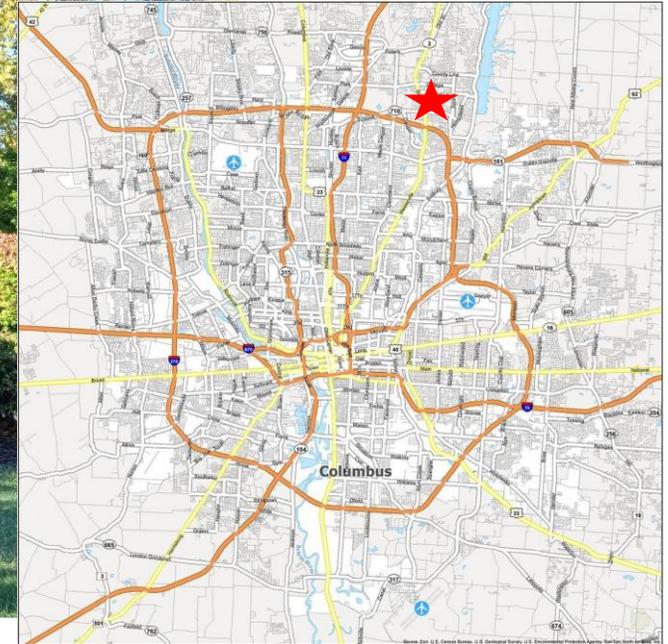


FOR SALE

Concord Square Office Park
805 Hillsdowne Road
Westerville, Ohio 43081



List Price: \$849,500.00



470 Olde Worthington Road, Suite 101
Westerville, OH 43082
P: 614-540-2404 | F: 614-540-2426
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Contact:



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FOR SALE

805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

BUILDING OVERVIEW

Building Name:	Concord Square Office Park
Address:	805 Hillsdowne Road
City, State, Zip:	Westerville, OH 43081
Size (SF):	6,256
Built/ Renovated:	2000
Current Vacancy:	48%
Common Area Factor:	2%
Average Modified Gross Current Rent PSF:	\$16.85
Number of Parking Spaces:	Ample Unreserved Free Parking
Utilities (Sep Metered?):	Gas and Electric Yes, Water No
Janitorial (Separate):	In Suite Janitorial is Separate
2026 Estimate of Operating Expense PSF:	\$6.35



OPERATING EXPENSES (Budgeted for 2026)

Real Estate Taxes (2023)	\$1,181.45
Office Park Condo Dues (3/1/2024)	\$815.55
Lobby/1st Floor Restroom Cleaning	\$280.80
Phone Lines for Fire Alarm Monitoring	\$137.17
Insurance:	\$247.83
Water/Sewer	\$49.82
Maintenance	\$600.00
Monthly Total:	\$3,312.62
Annual Total:	\$39,751.44
PSF Total:	\$6.35

PURCHASE PROGRAM ASSUMPTIONS

Purchase Price (\$155.00 PSF):	\$849,500.00
Down Payment 15%:	\$127,425.00
Loan Amount (5% Interest Rate):	\$722,075.00
Loan Term (Yrs.):	20 Years
Price Per Sq. Ft:	\$135.79

FOR SALE

805 HILLSDOWNE ROAD

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BUILDING HIGHLIGHTS

- **Building Size:** 6,256 +/- SF
- **City:** Westerville
- **Office Park:** Concord Square Office Park
- **Parking:** Ample unreserved free parking throughout the office park and 11 Surface Spaces (1.75/1,000 SF) right outside the entrance
- **Conveniently Located:** Near Banks, Restaurants, Shopping ± and 1/2 Mile From 1-270 & SR 3 Interchange
- **Tenant Responsibilities:** Tenant Pays For Gas, Electric, Internet & In-Suite Janitorial
- **Features and Upgrades:** Interior Wood Trim & Panel Doors, Updates Included New Black Iron Fence (2023), Exterior Security Camera (2020), Suite A New Paint and Carpet (2020), Suite B New Paint and Carpet (2022)
- **1st Floor:** Suite A (1,647 SF) & Suite B (1,483 SF) Each Feature Reception Area, 3 Offices, 1 Conference Room, Work-Station Area & Kitchenette, Common Area Restrooms.
- **2nd Floor:** Suite C (3,000 SF) Reception Area with Granite Floors, 4 /5 offices, In-Suite Restrooms, 1 Conference Room, 1 Large Office/War Room with Gas Fireplace.

SUMMARY OF CURRENT LEASES

<u>Suite</u>	<u>Size</u>	<u>Tenant</u>	<u>Rent Type</u>	<u>Base Rental Rate</u>	<u>Lease Expiration Date</u>	<u>Notes</u>
Suite A:	1,647	Ohio Public Risk	Modified Gross	\$17.45	10/31/2030	3% Annual Escalation
Suite B:	1,483	Gardner Chiropractic	Modified Gross	\$16.25	04/30/2027	3% Annual Escalation
Suite C:	3,000	VACANT 4/1/26				
Total Rentable Sq. Ft:	6,130					
Total Building Sq. Ft:	6,256		Tenant Pays for:	Gas, Electric and Internet		
Total Common Area Sq. Ft:	126		Landlord Pays for:	Water/Trash and Sewer		

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Exterior Building Photos

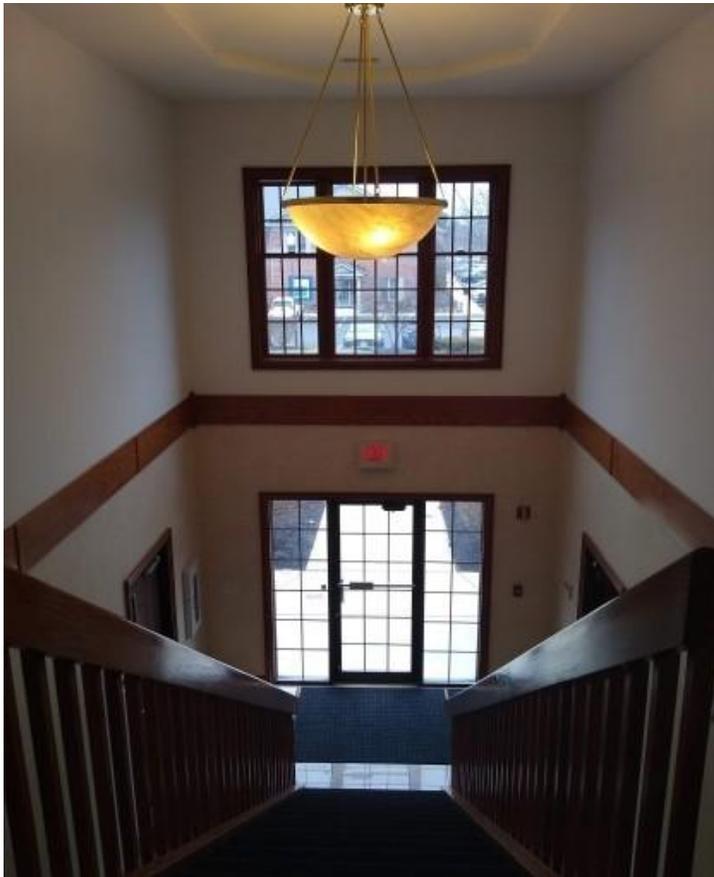


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Interior Building Photos



FOR SALE

805 HILLSDOWNE ROAD

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1st Floor

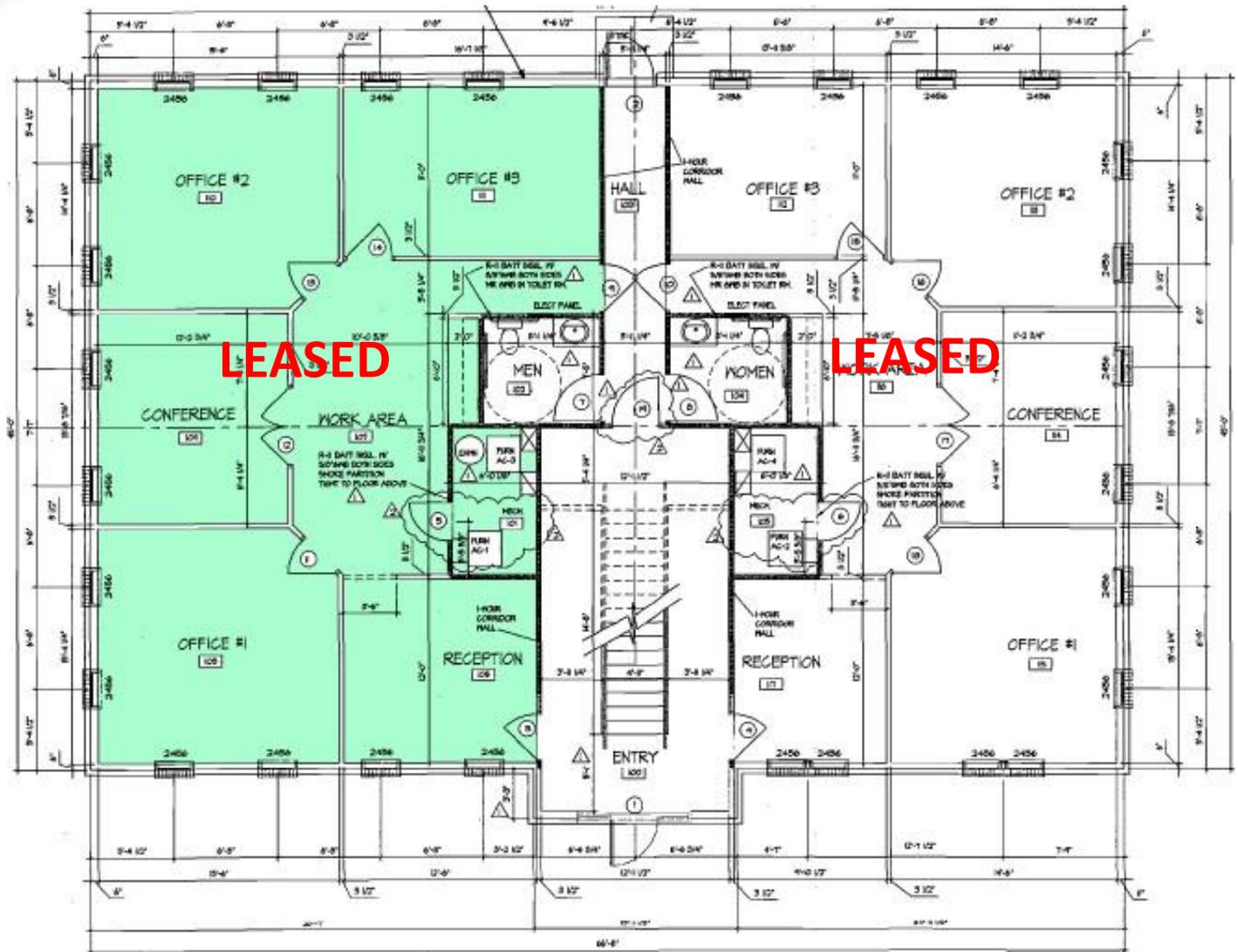


SUITE A (1,647 SF)

- Reception Area
- 3 Offices
- 1 Conference Room
- Work Station Area

SUITE B (1,483 SF)

- Reception Area
- 3 Offices
- 1 Conference Room
- Work Station Area



SUITE A (1,647 SF)

SUITE B (1,483 SF)

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805 HILLSDOWNE ROAD

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1st Floor Interior Photos Suite A



FOR SALE

805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

1st Floor Interior Photos Suite B

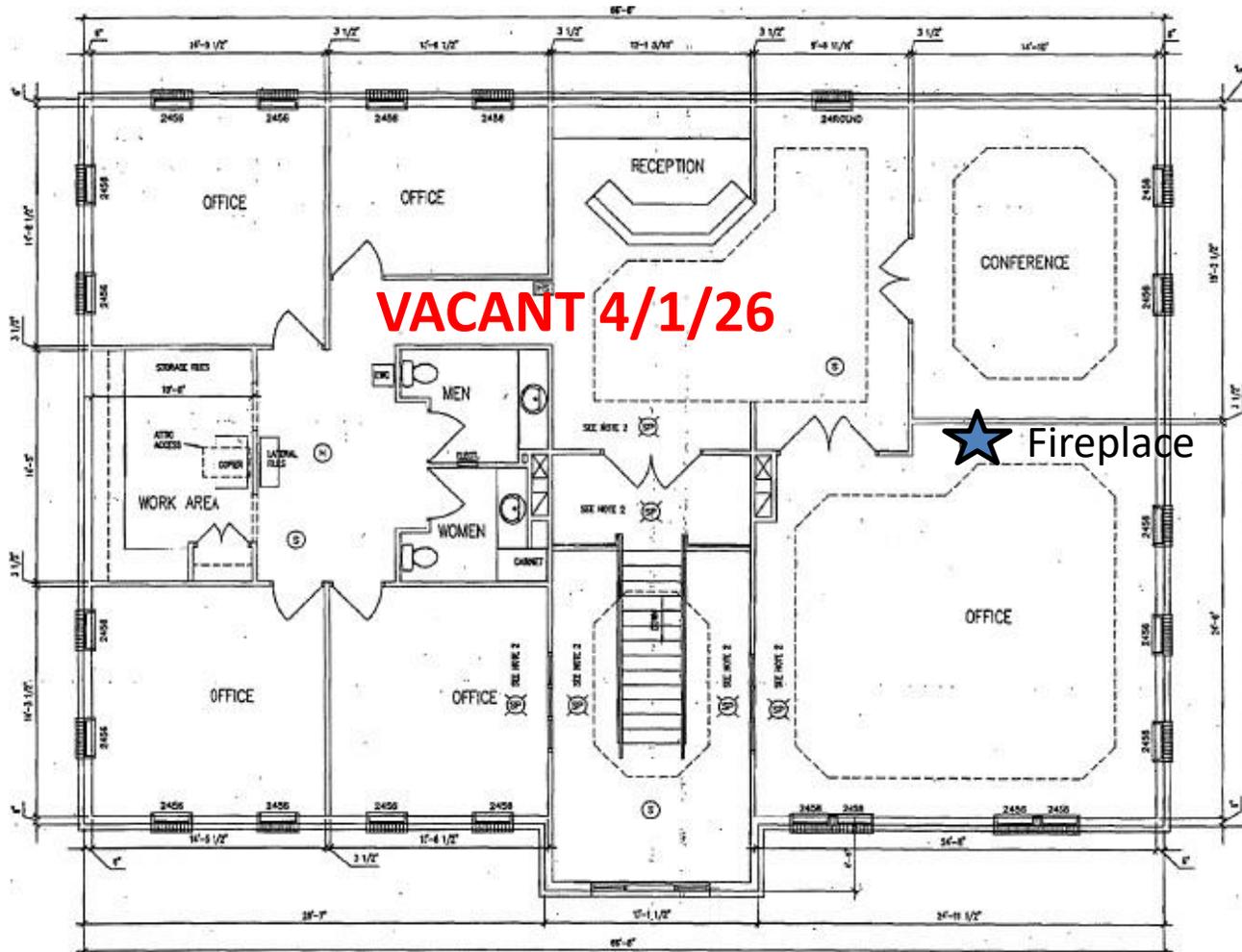


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805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

2nd Floor



SUITE C (3,000 SF)

- Reception Area with Granite Floors
- 4 /5 offices
- 2 Private In Suite Restrooms
- 1 Conference Room
- Kitchenette
- 1 Large Office/War Room or Open Cubical Environment with Gas Fireplace

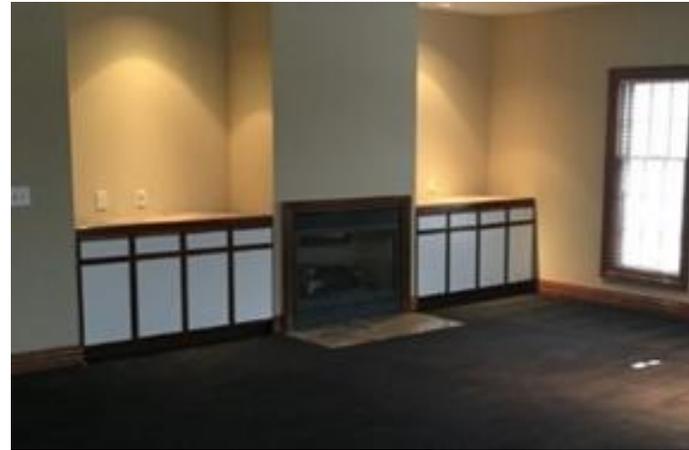
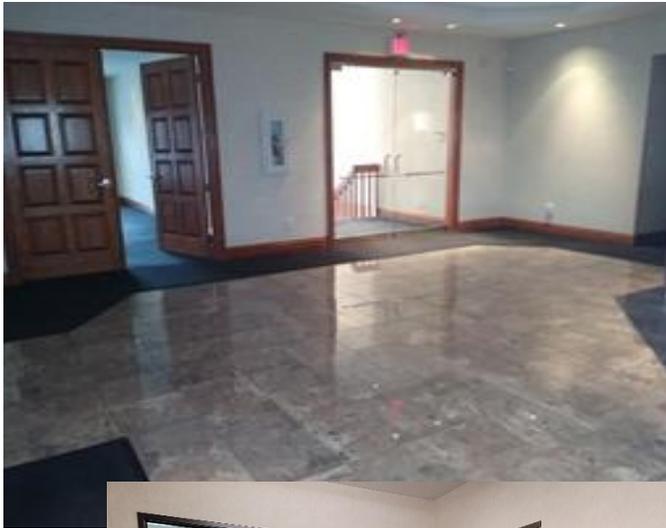
SUITE C (3,000 SF)

FOR SALE

805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

2nd Floor Interior Photos



FOR SALE

805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

DEMOGRAPHIC SUMMARY

Population	1 Mile	5 Mile	10 Mile
2023 Population	10,596	250,153	740,108
2028 Population	10,532	254,664	753,865
Pop Growth 2023-2028	(0.6%)	1.8%	1.9%
2023 Average Age	39	38	37
Households			
2023 Households	4,429	102,304	301,102
2028 Households	4,400	104,036	306,306
Household Growth 2023-2028	(0.7%)	1.7%	1.7%
Median Household Income	\$71,839	\$73,367	\$74,012
Average Household Size	2.4	2.4	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$185,223	\$229,640	\$266,444
Median Year Built	1974	1985	1980

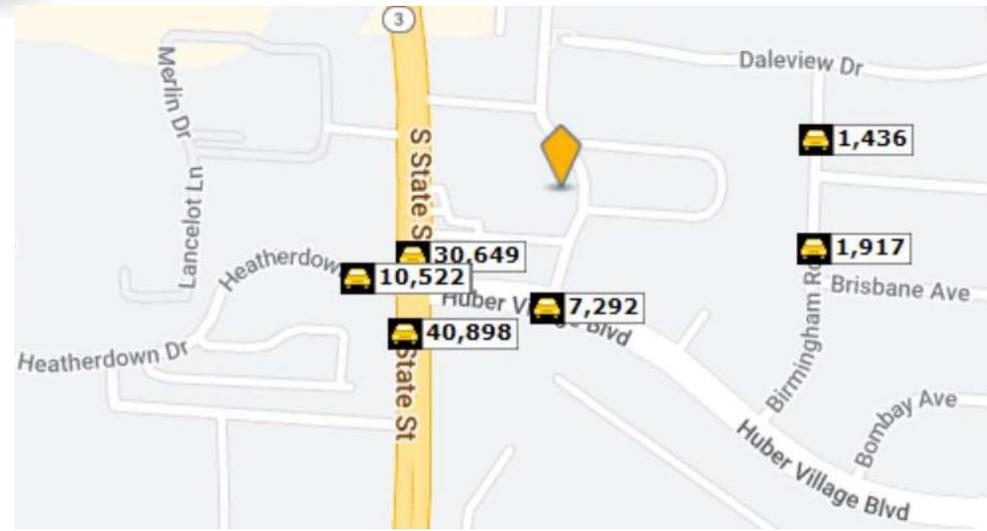


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Traffic Count Report



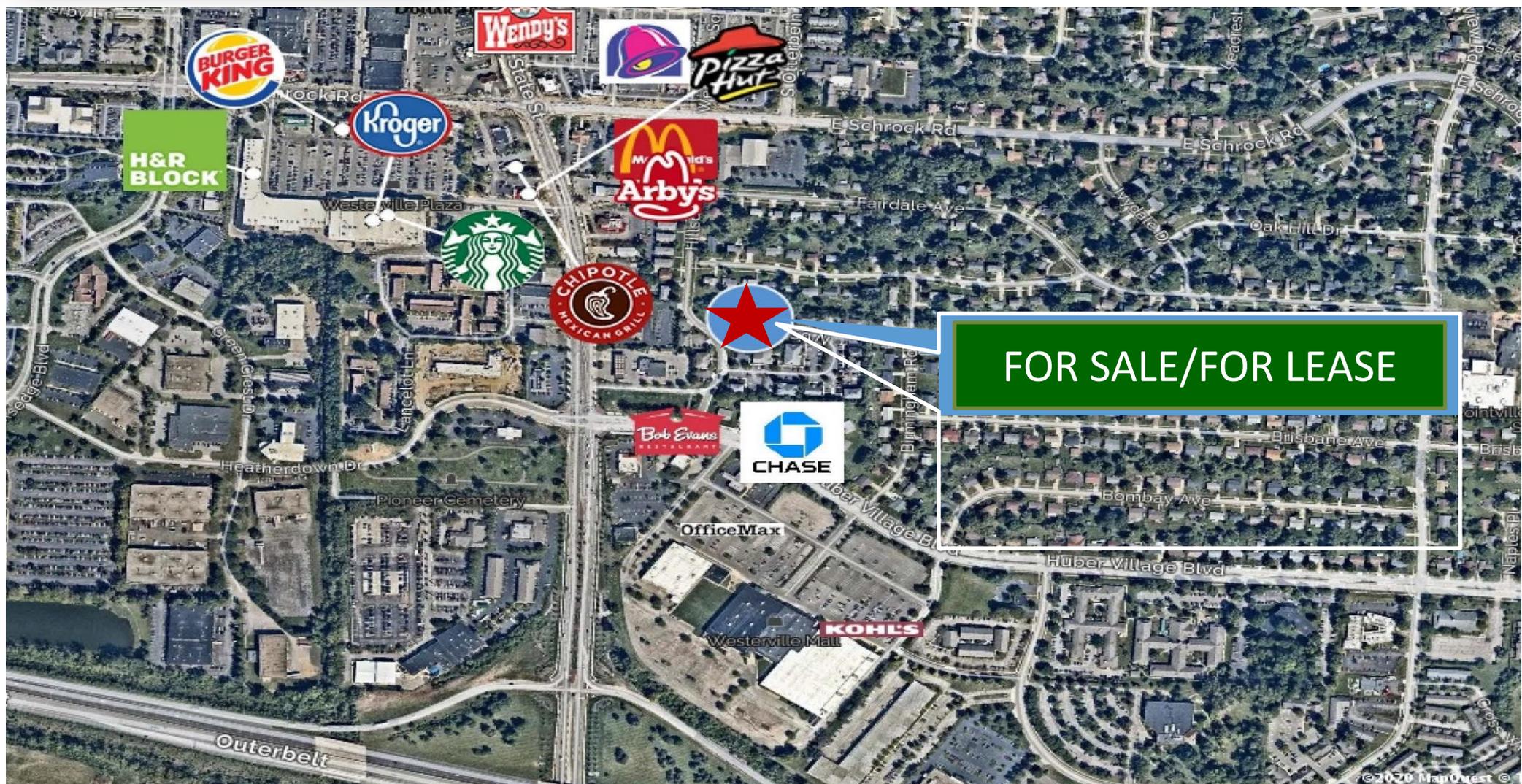
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Huber Village Blvd	Dorchester Ln Acc	0.00 W	2022	7,292	MPSI	.07
2	South State Street	Dorchester Ln	0.01 N	2020	32,645	MPSI	.09
3	S State St	Dorchester Ln	0.01 N	2022	30,649	MPSI	.09
4	S State St	Heatherdown Dr	0.02 N	2022	40,632	MPSI	.12
5	S State St	Heatherdown Dr	0.02 N	2021	40,898	MPSI	.12
6	Heatherdown Drive	S State St	0.03 E	2020	11,186	MPSI	.12
7	Heatherdown Drive	S State St	0.03 E	2022	10,522	MPSI	.13
8	Birmingham Road	Brisbane Ave	0.02 S	2022	1,942	MPSI	.15
9	BIRMINGHAM RD	Brisbane Ave	0.02 S	2020	1,917	AADT	.15
10	Birmingham Rd	Barcelona Ave	0.02 S	2018	1,436	MPSI	.15



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