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EQUITIES

SUBLEASE

*Providing creative commercial real estate solutions since 1997*



## DESIGNER OFFICE SUBLEASE

# EASTON TOWN CTR

4030 EASTON STATION, COLUMBUS, OH 43219

### J.R. KERN

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### ED FELLOWS

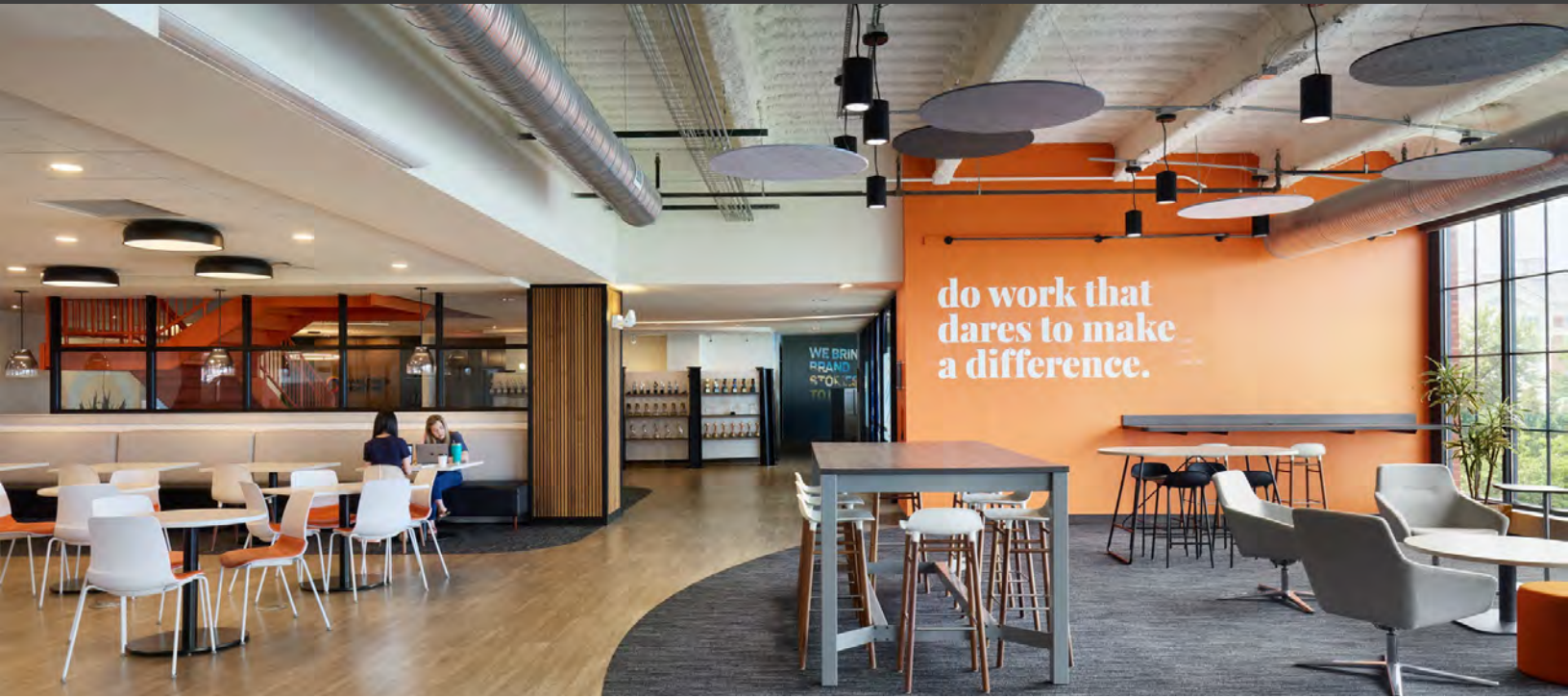
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# PLUG-N-PLAY | SUBLEASE EASTON TOWN CENTER

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## A++ Easton Office Sublease Opportunity

Introducing 4030 Easton Station, a premier Class A office space showcasing a dynamic loft-style environment with striking industrial finishes, floor to ceiling windows, and a private patio boasting remarkable Easton views.

Attractive sublease rates and immediate accessibility, including furniture, provides a rare opportunity to quickly join the hustle-and-bustle of Easton Town Center.

### OFFERING SUMMARY

Available SF	31,754 SF
Sublease Rate	\$29.00 /SF
Sublease Expires	June 2028
Plug-N-Play Space	Furniture included

## Property Highlights

- Class A, dynamic, loft-style office environment with a private patio overlooking the heart of Easton Town Center - the leading shopping and entertainment district of the Midwest
- Suite finishes include exposed ductwork, concrete columns, high ceilings, polished concrete floors throughout, and furniture is available to allow an immediate move-in
- Free, on-site parking via the attached, covered garage
- Steps from restaurants, shopping, hotels, entertainment, banking and all that Easton has to offer
- Current layout is designed for large, collaborative teams, making it an inspiring environment for in-office productivity, constructed across two floors, with connectivity between the floors
- Just minutes from John Glenn International Airport, making this an attractive location for hosting remote clients
- Don't miss out on this exceptional, reasonably priced opportunity, as the sublease expires 6/2028.

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Third Floor: up to 23,996 SF



Fourth Floor: 7,758 SF

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## LOCATION HIGHLIGHTS

- In the heart of Easton Town Center
- Adjacent to prime dining, entertainment and shopping
- Easy access to I-270 and Route 161/New Albany area
- Located less than 5 minutes from John Glenn Airport

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