

NEWLY RENOVATED OFFICE



FOR SALE OR FOR LEASE

**7710 OLENTANGY RIVER RD**

COLUMBUS, OH

**Grant Hartman SIOR**

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# Building Highlights

7710 Olentangy River Rd offers 4,500 SF of newly renovated, second-floor space. The property is conveniently located off of SR-315 with easy access to major roadways and numerous shops and restaurants in the immediate vicinity.

Additional highlights include:



Newly renovated



Second floor  
accessible via elevator



Newly built out  
speakeasy-style tenant  
lounge exclusive to  
leased space



Tenant lounge  
includes golf  
simulator, wet bar, &  
TVs



Easy access to  
SR-315, I-270, &  
I-71

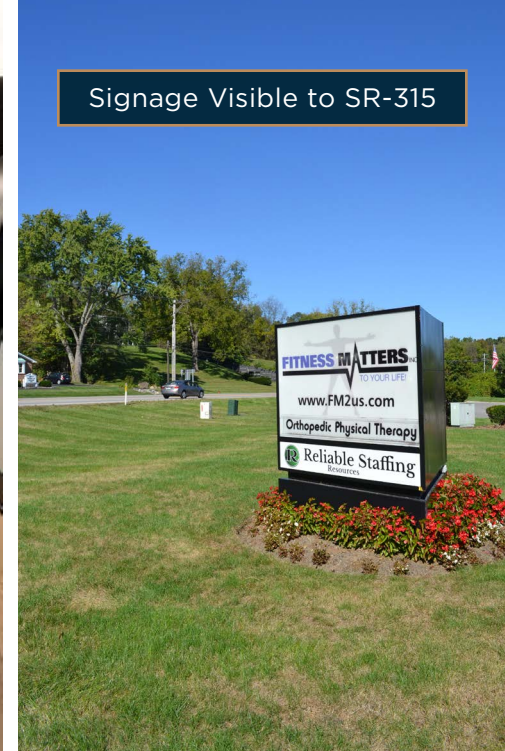


Monument signage  
with visibility to  
SR-315



Recently Renovated!

Signage Visible to SR-315



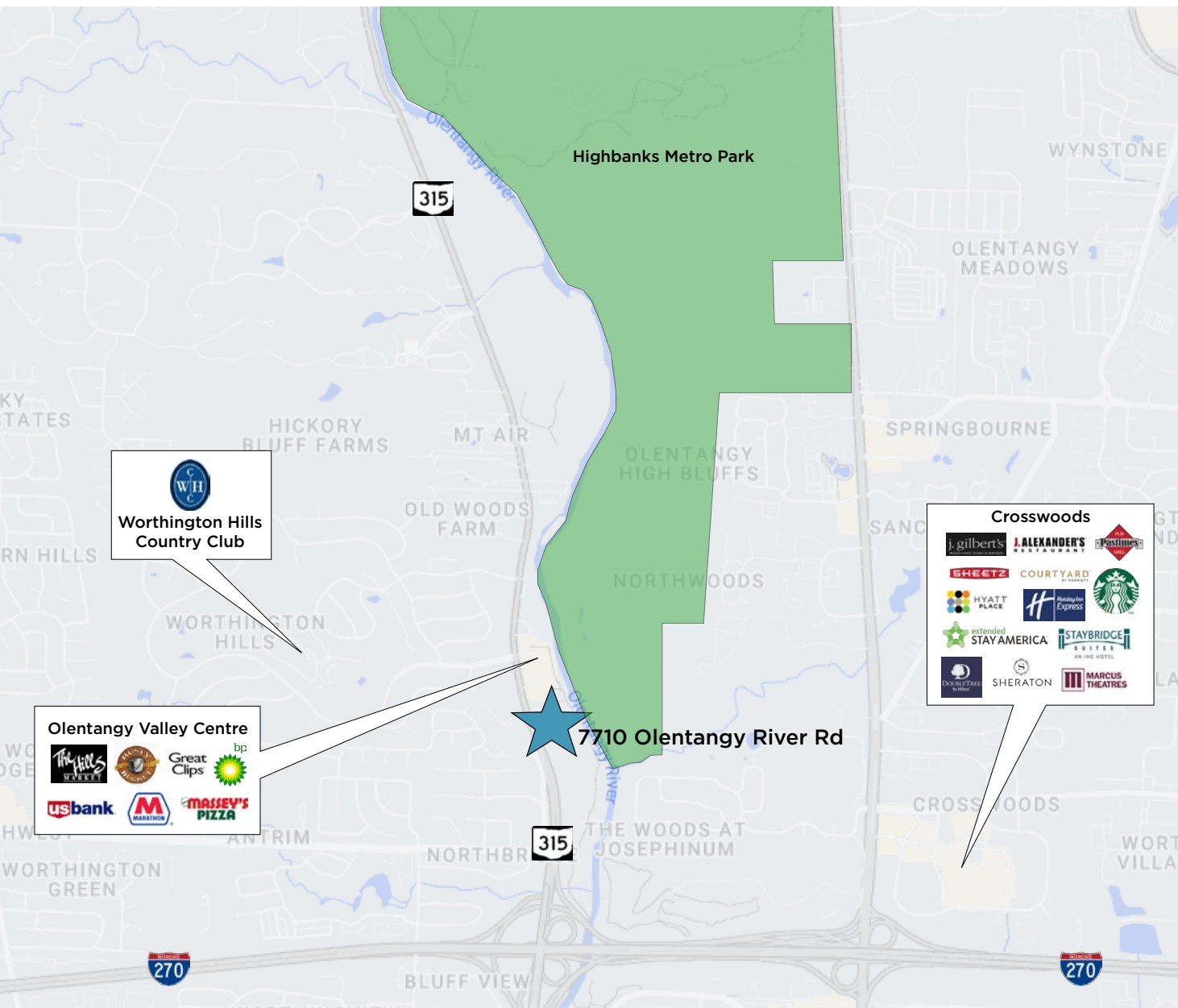
## Availability

|                                |                |
|--------------------------------|----------------|
| Suite #:                       | Second Floor   |
| Suite Size:                    | 4,500 SF       |
| Lease Rate:                    | \$23.00/SF FSG |
| Sale Price:<br>(Full Building) | Undisclosed    |



Scan the QR  
code or [click  
here](#) to view a  
360° tour of the  
suite.

# Location Overview



## Nearby Amenities

### Restaurants:

- Rusty Bucket
- Tomatillos
- Massey's Pizza
- J. Alexander's
- Yappy Greek
- Starbucks
- Chipotle
- J. Gilbert's
- Sushiko
- First Watch
- Pies & Pints
- McDonald's
- Huey Magoo's
- Five Guys
- Maple Street Biscuit Co
- Aladdin's
- Teriyaki Madness
- Tropical Smoothie
- Lion Cub's Cookies

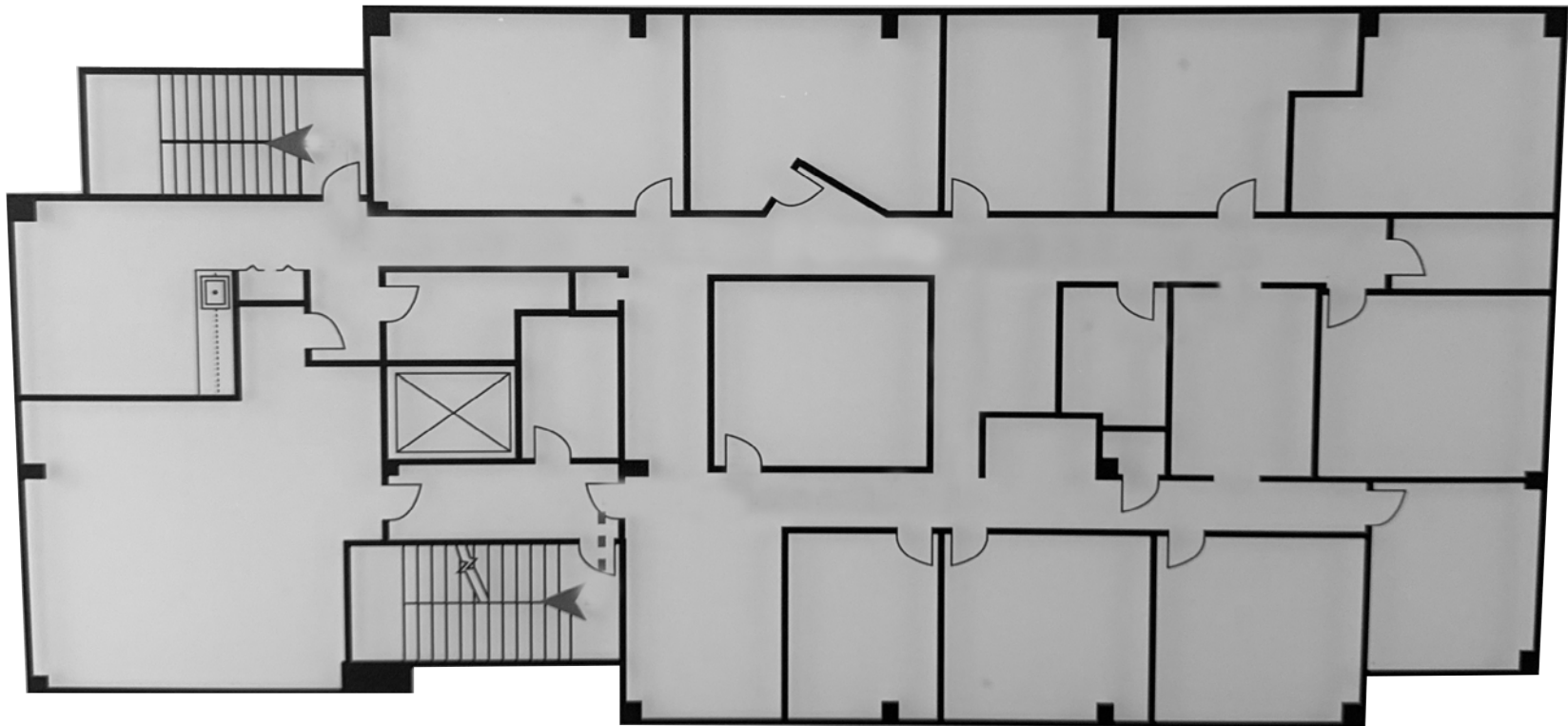
### Shopping:

- The Hills Market
- Kroger Marketplace

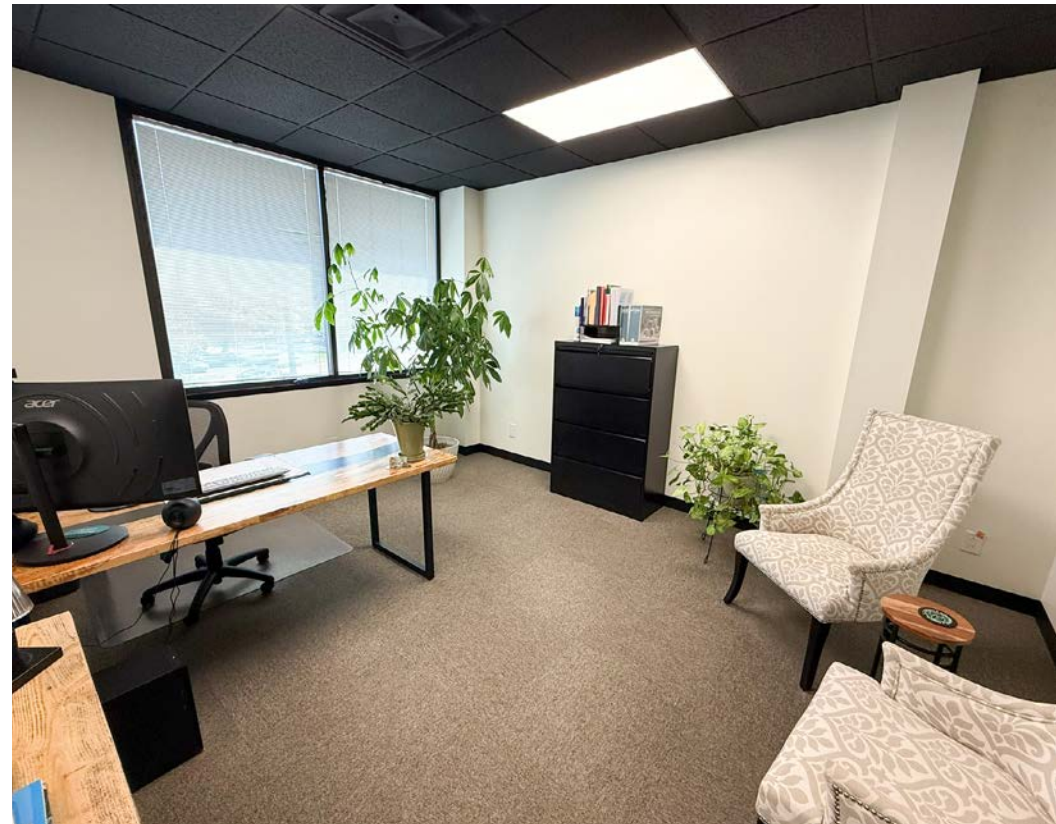
# Floor Plan

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Second Floor - 4,500 SF



## Second Floor



# Tenant Lounge





## **Allied Real Estate Advisors**

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