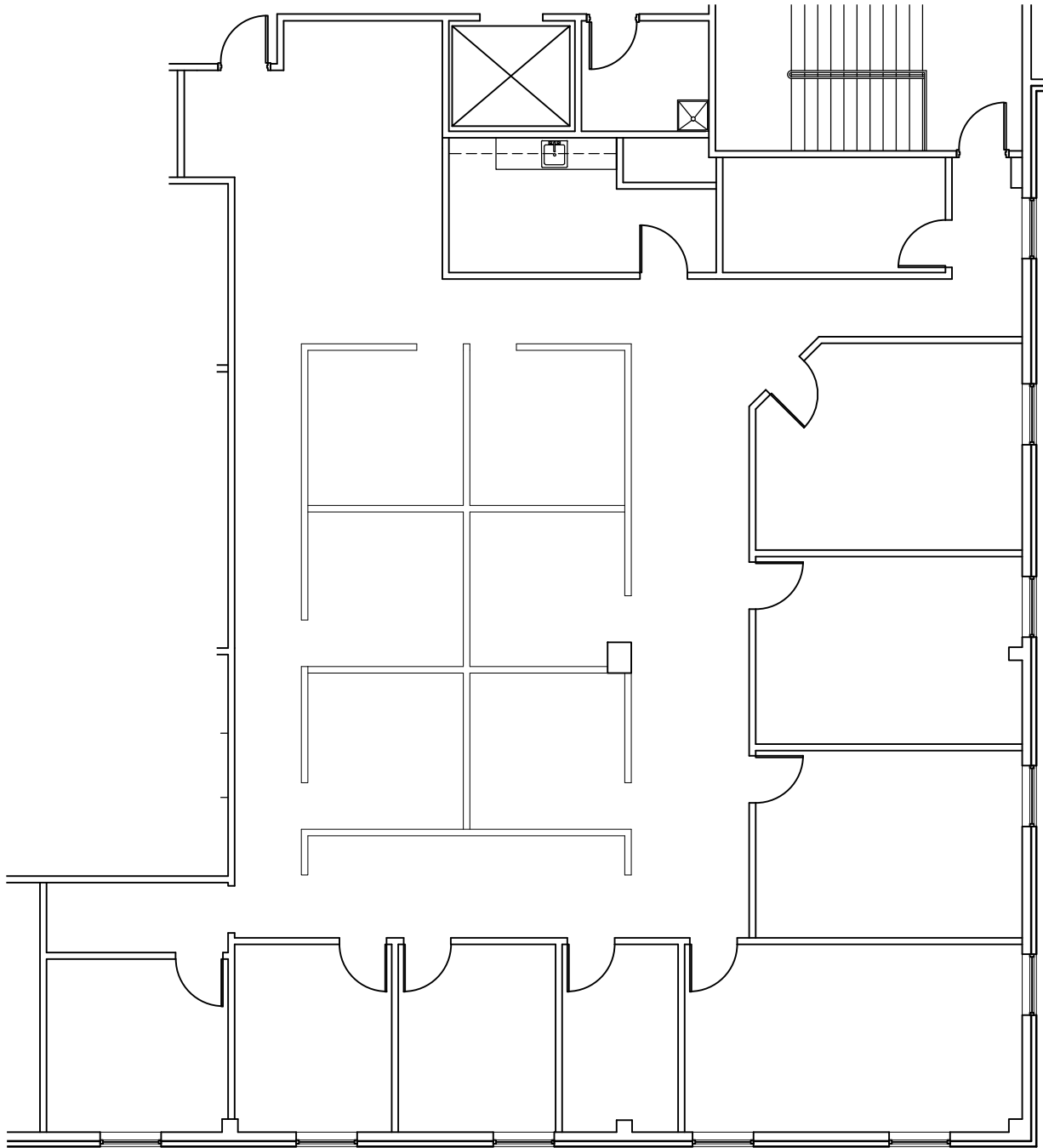
5980 Wilcox Place  
Suite J  
Dublin, OH 43016  
Ph: 614-792-1000  
Fax: 614-792-1001  
mnl@carneyranger.com

**carney**  
**ranger**  
ARCHITECTS ltd

**MP-1**

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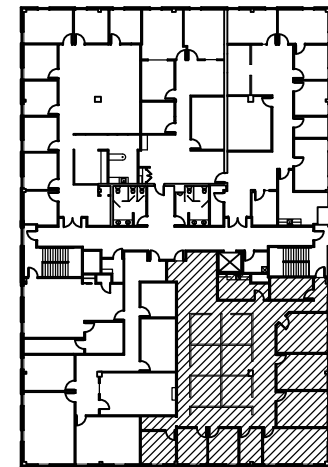


# Floor Plan

SUITE 205

N.T.S.

2nd Floor  
Suite 205  
3,982 SF



# Building Key Plan

SECOND FLOOR

N.T.S.

Marketing Plan For  
**Suite 205**  
4100 Horizons Dr.

5980 Wilcox Place  
Suite J  
Dublin, OH 43016  
Ph: 614-792-1000  
Fax: 614-792-1001  
mnl@carneyranger.com

**CP carney  
ranger**  
ARCHITECTS ltd

**MP-1**

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